



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 7, 2012 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHAEL BERMAN, Environmental Analyst
NICOLE HERNÁNDEZ, Urban Historian
SUSAN GANTZ, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, La Voie, Murray, Sharpe, Suding, and Winick.

Members absent: Orias and Shallanberger.

Staff present: Limón (until 2:43 p.m., and 3:07 to 3:51 p.m.), Berman (2:00 to 3:07 p.m.), and Shafer.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of October 24, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 24, 2012, with corrections.

Action: La Voie/Boucher, 7/0/0. Motion carried. (Orias and Shallenberger absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

Action: Winick/Boucher, 7/0/0. Motion carried. (Orias and Shallenberger absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Limon made the following announcements:

- a) Commissioner Orias would be absent; Commissioner Sharpe would be stepping down from Item 2 at 720 De La Vina Street.
- b) The next regularly-scheduled Historic Landmarks Commission meeting of November 21, 2012, was cancelled due to the lack of quorum. The next meeting will be held on December 5, 2012, followed by a meeting on December 19, 2012.
- c) On August 15, 2012, the Ensemble Theatre project at 33 W. Victoria Street was approved with the comment that the applicant shall return within three months to propose exterior paint colors. The applicant has been working with Ensemble on this, but they are not yet ready to return to the HLC and requested an extension of this request and will return in January 2013.
- d) Photographs were provided by local bike riders showing various bike racks being requested for added security. Mr. Limon asked whether the HLC would prefer to discuss it during a meeting or establish a subcommittee. The Commission requested that the item be placed on as a future agenda item for discussion.
- e) A copy of the newly adopted General Plan Historic Resources Element was provided to each Commissioner. The public can obtain hard copies upon request from the Planning Division and will be viewable on the City's website. http://www.santabarbaraca.gov/Government/General_Plan

2. Commissioner Sharpe announced that the HLC Holiday Party will take place on December 16 at 5:30 p.m. The party will take place at Commissioner Sharpe's home and will be held in conjunction with the Santa Barbara Conservancy as several Commissioners also members of the Conservancy.

E. Subcommittee Reports.

1. Commissioner Murray reported on the Designations Subcommittee meeting held this morning. Everything is in place for future Historic District designations, just waiting for completion of the Ordinance. Mr. Limon added that it is important to define district boundaries.
2. Mr. Limon reported that the ABR/HLC Joint Awards Subcommittee meeting was postponed to Wednesday, November 14, for continued review of photographs.

FINAL REVIEW**1. 33 E CAÑÓN PERDIDO ST** C-2 Zone

(1:45) Assessor's Parcel Number: 039-322-009
 Application Number: MST2011-00174
 Owner: Lobero Theatre Foundation
 Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal for the following exterior alterations: Remove 4,650 square feet of existing brick paving for reuse with new brick in a new hardscape design, add 241 square feet of new brick paving, and construct new stairs, walkways, and ramps for ADA compliance at various locations around the building. The public sidewalks along E. Cañón Perdido and Anacapa Streets will be replaced. Two existing olive trees will be replaced with Carob trees and the landscaped areas along the streets will be simplified to more accurately represent the original landscape design. New planters at the Anacapa Street lawn areas will provide more effective storm water treatment. Also proposed is new rooftop HVAC equipment which will require a 7'-4" tall plaster parapet wall over the existing Green Room roof. Minimal lighting will be added at the proposed entry stair and Esplanade, and existing exterior sconces will be re-lamped and refurbished. This proposed work affects Assessor Parcel Numbers 039-322-009 & 039-322-038.)

(Final Approval of the project is requested. Project was last reviewed on October 24, 2012.)

Actual time: 1:46 p.m.

Present: Joe Wilcox, Principal Architect, KBZ Architects; Dawn Sophia Ziemer, Associate Architect, KBZ Architects; and Mat Gradias, Architect, KBZ Architects

Public comment was opened at 2:06 p.m.

Kellam de Forest, local resident, questioned how standards will treat new brick vs. the old brick. He asked that the railing on front steps be reconsidered and suggested the center railing be removed to be in keeping with the George Washington Smith design.

Public comment was closed at 2:09 p.m.

Motion: Continued four weeks with comments:

1. The two wall sconces at the loggia are to be restored and the design of the center pendant shall be influenced by the wall sconces. It was suggested that clear light bulbs be used in that center pendant.
2. The handrail details need to be more graceful and simplified.
3. Finesse the top and bottom terminations of the handrail.
4. Provide an alternate exterior light fixture that does not protrude from the brick wall.
5. The rope light is unacceptable. More subtle lighting would be appropriate.
6. Lessen the amount of landscape lighting.
7. The pole lanterns should be inspired by the kiosk and other lanterns on the building.

Action: La Voie/Sharpe, 6/1/1. Motion carried. (Murray abstained; Boucher opposed; Orias and Shallanberger absent.)

The Commission recessed at 2:35 and reconvened 2:40 p.m.

CONCEPT REVIEW - NEW**2. 720 DE LA VINA ST**

C-2 Zone

(2:00) Assessor's Parcel Number: 037-082-017
 Application Number: MST2012-00277
 Owner: SHGC Property LP
 Architect: Steve Harrel

(Proposal for a two-story mixed-use development comprising the following: convert an existing duplex to 500 square feet of commercial use by demolishing 360 square feet of floor area, demolish a 486 square foot detached studio, and construct a 620 square foot Studio apartment, 789 square foot 1-bedroom apartment, 613 square foot 1-bedroom apartment, three covered parking spaces, and one accessible parking space. Total development on site will be 2,354 square feet. This building is on the **City's List of Potential Historic Resources as eligible for City Structure of Merit status.**)

(Comments only; project requires Environmental Assessment.)

Actual time: 2:40

Present: Steve Harrell, Architect/Owner; Ron Nye, Historian.

Staff comments: Mr. Berman reported that a Historic Structures report was reviewed and accepted by the HLC on October 10, 2012.

Public comment was opened at 2:46 p.m.

Susan Goya, neighbor, expressed concern that the project is too large for the neighborhood and removes landscaping.

Jeff Kone, resident, spoke in support of the project.

Public comment was closed at 2:51 p.m.

Motion: Continued four weeks with comments:

1. The Commission agreed with the Historic Structures/Sites Report that the project does not adversely impact the front structure.
2. The roof line of the new building should be more in keeping with the existing tropical bungalow building.
3. The "bridge" is problematic and should look less bridge-like.

Action: Drury/Boucher, 6/0/0. Motion carried. (Sharpe stepped down; Orias and Shallenberger absent.)

CONCEPT REVIEW - NEW**3. 1601 STATE ST**

C-2/R-4 Zone

(2:30) Assessor's Parcel Number: 027-181-008
Application Number: MST2012-00429
Owner: 1601 State Street Hotel Investors LP
Architect: Cearnal Andrulaitis

(Discussion of potential restoration of building elements of El Prado Inn and remodel of adjoining annex.)

(Concept review discussion.)

Actual time: 4:06

Present: Brian Cearnal, Architect; Alexandra Cole, Consulting Historian.

Public comment was opened at 3:27 p.m.

Kellam de Forest, local resident, did not like the building when it was originally constructed and does not feel the building should be memorialized.

Public comment closed at 3:29 p.m.

Staff comments: Mr. Limon read Municipal Code section 22.22.104 that provides Commission parameters on alterations and architectural styles to structures in El Pueblo Viejo.

A discussion was held. The Commission provided the following individual or collective comments:

1. The presentation was appreciated. The presentation recognized the history of Santa Barbara at the time the original building was constructed.
2. The proposal provides restoration of the building with no new additional square footage.
3. The proposal to restore the original color scheme as much as possible is supported.
4. The construction of a porte-cochere as originally designed is supported.
5. The applicant is encouraged to study the ranch house works of Cliff May for restoration of the rear buildings.
6. Pay homage to the original sandstone work on site which shall not be removed.
7. A Historic Structures/Sites Report submitted to document historic significance should also address the signage, particularly the sign mounted to the screen portion and the current canopy, as contributing.

Commissioners Orias and Shallenberger absent.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 1000 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-282-014
Application Number: MST2012-00413
Owner: Quincy 1000 Associates, LP
Architect: Edwards & Pitman Architects
Business Name: Bank of Montecito

(Proposed revision to front entry doors to meet accessibility standards. The proposal includes replacement of the existing aluminum front double entry doors with a single steel door and fixed sidelites. New door framing will match the existing in profile and color. This structure is on the **City's List of Potential Historic Resources: "Bank of Montecito."**)

Continued four weeks to December 5, 2012, for revised project description and door hardware.

NEW ITEM**B. 28 W CABRILLO BLVD HRC-1/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-002
Application Number: MST2012-00424
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis, LLP
Business Name: Eladio's

(Proposal to replace an existing wood entry door with a new French door and install three new window awnings.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**C. 924 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-322-024
Application Number: MST2012-00426
Owner: Michael Rizor
Business Name: Rooms & Gardens

(Proposal to repaint all wood trim on an existing storefront.)

Continued four weeks to December 5, 2012, with the comment that the applicant is to submit a lighter brown paint color.

**** MEETING ADJOURNED AT 3:51 P.M. ****