



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, November 16, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

COMMISSION MEMBERS:
PHILIP SUDING, *Chair*
CRAIG SHALLANBERGER, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO JUAN VEYNA

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
DAVID ENG, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

ATTENDANCE:

Representatives present: Anthony Grumbine and Julio Veyna
Staff present: Nicole Hernandez

FINAL REVIEW

A. 2758 LAS ENCINAS RD **County Zone**

Assessor's Parcel Number: 023-250-066
Application Number: MST2016-00440
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
Engineer: Flowers & Associates
Architect: Dwight Gregory

(Proposal to demolish a total of 1,334 square feet, of which of 686 square feet are unpermitted improvements, from the existing 1,934 square foot Western Residence located on a 2.2 acre lot as directed by City Council condition of approval. The proposed demolition and remodel of the residence will result in the retention of the historic remnant (garden storage) and two garage bays. The proposal also includes the removal of seven trees. Reconstruction of a replacement residence will be pursued under a separate application and permit. The Western Residence is eligible to be designated a Structure of Merit as the core of the building was designed by the noted architect James Osborne Craig in 1920-21.)

(Final Approval is requested.)

Final Approval with condition:

1. Verify the molding detail #1 on page A-4.

CONTINUED ITEM**B. 1332 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 029-085-024
 Application Number: MST2016-00407
 Owner: Bruce Ilene Davis
 Designer: Morando Design

(Proposal for a new 345 square foot addition and to rebuild a permitted 238 square foot addition at the rear of an existing 1,466 square foot single-family dwelling. The project also includes the demolition of a 407 square foot attached two-car garage and two uncovered parking spaces. New brick paving of 1,310 square feet, a new fireplace, and 160 square feet of under-deck storage is also proposed on this 9,144 square foot parcel. The removal of unpermitted driveway gates will address violations identified in Zoning Information Report ZIR2016-00139. This structure is on the City's Potential Historic Resources List as it is an excellent example of the Queen Anne Free Classic style constructed c. 1905 and is eligible to be designated as a Structure of Merit.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely at the applicant's request.

CONTINUED ITEM**C. 3135 CALLE MARIPOSA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-175-001
 Application Number: MST2016-00330
 Owner: The Harris-Halpert Family Revocable Trust
 Architect: Becker Hensen Niksto Architects

(Proposal for additions and alterations to an existing 1,096 square foot, one-story, single-family residence with a detached 315 square foot, two-car garage. The project includes a 272 square foot second floor addition and four new roof dormers at an existing and expanded attic space, 110 square feet of ground floor additions for a potting shed and outdoor storage, and permitting 159 square feet of "as-built" additions at the rear of the garage. The project also includes the demolition of an unpermitted 198 square foot patio cover, and construction of a new 192 square foot concrete patio, site walls, pedestrian gate, and new walkways steps. The proposed total of 1,952 square feet of development on a 10,890 square foot lot is 51% of the maximum allowed floor-to-lot area ratio (FAR). The structure is on the Potential Historic Resources List as it is an excellent example of the Tudor revival style constructed in 1934 and is eligible to be designated as a Structure of Merit.)

(Comments only; in-progress review of a preliminary landscape plan.)

Continued indefinitely with positive comments:

1. The idea of the trellises works; use English Tudor materials.

NEW ITEM**D. 1704 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-184-008
Application Number: MST2016-00377
Owner: Stephanie Kwock
Architect: Jason Grant

(Proposal to construct a hipped roof on the existing flat-roof, two-car garage of a single-family residence in the Hillside Design District. The new roof will match the style of the roof on the residence. Staff Hearing Officer review is required for a requested Zoning Modification to allow alterations to the garage roof, which is legally non-conforming to the front setback. This dwelling is on the City's Potential Historic Resources List as the house was designed in the Craftsman style in c.1913 and is eligible to be designated as a Structure of Merit.)

(Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification.)

Public Comment:

Richard Drake Curtis, neighbor, expressed concern about the height of the building blocking his view.

Continued indefinitely with positive comments to the Staff Hearing Officer for the modification.

NEW ITEM**E. 2 ROSEMARY LN****E-1 Zone**

Assessor's Parcel Number: 015-093-018
Application Number: MST2016-00501
Owner: Winston Cenac
Agent: Bart Millar

(Proposal for minor exterior alterations including a 58 (gross) square foot addition for a new elevator at the rear of an existing two-story, 2,787 square foot residence with a detached one-car garage. The project includes a new uncovered parking space, mechanical mechanism for the driveway gate, removal of a trash enclosure from the front and interior setbacks, and removal of a trellis from the interior and rear setbacks. The project will address violations in Zoning Information Report ZIR2016-00099. The proposed total of 2,844 square feet on an 8,712 square foot lot in the Hillside Design District is 85% of the maximum allowed floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested Zoning Modifications to allow the elevator at the back of the dwelling to be located within the required open yard area and a new uncovered tandem parking space to be located in the front yard and the required interior setback. The residence is on the City's Potential Historic Resources List as it was designed by Mildred and Harriett Moody, aka "Moody Sisters," in 1943-49 and is eligible to be designated a City Landmark.)

(Comments only; project requires Staff Hearing Officer review for requested Zoning Modifications.)

Public Comment:

Correspondence with concerns from Ann Hoenig was acknowledged.

Continued indefinitely with positive comments to the Staff Hearing Officer for the modification:

1. As long as there is an insulated wall, it is a good design for accessibility.
2. Parking is also supportable for the historic resource.

NEW ITEM**F. 914 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-047

Application Number: MST2016-00509

Owner: City of Santa Barbara

(Proposal for alterations to Parking Lot #2, to include removal and replacement of the existing steel stairs with cast-in-place concrete stairs, new steel hand and guardrails at all stairs, boxing and soffit of the rain water leader, new corbels, and French doors at the upper level balcony.)

(Action may be taken if sufficient information is provided.)

Continued two weeks with comments:

1. Use gates instead of railing to be more traditional.
2. Study higher gates to appear usable.
3. The color of the ironwork is to match existing.
4. Change post width to 1 ½ inches.