



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JULY 26, 2017

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
 Philip Suding, *Vice Chair*
 Michael Drury
 Anthony Grumbine
 Steve Hausz
 Bill Mahan
 Judy Orías
 Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Jaime Limón, Design Review Supervisor
 Nicole Hernandez, Urban Historian
 Pilar Plummer, Planning Technician
 Jennifer Sanchez, Commission Secretary

ATTENDANCE

Members present: Mahan (all items) and Suding (Items A & C)
 Staff present: Hernandez and Plummer

REVIEW AFTER FINAL

A. 2559 PUESTA DEL SOL E-1 Zone

Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00511
 Owner: Santa Barbara Museum of Natural History
 Engineer: Flowers & Associates
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. Includes replacement of the Butterfly Garden Exhibit, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

(Review After Final is requested for miscellaneous minor revisions: asphalt replaced with permeable asphalt for accessibility south of whale skeleton and at the new bike parking area, change to boardwalk curb detail, change to boardwalk color, paver change, alterations to fence surrounding creek pump equipment, paver path by MacVeagh Cottage, addition of a drinking fountain at the northwest corner of the BGE, and alterations to landscaping.)

Approval of Review After Final with comments:

1. The trex boardwalk shall be installed with a ¼ inch gap.
2. Like plants shall be grouped together with spacious gaps between each planting group.

REVIEW AFTER FINAL**B. 1015 ORILLA DEL MAR**

Assessor's Parcel Number: ROW-002-839
 Application Number: MST2016-00053
 Owner: City of Santa Barbara
 Applicant: Carson Wollert, Project Engineer

(The property is a designated Structure of Merit, constructed in 1930 by William Mooser. Proposal for Coastal Exemption for a 6,000 linear foot water main replacement located along E. Cabrillo Blvd. and Orilla Del Mar.)

(Review After Final is requested for the design of the air release valve at 1015 Orilla Del Mar. Project was last reviewed by the Full Commission on July 12, 2017.)

Public Comment:

Correspondence in support from Joe Mezzetta representing Steve Ridgeway was acknowledged.

Continued two weeks to the Full Commission.

NEW ITEM**C. 414 RUTH AVE****R-4 Zone**

Assessor's Parcel Number: 037-071-011
 Application Number: MST2017-00413
 Owner: David A. Sullins
 Applicant: Dwight Gregory

(The building constructed in 1908 in the Craftsman Style is a contributing structure to the proposed Castillo Street Historic District. The 5,092 square foot site is currently developed with a one-story, 741 square foot single-unit residence, listed on the Potential Historic Resources List. The project involves conversion of the 741 square foot single-unit residence to a short-term rental, the addition of an approximately 50 square foot bathroom, and permitting an as-built enclosed porch. Also proposed are demolition of the existing 349 square foot one-car garage to provide for a new laundry room, and installation of 1,038 square feet of permeable pavers to provide 2 uncovered parking spaces. This project will address ENF2016-01785 and ZIR2016-00554 by removing as-built alterations.)

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

Public Comment:

Correspondence from Anna Marie Gott with concerns was acknowledged.

Continued two weeks with comments:

1. The laundry room facility should be attached/incorporated into the main residence rather than as a detached accessory structure.
2. Carefully consider the use of landscaping to reduce the footprint of permeable pavers.
3. A hip roof for the covered patio area is acceptable.

NEW ITEM**D. 1295 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007
 Application Number: MST2017-00403
 Owner: Montecito Copus, LP

(Project site contains a structure on the City's Potential Historic Resources List: Montecito Inn. Proposal involves the relocation of existing trash bins from the alley to the lower rear parking lot, and adding new roof equipment with screening provided.)

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

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM**E. 1022 GARDEN ST R-3 Zone**

Assessor's Parcel Number: 029-221-030
 Application Number: MST2017-00308
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: Thomas Moore

(Proposal to replace all existing aluminum windows with new retrofit vinyl casement windows, and to seal coat the existing driveway.)

(Action may be taken if sufficient information is provided. Project was last reviewed June 28, 2017.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**F. 3 ROSEMARY LN E-1 Zone**

Assessor's Parcel Number: 015-093-019
 Application Number: MST2017-00428
 Owner: Kurt G. Harris
 Applicant: Kurt Harris

(The residence designed by Mildred and Harriett Moody, aka "Moody Sisters," is on the City's Potential Historic Resources List. The proposal involves addressing ENF2017-00720 by permitting as-built window changes to two pairs of diamond pane casements with standard-muntin, true divided lite casements. The project also includes painting an existing picket fence, and removal of an existing trellis structure located in the southwest corner of the property.)

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

Staff comments: Ms. Hernandez stated the proposed windows replacing the original diamond-shaped muntin casement windows do not meet the Secretary of the Interior's Standards for Rehabilitation nor the Draft Historic Resource Design Guidelines as they do not match the original windows.

Project Design Approval and Final Approval with comments:

1. The Consent reviewer made the following findings for the replacement of the original diamond-shaped window pane casement windows, which are a character-defining feature of the Moody Sister cottages, with as-built horizontal, true divided light casement windows that were installed without permits:
 - a. The diamond-shaped pane casements in question were in disrepair, deteriorated, and required replacement, and the applicant attempted to restore the original windows.
 - b. Most of the original diamond panes on the residence had been replaced over the 75 years since construction with horizontal divided light casement windows, which are found on other Moody structures.
 - c. Recognition of the financial hardship because diamond pane windows are more expensive and have a shorter lifespan than the horizontal divided light windows, as water is captured in the corners and causes deterioration.
 - d. Recognition that the applicant was able to restore the remaining 3 diamond pane casements.
2. The removal of the trellis is acceptable.
3. The painting of the fence as submitted is acceptable.

NEW ITEM

G. 215 CASTILLO ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-022-021
 Application Number: MST2017-00369
 Owner: Leon & Joyce Lunt
 Applicant: Andrew Roteman

(Proposal to address violations listed in ENF2017-00369 and ZIR2017-00138 by documenting existing field changes to the parking lot configuration and trash enclosure. The project involves removing one unapproved parking space, removing a wooden storage building in the interior setback, and permitting an as-built 6-foot wood fence along the property line facing Wilson Street.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM

H. 29 W ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-231-002
 Application Number: MST2017-00436
 Owner: KO Anapamu, LLC

(Proposal to install a new terracotta water feature to the existing interior open court yard.)

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

Project Design Approval and Final Approval as submitted.