



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 25, 2018

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Chair La Voie.

ATTENDANCE

Commissioners present: La Voie, Grumbine (at 1:33 p.m., absent 2:03-2:53 p.m.), Hausz, Lenvik, Mahan, Orías (until 6:29 p.m.), and Veyna

Commissioners absent: Drury

Staff present: Hernandez, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

1. Pat Saley spoke about the appeal of an AUD project approval. She presented information about the project and expressed concerns with the proposed design, specifically the architecture in a predominantly bungalow neighborhood. The project is not in the Historic Landmarks Commission's jurisdiction, but is near it. The appeal is on August 7, 2018.
2. Dee Duncan spoke on behalf of Bungalow Haven and expressed concerns about the above mentioned project, particularly regarding city guidelines. Commissioner Orías stated that the Historic Landmarks Commission has been trying to pass an ordinance that has been stymied for five years and encouraged the neighborhood to take action. Ms. Hernandez explained that the project site is across the street from the Lower Riviera Special Design District and proposed Bungalow Haven Historic District.
3. Bob Handy complimented Ms. Hernandez on her quick action to address a patio that was torn down by the county without a permit.

Public comment closed at 1:51 p.m.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 11, 2018**, as amended.

Action: Mahan/Hausz, 7/0/0. Motion carried.

C. Consent Calendar:

Motion: Continue Item A two weeks with comments.

Action: Mahan/Hausz, 7/0/0. (Drury absent.) Motion carried.

Motion: Ratify the Consent Calendar of **July 25, 2018**, as reviewed by Commissioners Grumbine, Mahan, and Veyna.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:**1. Ms. Plummer announced the following:**

a. Commissioner Drury is absent from today's meeting.

b. Last Tuesday, July 17, 2018, City Council reviewed the appeal for the Montecito Inn at 1295 Coast Village Road. Commissioners Mahan and Hausz attended and gave comments illuminating the Historic Landmarks Commission's decision regarding the color of the awning. City Council decided to uphold the appeal.

i. Commissioner Mahan added that the shutters and windows in the building were originally green but were painted black after the mudslide without approval.

2. Commissioner Hausz announced that the proposed Average Unit-Size Density (AUD) at 226 East Anapamu Street was heard by Planning Commission on July 19, 2018 and continued due to time constraints to August 9, 2018 (This item has since been re-scheduled for September 6, 2018). He stated that Planning Commission will not take any action as the review is for comments only, which leads to concerns about who will review issues outside of the Historic Landmarks Commission's purview. Miss Plummer stated that land use is in the Planning Commission's purview and that their comments will be for the Historic Landmarks Commission's reference.

3. Commissioner Mahan requested that commissioners speak before the applicant's presentation at City Council and Planning Commission hearings rather than after.

4. Commissioner Veyna commented on the design proposal for 103 Calle Cesar Chavez, the administrative support building for the proposed hotel at 433 E Cabrillo Boulevard. Ms. Plummer offered to correspond with the case planner, confirmed that 103 Calle Cesar Chavez is outside of the El Pueblo Viejo boundary and under the purview of the Architectural Board of Review.

5. Ms. Hernandez showed the color sample of Malaga green that is used by Public Works and available at the Planning Counter for applicant's reference to ensure that the Commission knew the exact color when it is recommended for a project.

E. Subcommittee Reports:

No subcommittee reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR CITY LANDMARK

1.

(1:55) Assessor's Parcel Number: 029-292-031
Owner: California State Parks

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Alhecama Theatre located at 215 A East Canon Perdido Street.)

Actual time: 2:14 p.m.

Present: Nicole Hernandez, Historian

Public comment opened at 2:22 p.m.

Mary Louise Days spoke in support and suggested corrections to the report.

Public comment closed at 2:24 p.m.

Public comment reopened at 2:44 p.m.

Correspondence in support from Leslie Hartzell was acknowledged.

Public comment closed at 2:45 p.m.

Motion: Adopt Resolution 2018-58 recommending that City Council designate as a City Landmark the Alhecama Theatre located at 215 A East Canon Perdido Street.

Action: Hausz/Mahan, 6/0/0. (Drury and Grumbine absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT

2. **328 EAST ANAPAMU STREET**

(2:05) Assessor's Parcel Number: 029-171-009
Owner: Tobias and Julie Hollerer

(Application for a Mills Act contract on the Italianate style residence constructed in 1888. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)

Actual time: 2:55 p.m.

Present: Nicole Hernandez, Historian

Public comment opened at 2:28 p.m., and as no one wished to speak, it closed.

Motion: Recommend that the Community Development Director approve the proposed Mills Act contract for the Italianate style house located at 328 East Anapamu Street.

Action: Hausz/Mahan, 6/0/0. (Drury and Grumbine absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT

3. 728 EAST COTA STREET

(2:10) Assessor’s Parcel Number: 031-231-008

Owner: Megan and Tyler Hanlon

(Application for a Mills Act contract on the Italianate style residence constructed in 1879. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)

Actual time: 2:29 p.m.

Present: Nicole Hernandez, Historian

Public comment opened at 2:31 p.m., and as no one wished to speak, it closed.

Motion: Recommend that the Community Development Director approve the proposed Mills Act contract for the Italianate style house located at 728 East Cota Street.

Action: Hausz/Mahan, 6/0/0. (Drury and Grumbine absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT

4. 3014 PASEO DEL REFUGIO

(2:15) Assessor’s Parcel Number: 053-201-011

Owner: Frederick G. Graham and Nancy Tuomey

(Application for a Mills Act contract on the Spanish Colonial Revival style residence constructed in 1927. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)

Actual time: 2:33 p.m.

Present: Nicole Hernandez, Historian

Public comment opened at 2:34 p.m.

Bob Handy stated that he lives next door to the property and asked if the Mills Act applies to a developer who is purchasing a property, remodeling, and reselling it. Chair La Voie answered that the Mills Act does apply in this case. Mr. Handy also asked if the Mills Act still applies to the property after so many alterations. Ms. Hernandez stated that the property does in fact qualify as all the alterations were reviewed by the Historic Landmarks Commission to ensure that the building would still convey its historic significance. Chair La Voie added that the alterations preserve the life of the resource.

Public comment closed at 2:38 p.m.

Motion: Recommend that the Community Development Director approve the proposed Mills Act contract for the Spanish Colonial Revival style house located at 3014 Paseo Del Refugio.

Action: Hausz/Veyna, 6/0/0. (Drury and Grumbine absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

5. RESOLUTIONS OF INTENTION FOR STRUCTURES OF MERIT DESIGNATION HEARINGS (2:20)

(The Commission is requested to adopt Resolutions of Intention to hold Public Hearings on August 22, 2018 to consider Structure of Merit designation of the following properties.

1. Queen Ann Free Classic Residence: 1703 Chapala Street, APN: 027-092-014
2. Mission Revival Style Residence: 2014 Garden Street, APN: 025-331-016
3. Spanish Colonial Revival Style Residence: 520 Plaza Rubio, APN 025-281-003
4. Craftsman Style Residence: 1307 Panchita Place, APN 029-092-007
5. Tudor Revival Style Residence: 2801 Verde Vista Drive, 053-372-006

Actual time: 2:39 p.m.

Present: Nicole Hernandez, Historian

Motion: To adopt Resolution of Intention 2018-11 to hold a Public Hearing on August 22, 2018 to consider Structure of Merit designation of the five following properties:

1. Queen Ann Free Classic Residence: 1703 Chapala Street, APN: 027-092-014.
2. Mission Revival Style Residence: 2014 Garden Street, APN: 025-331-016.
3. Spanish Colonial Revival Style Residence: 520 Plaza Rubio, APN: 025-281-003.
4. Craftsman Style Residence: 1307 Panchita Place, APN: 029-092-007.
5. Tudor Revival Style Residence: 2801 Verde Vista Drive, APN: 053-372-006.

Action: Hausz/Veyna, 5/1/0. (Lenvik opposed. Grumbine and Drury absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

6. 2932 HERMOSA ROAD

(2:25) Assessor’s Parcel Number: 015-194-017
Owner: 2932 Hermosa Road, LP

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Spanish Colonial Revival style house constructed in 1924 located at 2.)

Actual time: 2:45 p.m.

Present: Nicole Hernandez, Historian

Public comment opened at 2:46 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2932 Hermosa Road to hold a Public Hearing on October 17, 2018 to consider Listing on the Potential Historic Resources List the house located at 2932 Hermosa Road.

Action: Hausz/Orias, 6/0/0. (Grumbine and Drury absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:48 TO 2:53 P.M. ***

FINAL REVIEW

7. 800 SANTA BARBARA ST

C-G Zone

(2:30) Assessor’s Parcel Number: 031-012-028
Application Number: MST2015-00023
Owner: 800 Santa Barbara, LLC
Agent: Heidi Jones, SEPPS
Architect: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac.)

(Final Approval is requested. Project was last reviewed on August 9, 2017.)

Actual time: 2:53 p.m.

Present: Heidi Jones, SEPPS; Jan Hochhauser, Hochhauser & Blatter Architecture and Planning; and Katie Klein, CJMLA; Megan Arciniega, Associate Planner, City of Santa Barbara; Scott Vincent, Assistant City Attorney, City of Santa Barbara

Staff comments: Ms. Plummer stated that there will be a short staff presentation and informed the Commission that while final approval is requested, there are outstanding issues tied to transportation and storm water management compliance, so no action can be taken.

Ms. Arciniega gave a presentation explaining the process of environmental review and California Environmental Quality Act.

Ms. Hernandez gave a presentation on the National Register Historic District Boundary. She then summarized the addendum to the Historic Structures/Sites Report (HSSR) that the Commission approved and the impact of the proposed project on the adjacent historic resources.

Mr. Vincent stated that when the project was last reviewed, the Commission's motion included a number of comments separate from the conditions for approval. Some comments were made by a single commissioner that were then included in the motion, and would have led to substantial change if brought to fruition. Mr. Vincent reminded the Commission of their responsibilities when making comments for Final Approval.

Public comment opened at 3:44 p.m.

The following people expressed opposition or concerns:

1. Mike Imwalle read a letter from Anne Petersen describing concerns about the HSSR and archeological study, specifically the project site's location relative to the Santa Barbara Presidio National Register District. The letter also expressed concerns about the approval of the previous project at the site.
2. Kellam DeForest spoke with concerns that the proposed project will prevent the restoration of the Presidio's gate and southeast bastion.
3. Susan Chamberlin expanded on written comments about cultural landscapes. Ms. Chamberlin claimed that guidelines for cultural landscapes, which are part of the Secretary of Interior Standards for the Treatment of Historic Properties, were ignored by the HSSR prepared by Preservation Planning Associates and City staff.
4. Steve Dowty discussed the impacts of the view sheds and the third story. He also addressed the walled approach to the Anacapa School next door and the streetscape.
5. Correspondence from Francesca Galt, Paulina Conn, Susan Chamberlin, Mary Walsh, Anne Petersen, Juergen Boehr, Craig Boehr, and Pamela Boehr was acknowledged.

Public comment closed at 3:59 p.m.

Ex parte communication: Commissioner Grumbine disclosed that he was contacted by the Santa Barbara Trust for Historic Preservation regarding the two issues brought up in the letter. He told them he didn't know the answers and referred them to Ms. Hernandez.

Straw vote: How many Commissioners find the roof forms acceptable as presented? 7/0
Passed

Straw vote: How many Commissioners can support the present location of the fountain? 2/5
Failed

Straw vote: How many Commissioners can support the relocation of the fountain to the middle of the paseo or courtyard? 6/1 Passed

Motion: Continue indefinitely with conditions and comments:

1. Overall design is acceptable and consistent with the Project Design Approval.
2. The handrails on sloped rails need to be confirmed with the Building Official for both compatibility with El Pueblo Viejo Guidelines and accessibility requirements of the Building Department for extension supports and returns.
3. The windows should not be stacked, and there should be some variation in response to comments about adding poetry.
4. Wood lintels over openings should either project or be recessed, and discontinuity needs to be resolved as it returns under the opening.
5. The treatment of the rafter ends and all exposed end cut needs to be specified.
6. The fountain should be located in the middle of the courtyard or the paseo.
7. The handicap path of travel should be shown on the plans including the handicap parking spaces.
8. The plaster guard rails on the south and east elevations should be opened up with wrought iron and perhaps additional piers on east elevation.
9. Wrought iron detailing is too contemporary for both bridge and the rails that match the bridge.
10. It should be noted that the flagpole was located in the middle of the walkway based on historical precedent.
11. The Anacapa School property line wall needs more articulation. The Commission suggests a swag top.
12. The garage ventilation openings at southeast corner of the garage entrance needs to be less contemporary.
13. The detail of the LED lights within the fixtures needs to be provided, either by sample or drawing.
14. Existing sandstone walls to be clearly indicated on the plans, and shown as being protected in place.
15. Final drawings to include structural, mechanical, electrical, and civil drawings as they pertain the exterior of the building.
16. The bracket on sheet A9.1A, Detail 3 to be restudied, or provide a historic example.
17. In progress review is requested by the Commission.

Action: Hausz/Lenvik, 7/0/0. (Drury absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 5:33 TO 5:39 P.M. ***

PROJECT DESIGN REVIEW**8. 1703 CHAPALA ST****R-MH Zone**

(3:30) Assessor's Parcel Number: 027-092-014
 Application Number: MST2016-00274
 Owner: Elihu/Jenn Bogan
 Applicant: Justin Hendrix
 Architect: Bryan Murphy

(This is a revised scope of work. The Queen Anne Free Classic residence constructed in 1903 is eligible for designation as a City Landmark and located in El Pueblo Viejo. Proposal to lift the existing two-story building 24" and rework the basement level to provide for two new residential units. The project includes a new covered porch at the rear of the residence facing Valerio Street, enlarging the existing garage, and new hardscape and landscape. The Staff Hearing officer granted zoning modifications for the garage addition and garage sloped roof to encroach into the required rear and interior setback.)

(A. Review of a Phase II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The Phase II Historic Structures/Sites Report concluded that the proposed project's impacts the significant historic resource and nearby historic resources are Less than Significant (Class III). After implementation of the proposed project the property at 1703 Chapala Street would maintain its eligibility for listing as a City of Santa Barbara Landmark.)

(B. Project Design Approval is requested. Project was last reviewed on May 17, 2017.)

Actual time: 5:39 p.m.

Present: Pamela Post, Post Hazeltine Associates; Ryan Murphy, Architect; and Tim Hazeltine, Post Hazeltine Associates

Staff comments: Ms. Hernandez stated that the property has a new owner with a revised project design and informed the Commission that this property owner applied for a Mills Act Contract this year and this report reviews the scope of work that will be under the Mills Act Contract that the Commission will formally review on August 22, 2018. The previously accepted phase 1 of the Historic Structure/Sites Report found the house eligible for Landmark designation. The revised phase 2 Historic Structures/Sites report evaluates the new proposed design.

Ms. Plummer clarified that the project was previously granted Project Design Approval, however due to the revised project scope a new Project Design Approval is requested. Ms. Plummer also informed the Commission that because this project is a new request for Project Design Approval, all members are able to make comments. Staff reviewed the project changes for consistency with the Staff Hearing Officer approval.

Public comment opened at 5:43 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Mahan/Grumbine, 7/0/0. (Drury absent.) Motion carried.

Public comment opened at 6:00 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support a concrete walkway? 0/7 Failed

Motion: Project Design Approval and continue two weeks to Full Commission with comments:

1. Redesign of landscaping to have less decomposed granite (DG).
2. Remove concrete walkway.
3. The Commission supports drought tolerant installation.
4. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
5. The porch posts are to be square pilasters in order to be simpler than the original columns on the front elevation yet appropriate to the Queen Anne Free Classic period of the house.
6. The drawings of the southwest corner and northwest corner of the corner bay window be expressed in vertical boards to match existing condition.
7. Horizontal board and sandstone base as skirting touches the ground.
8. Window well below the bay at the south elevation is to be shifted west.

Action: Mahan/Hausz, 7/0/0. (Drury absent.) Motion carried.

CONCEPT REVIEW - NEW

9. 1001 STATE ST

C-G Zone

(4:10)

Assessor's Parcel Number: 039-281-024
 Application Number: MST2018-00308
 Owner: 1001 State Street Partners, LLC
 Architect: Cearnal Collective LLP

(Proposal to remove existing openings at the second floor of an existing commercial building and install new clerestory windows at the perimeter of the building except along the wall that is adjacent to the neighboring building. The project includes reconfiguration of plastered entries to the building, and replacement of plaster eave with wood decking.)

(Action may be taken if sufficient information is provided. Project received a one-time pre-application consultation on June 27, 2018.)

Actual time: 6:20 p.m.

Present: Brian Cearnal, Cearnal Collective LLP

Public comment opened at 6:26 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued two weeks with comments:

1. Study lowering the cornices of the opening surrounds and separate them from the clerestory windows.
2. Keep brackets.
3. The Commission suggests infilling the right hand window on the State Street elevation.
4. Restudy the fenestration in the entry elements.
5. Return for an In-Progress review.

Action: Hausz/Mahan, 6/0/0. (Orías and Drury absent.) Motion carried.

*** MEETING ADJOURNED AT 6:39 P.M. ***