



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
OCTOBER 3, 2018

COMMISSION MEMBERS:

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CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Sheila Lodge

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

STAFF:

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

ATTENDANCE

Members present: Mahan
 Staff present: Hernandez and Plummer

REVIEW AFTER FINAL

A. 1118 E CABRILLO BLVD P-R/SD-3 Zone

Assessor's Parcel Number: 017-353-001
 Application Number: MST2014-00248
 Owner: City of Santa Barbara
 Applicant: Jill Zachary
 Architect: Kruger Bensen Ziemer, Inc.

The Cabrillo Pavilion and Stoa are Structures of Merit: The proposal includes façade repair/renovation, changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing, and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach-level promenade, installation of a boardwalk connecting the promenade to the beach, renovation of site landscaping, replacement of outdoor showers, restoration of the stoa (covered walkway), removal of approximately 20 trees, on-site relocation of approximately 33 trees, and 24 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure and rooftop equipment with screening. The project was approved by Planning Commission and received a Coastal Development Permit.)

(Review After Final is requested to reconstruct the entire Stoa structure rather than repair due to moisture damage and extensive dry rot. Project was last reviewed on June 29, 2016.)

Approval of Review After Final with the following findings as required for Structures of Merit in section 22.22.090 of the Municipal Code: #1. The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.

1. Do not miter the wood corners, as the joint will separate, but use a diagonal cut and then straight.
2. Use a simple molding to echo the photographs and that will stand up to the beach climate.

REVIEW AFTER FINAL

B. 2014 GARDEN ST

RS-15 Zone

Assessor's Parcel Number:	025-331-016
Application Number:	MST2018-00103
Owner:	John and Catherine Moore
Agent:	Serena McClintick
Applicant:	Adele Goggia

(The Mission Revival style residence, constructed in 1894, Crocker Row House #2, is a Structure of Merit. Proposal for a remodel and site alterations to the single residential unit, including demolition of the existing two-car garage, for a new 745 square foot two-car garage and storage structure. Project involves removal of the sunroom off the second story to be replaced with a first-floor breakfast room, alterations to windows and doors, re-roofing, and improvements to the existing covered porch. Additional site alterations include changing the gravel driveway to permeable pavers, changes to hardscape and landscape, removal of 10 non-specimen trees, and relocation of two fruit trees. This project will address Building Violation BLD2016-02590 by removal of the existing fountain from the rear yard. The proposed total of 4,154 square feet on a 13,900 square foot lot is 99% of the maximum required floor-to-lot area ratio.)

(Review After Final is requested. Comments Only. Staff Hearing Officer review is required for the stylobate to encroach into the required ten foot interior setback. Project was last reviewed on June 13, 2018.)

Continue indefinitely to the SHO with the following findings for Structures of Merit in section 22.22.090 of the Municipal Code: #1. The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.

1. The proposed modification is aesthetically appropriate.
2. The proposed modification does not pose consistency issues with the Neighborhood Preservation Ordinance.
3. The stylobate was an original features of the Structure of Merit, and reconstruction will be a restoration to the original appearance and enhancement to the residence.

REVIEW AFTER FINAL**C. 227 E ARRELLAGA ST****R-M Zone**

Assessor's Parcel Number: 027-192-026
Application Number: MST2016-00413
Owner: Unity Church
Agent: Susette Naylor

(This is a revised scope of work. The Mid-Century Modern building, constructed in 1958 and designed by Robert I. Hoyt, is a designated Structure of Merit: Unity Church. Proposal for landscape and hardscape improvements to the site including a removable shade structure, revised planting design, built-in seating, and nine new trees.)

(Review After Final is requested for plain rather than seeded concrete, and will match the existing color of concrete at site. Project was last reviewed on August 22, 2018.)

Approval of Review After Final with the following findings as required for Structures of Merit in section 22.22.090 of the Municipal Code: # 3. The Consent Commissioner determined that matching the original paving is not economically feasible and in order to avoid or lessen the economic hardship to the Owner, and the Consent Commissioner conditioned the use of the plain concrete to match in color to the original on the new surface separated by a brass joint to match the original joints to aid in the transition from the original paving to the new paving. #5. The Commission has determined that the proposed changes to the Structure of Merit do not constitute a demolition as defined by this Chapter and constitute alterations which are not incompatible with the goal of long-term preservation or enhancement of the Structure as a City Historic Resource.

1. The proposal is approved as submitted with the condition that the border will be defined by a steel joint.
2. Because the proposal does not include any demolition of the original paving and the plain concrete is acceptable in that it will distinguish what is new from the original the project is consistent with the Secretary of the Interior's Standards.

CONTINUED ITEM**D. 212 W CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
 Application Number: MST2018-00464
 Owner: HHP Santa Barbara I Association, LLC
 Architect: Andrulaitis + Mixon
 Business Name: Hotel Milo Santa Barbara

(Proposal for site improvements to two parcels associated with Hotel Milo, located in El Pueblo Viejo Landmark District. At 212 W Cabrillo the alterations include permitting an existing trash enclosure and eliminating four parking spaces to be relocated at 122 W Cabrillo Boulevard. At 122 W Cabrillo Boulevard improvements include the addition of five new parking spaces in a proposed valet parking lot, Americans with Disabilities Act (ADA) improvements, and partial reduction of an existing site hedge. Proposal includes interior alterations and the change of use of an existing storage room into one new hotel room. The proposed parking alterations include one additional parking space for the proposed hotel unit.)

(Action may be taken if sufficient information is provided. Project was postponed two weeks on September 19, 2018.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**E. 1500 STATE ST C-G Zone**

Assessor's Parcel Number: 027-232-008
 Application Number: MST2013-00266
 Owner: Trinity Episcopal Church
 Applicant: Patsy Price
 Business Name: Trinity Episcopal Church

(This building is a designated Structure of Merit: Trinity Episcopal Church. Proposal to alter the existing landscape plan including replacement of existing groundcover and shrubs with water-wise ground cover and shrubs.)

(Review After Final is requested to install permeable pavers along the parkway as a replacement to the previously proposed green pavers. Project was last reviewed on August 23, 2017.)

Approval of Review After Final with the following findings as required for Structures of Merit in section 22.22.090 of the Municipal Code: #5. The Commission has determined that the proposed changes to the Structure of Merit do not constitute a demolition as defined by this Chapter and constitute alterations which are not incompatible with the goal of long-term preservation or enhancement of the Structure as a City Historic Resource.

1. Approval of the permeable pavers with the condition that the pavers be a minimum of six inches.

REVIEW AFTER FINAL**F. 516 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-173-037
Application Number: MST2017-00815
Owner: Garrett and Judith Johnson Living Trust
Architect: Andrulaitis + Mixon

(This structure may be eligible for inclusion on the City's List of Potential Historic Resources. Proposal to convert the existing 4,800 square foot restaurant into a brewery. Project improvements include new fenestration at the rear elevation to accommodate the movement of the trash enclosure to the south side and allow for a new glass stile and rail overhead door.)

(Review After Final is requested for new light fixtures at the rear elevation, and a revised window system at the front elevation. Project was last reviewed on February 21, 2018.)

Approval of Review After Final with comments:

1. The revised window system is acceptable as submitted.
2. The light fixture is acceptable in bronze as it is consistent with the contemporary character of the building.