



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**JANUARY 8, 2020**

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow  
**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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**ATTENDANCE**

Members present: Mahan  
Staff present: Hernandez and Plummer

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 1721 SANTA BARBARA ST**  
Assessor's Parcel Number: 027-111-005  
Zone: RS-15  
Application Number: PLN2019-00605  
Owner: Downs/Mancuso Living Trust 05/23/2014  
Gail Mancuso & Brian Downs, Trustee  
Applicant: Wade Davis Design

(The Queen Anne style residence, constructed in 1887, is a designated City Landmark: The George Edwards House. Proposal for minor exterior window improvements at the non-original addition of the residence, and a 271 square foot interior remodel. The project includes removing an existing window at the pantry on the south elevation, replacing with a new wood window at the breakfast area, and lowering an existing window 6" at the kitchen off on the west elevation.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Landmark findings are required.**

**Project Design Approval and Final Approval with the following findings:**

1. As required for Landmarks in section 22.22.080 of the Municipal Code, the exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.
2. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
  - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
  - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 609 STATE ST**

Assessor's Parcel Number:	037-131-021
Zone:	M-C
Application Number:	PLN2019-00626
Owner:	Pierce Partners, LP
Applicant:	Andrulaitis + Mixon Architects

(The Spanish Colonial Revival style building, constructed in 1925 is on the California Inventory of Historic Resources and the City's List of Potential Historic Resources, as it is eligible for designation as a Structure of Merit: Pierce Block. Proposal for a 274 square foot interior remodel to allow for new Americans with Disabilities Act (ADA) restrooms, and the removal of the existing storefront to be replaced with a recessed wood storefront to allow for new outdoor seating. Project includes new brick pavers in a herringbone pattern at the storefront to match the City sidewalk, and a new coffered ceiling with recessed downlights.)

**Project Design Approval and Final Approval are requested. Historic Resource findings are required.**

**Project Design Approval and Final Approval with the following finding as required for Historic Resources in section 22.22.037 of the Municipal Code: the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 605 N MILPAS ST**

Assessor's Parcel Number: 031-181-011  
Zone: C-G  
Application Number: PLN2019-00471  
Owner: Milpas Property, LLC  
Applicant: Brian Launder, Sherry & Associates

(The Mission Revival style building, constructed in 1937 by architects Soule and Murphy is a designated Structure of Merit: Piggly Wiggly Grocery Store. Proposal for exterior improvements to the historic commercial building, including re-introducing a portion of the original plaster detailing at the front façade above the storefront, installing an Americans with Disabilities Act (ADA) compliant entry door and push button, and new storefront windows. Project includes site accessibility upgrades including re-configuring, re-surfacing and re-striping the existing parking lot, installing bike parking, a trash enclosure, and new ADA signage. An Alternative Landscape Design Waiver is requested for the as-built parking lot configuration and a Screening Waiver to allow for partial screening of waste and recycling receptacles.)

**Project Design Approval and Final Approval are requested. Project requires an Alternative Landscape Design Waiver for the as-built parking lot configuration, and a Screening Waiver to allow for partial screening of waste and recycling receptacles. Structure of Merit findings are required. Project was last reviewed on December 11, 2019.**

**Project Design Approval and Final Approval with the following findings and condition:**

1. The building shall be painted consistent with the rendering provided.
2. Approval of an Alternative Landscape Design Waiver for the existing parking lot is warranted to provide relief for existing site constraints.
3. Approval of a Screening Waiver for the waste and recycling storage is warranted as the waste and recycling receptacle storage area is not visible from the public right-of-way, and to provide relief for existing site constraints.
4. As required for Structures of Merit in section 22.22.090 of the Municipal Code, 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.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 16 W LOS OLIVOS ST**

Assessor's Parcel Number: 025-191-012  
Zone: RS-7.5  
Application Number: PLN2019-00582  
Applicant: Jennifer & Zachary Kramer (owners)  
Architect: Ken Blaise

(The English Vernacular style residence, constructed in 1930, is a designated Structure of Merit: Dillingham House. Proposal to remove the existing balcony, located at the side elevation off the living room, and rebuild in the same location. The proposed balcony will be increased from 34 square feet to 70 square feet to meet building code requirements, and the non-original wood railing will be replaced with wrought iron and Terracotta tile.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required.**

**Project Design Approval and Final Approval with the following findings and conditions:**

1. The wood steps are to be done in SW 7076 - Cyberspace consistent with the Santa Barbara Colors Guide, rather than a true black.
2. As required for Structures of Merit in section 22.22.090 of the Municipal Code, 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.
3. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
  - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
  - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**E. 1420 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 019-193-011  
 Zone: RS-15  
 Application Number: PLN2019-00614  
 Owner: Boehm Family Trust 7/14/17  
 Marcus Boehm, Trustee  
 Applicant: Rob Maday, RMLA

(The Spanish Colonial Revival style residence, constructed circa 1926, is a designated Structure of Merit. Proposal to remove approximately 2,100 sq. ft. of existing impervious concrete driveway and replace with 2,100 sq. ft. of pervious concrete pavers. Project includes the installation of a new 7'-0" automatic vehicular wooden gate with an associated stone column and light fixture, a new 3'-0" high wood pedestrian gate with associated stone columns to match, and a new laurus hedge to frame the pedestrian gate.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required.**

**Project Design Approval and Final Approval with the following findings and conditions:**

1. The exterior lamp adjacent to the driveway gate is to match the existing lamps on the residence.
2. The color of the new driveway gate shall match the existing garage door.
3. The stonework for the raised wall adjacent to the driveway and pedestrian gate are to match the existing stonework.
4. As required for Structures of Merit in section 22.22.090 of the Municipal Code, 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.
5. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
  - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
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