



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
MAY 12, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Ted Hamilton, Assistant Planner
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Doordan (until 5:30 p.m.), Edmunds, Lenvik, Mahan, and Ooley

Commissioners absent: Drury and Manuel

Staff present: Unzueta; Hernandez; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hamilton; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individual(s) spoke:

1. Mark Alvarado

Written correspondence from Marina Martinez and Lanny Ebenstein was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 28, 2021**, as amended.

Action: Ooley/Hausz, 7/0/0. (Drury and Manuel absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 12, 2021**, as reviewed by Commissioners Mahan and Edmunds.

Action: Ooley/Hausz, 7/0/0. (Drury and Manuel absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Hernandez announced that 1322 Dover Road designed by world famous architect Richard Neutra in 1955 is the house that had caught fire over the weekend and almost everything has been lost.
2. Commissioner Hausz announced that he will be absent from the May 26, 2021 meeting.
3. Commissioner Doordan announced that he will be leaving the meeting early.
4. Mr. Hamilton announced that the Mission Canyon Bridge project is scheduled for June 9, 2021 and will be the only item on the agenda. A site visit is scheduled for June 7, 2021.
5. Chair Grumbine reported on the Santa Barbara Trust for Historic Preservation Symposium.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. **1618 GILLESPIE ST**
 Assessor's Parcel Number: 043-211-016
 Zone: R-2
 Reference Number: PLN2021-00039
 Owner: Gloria Fletcher

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 26, 2021 to consider Structure of Merit designation of the Queen Anne Free Classic style residence constructed in 1904 at 12 East Sola Street and moved to this location in March of 1980.)

Actual time: 1:53 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2021-09 to hold a Public Hearing on May 26, 2021 to consider Structure of Merit designation of the Queen Anne Free Classic style residence located at 1618 Gillespie Street.

Action: Ooley/Hausz, 6/0/1. (Mahan abstained. Drury and Manuel absent.) Motion carried.

(1:55PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

- 2. **1915 LAS TUNAS RD**
 Assessor's Parcel Number: 019-013-008
 Zone: RS-1A (A-1)
 Reference Number: PLN2021-00039
 Owner: Raina Marie

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 26, 2021 to consider Structure of Merit designation of the Spanish Colonial Revival style house designed in 1929 by noted architect Reginald Davis Johnson, FAIA, with garden designed by noted landscape architect Ralph Tallant Stevens.)

Actual time: 1:57 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 1:57 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2021-10 to hold a Public Hearing on May 26, 2021 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 1915 Las Tunas Road.

Action: Hausz/Ooley, 7/0/0. (Drury and Manuel absent.) Motion carried.

(2:00PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

- 3. **1201 ANACAPA ST**
 Assessor's Parcel Number: 039-183-035
 Zone: C-G (C-2)
 Reference Number: PLN2021-00039
 Owner: 1201 Anacapa Partners

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on August 4, 2021 to consider Structure of Merit designation of the Mediterranean style house designed in 1951 by Winsor Soule, FAIA and John Frederic Murphy, FAIA).

Actual time: 1:59 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 2:00 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2021-11 to hold a Public Hearing on August 4, 2021 to consider Structure of Merit designation of the Mediterranean style house located at 1201 Anacapa Street.

Action: Ooley/Doordan, 7/0/0. (Drury and Manuel absent.) Motion carried.

(2:05PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE LISTING OR DESIGNATION

4. [246 CANON DR](#)
Assessor's Parcel Number: 053-071-001
Zone: RS-7.5/SRP/USS
Reference Number: PLN2021-00039
Owner: Brian Van Hecke

(Review historic significance report and accept or not accept the findings of the report that the Spanish Colonial Revival style house designed in 1930 by noted architect Leonard A. Cooke, AIA may be eligible as a historic resource. If the Commission accepts the findings of the report, 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 house.

Actual time: 2:02 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Brian Van Hecke, Owner

Public comment opened at 2:07 p.m.,

The following individuals spoke:

1. Brian Van Hecke, Owner
2. Richard Closson

Written correspondence from Richard Closson was acknowledged.

Public comment closed at 2:10 p.m.

Motion: Accept the report as submitted and designated the house as a Structure of Merit.

Action: Ooley/Edmunds, 7/0/0. (Drury and Manuel absent.) Motion carried.

(2:20PM) NEW ITEM: CONCEPT REVIEW

5. [246 CANON DR](#)
Assessor's Parcel Number: 053-171-001
Zone: RS-7.5/SRP/USS
Application Number: PLN2021-00192
Owner: Brian Van Hecke
Applicant: Diana Kelly

(The 1930 Spanish Colonial Revival house designed by architect Leonard Cooke, AIA is eligible to be designated as a Structure of Merit. Proposal to construct a new 2-Car garage, a first story addition, and a second story addition including two second story decks. Project includes the "as built" enclosure of an existing front entry alcove and the installation of a garden fountain. Project will abate violations in

ZIR2019-00322 and ENF2019-00567. The proposed total of 4,992 square feet of development on a 15,660 square foot lot is 114% of the guideline maximum floor-to-lot area ratio (FAR). Architectural Historian prepared [a memo](#) evaluating the project to the Secretary of the Interior Standards for Rehabilitation.)

Concept Review. No final appealable action will be taken at this hearing.

Actual time: 2:14 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; Diana Kelly, Applicant; and Brian Van Hecke, Owner

Staff comments: Mr. Hamilton stated that there was a permit for additions and a proposal for a two car garage in 2001. The garage was never built and the project is now coming back before the Commission in order to make the property comply with Zoning requirements for parking, and to review the proposed additions.

Public comment opened at 2:29 p.m., and as no one wished to speak, it closed.

Written correspondence from Richard Closson was acknowledged.

Public comment re-opened at 2:46 p.m.,

The following individual spoke:

1. Brian Van Hecke

Public comment closed at 2:51 p.m.

Motion: Continue indefinitely with comments:

1. In general, the project is acceptable and the Commissioners thank the Owner and Applicant for their care for this new historic resource and their ongoing sensitivity to it.
2. Provide a site plan with the footprint of the neighbors' structures, and provide as much documentation as possible to assess how the existing house and the new addition will affect the neighbors. Provide both aerial and street views.
3. The eave and roof condition of the new addition need to be equal to or lower than the existing house's historic portion.
4. The Juliet balcony on master bedroom side is too deep, and should be restudied to provide a shallower balcony. There is too much glazing; reduce the height and width of the balcony to make it similar to the historic glazing openings. Consider providing two balconies instead of one.
5. If side lights are proposed, show at least four-by mullions dividing sidelights from the French doors.
6. On rear elevation, adjust the openings to be more historically appropriate, in terms of size.
7. The deck above dining room needs to be detailed in a more appropriate way to the Spanish Colonial Revival style, with details such as the wall cap being plaster.
8. The sliders in the den are not favorable but are potentially acceptable depending on the final design layout.

- 9. Lighting on the den addition and the rear elevation is acceptable in locations as proposed, and all proposed lighting throughout shall be in the Spanish Colonial Revival style. Provide photographs of the original existing lighting.
- 10. Consider thickening the wall to make the sliding pocket doors on the south elevation more recessed.

Action: Ooley/Hausz, 7/0/0. (Drury and Manuel absent.) Motion carried.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

6. 481 W MOUNTAIN DR

Assessor's Parcel Number: 021-103-005
 Zone: RS-1A
 Application Number: PLN2021-00127
 Owners: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees
 Applicant: Holly Garcin, SEPPS Inc.

(The series of seven existing cottages constructed in the 1940s is listed on the Potential Historic Resources List. The single-residential zoned site is developed with seven dwelling units (469-493 W. Mountain Dr.) and various accessory structures on one 4.59 acre lot, and is nonconforming to residential density. The project seeks approval of as-built and proposed new residential remodels, additions, accessory structures, and uncovered rather than covered parking. The project requests a Lot Area Modification and a Setback Modification.)

Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed April 28, 2021.

Actual time: 3:14 p.m.

Present: Joseph Andruilatis, Applicant; Suzanne Elledge, Agent, SEPPS; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support doors without divisions and finds that they can be different from the divisions seen in the windows? 6/1 Passed.

Straw vote: How many Commissioners can support keeping the historic steel windows? 7/0 Passed.

Straw vote: How many Commissioners support making the front look the best, while the sides and back are more lenient for the existing structures? 5/2 Passed.

Straw vote: How many Commissioners support all new doors and windows that will be wood clad in aluminum and as similar to the appearance of the original steel as possible? 6/1 Passed.

Straw vote: How many Commissioners would not support any skylights? 2/5 Failed.

Straw vote: How many Commissioners are in support of low profile, flat, and glass skylights? 5/2 Passed.

Straw vote: How many Commissioners can support making the asphalt roof a tile roof? 7/0 Passed.

Straw vote: How many Commissioners can support concealing utilities and painting them so they are as hidden as possible? 7/0 Passed.

Straw vote: How many Commissioners can support softer earth tones for building color? 7/0 Passed.

Motion: Continue indefinitely with comments:

1. In general, the Commission appreciates the applicant's thoughtful proposal for a very difficult project, and as discussed, a very charming and unique property.
2. In general, the Commission finds the massing as proposed, including the removal of portions located over easement lines, the new proposed massing, as well as the unpermitted existing massing is generally acceptable. Show in both plans and elevations the difference in existing structures versus the new proposed structures not yet built.
3. As a color strategy, providing soft earth toned colors in order to unify all the structures is important. The stark white color is not appropriate.
4. Regarding the doors and windows, a majority feels that leaving and/or using the existing historic steel windows and reworking them so they can be used is preferable and highly recommended.
5. For existing unpermitted windows and doors, a majority of the Commission finds them acceptable as is, with the applicant to replace the ones that are not divided light in a similar way to the family of what each building is on the front elevations. The use of proposed wood windows that are clad in aluminum to look as close to steel as possible in proportions of rails and muntins is acceptable with exact manufacturing details to be seen.
6. In the all new construction area, the majority of the Commission felt that a wood aluminum clad window with proportions as close to steel as possible would be acceptable, with manufacturing details to follow.
7. In general, conceal all utilities, remove any utilities from the roof, and remove utilities from the front as much as possible.
8. The asphalt roof shall be replaced with a new tile roof.
9. A majority of the Commission finds that replacing the dome skylights with new skylights that are as low profile as possible and on the back side are acceptable.
10. The details such as gutters will be half round and painted copper to match what is existing on each particular house.
11. As they exist, the out buildings are problematic and there needs to be a strategy developed for which buildings are retained or reused, and/or replaced in some way.

Action: Ooley/Hausz, 7/0/0. (Drury and Manuel absent.) Motion carried.

(3:50PM) CONTINUED ITEM: CONCEPT REVIEW

7. **700 STATE ST**
Assessor's Parcel Number: 037-092-016
Zone: C-G
Application Number: PLN2021-00190
Owner: Bruce Meyer
Applicant: Jeff Shelton

(Proposal for a tenant improvement of the existing 2,150 square foot restaurant space within the existing 5,865 square foot building to accommodate a new restaurant. The project includes alterations to the south and west elevations, new entry archways, and new windows along the south elevation. The roof over the existing covered patio will be removed to accommodate the installation of a palm tree. ADA ramp improvements are underway under a separate permit.

Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed April 28, 2021.

Actual time: 4:52 p.m.

Present: Jeff Shelton, Applicant

Public comment opened at 5:09 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The Commission appreciates the design overall and in general the project is an improvement to the corner.
2. A majority of the Commission finds that the project departs from the El Pueblo Viejo district a little too much and needs more control, discipline, and geometry.
3. Particular features that need more adjustment are the arches at the corners. The proposal is an improvement from the previous design, however the base of the arch needs to be more like the elevation and shall be either vertical or near vertical as it connects to the sidewalk.
4. The Commission is split, but there is a potential for the blue and white arch to be acceptable but should be consistent in appearance with the elevation and not the perspective.
5. The finials are too organic and shall be more geometric.
6. The parapet walls are too intricate, restudy and perhaps simplify the parapet walls. Perhaps provide less contrast in colors at the top of the parapet wall. The parapet does not fit into the El Pueblo Viejo district.

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

*** MEETING ADJOURNED AT 5:39 P.M. ***