



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JUNE 9, 2021

11:00 A.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

ATTENDANCE

Members present: Mahan and Manuel (Items A, C, and D)

Staff present: Hernandez and Hamilton

*** The following item was heard out of agenda order. ***

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. **26 E GUTIERREZ ST**
Assessor's Parcel Number: 037-254-004
Zone: M-C (C-M)
Application Number: PLN2021-00225
Owner: Ryan Brown
Applicant: Ed DeVicente

(The building, constructed in 1925 as the Second Baptist Church, is a historic Structure of Merit as an important institution to Santa Barbara's African American/Black community. Proposal to replace 4 front elevation stained glass windows installed in the 1950s to match stained glass on the side elevations that dates to the construction dates of the 1920s stained glass, and to install planter boxes on existing windows in the tower.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria and Historic Resource Findings. Project was continued two weeks at the May 26, 2021 Consent hearing.

Project Design Approval and Final Approval with comments:

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project largely 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.
2. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara 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 weathervane on top of the tower is acceptable, and the Commission encourages applicant to look around town for inspiration for its design.

*** The following item was heard out of agenda order. ***

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B.	<u>2227 STATE ST</u>
Assessor's Parcel Number:	025-191-007
Zone:	RS-7.5 (E-3)
Application Number:	PLN2017-00486
Owner:	James E. Wilson Jr. Living Trust James Wilson, Trustee
Applicant:	Jeff Gorrell, LMA Architects

(The English Vernacular style residence constructed in 1922 is on the City's List of Potential Historic Resources, as it is eligible for designation as a Structure of Merit. Proposal for an approximately 195 square foot first-floor rear addition, and an approximately 193 square foot rear basement addition/remodel, to an existing 2,023 square foot single-unit residence. The project includes adding a new detached 528 (gross) square foot rear carport and 63 square foot rear trellis. The proposed total of 2,852 square feet on an 8,400 square foot lot is 85% of the maximum required floor-to-lot area ratio. Project no longer requires a Modification from the Staff Hearing Officer for the proposed open yard.)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance Findings and Historic Resource Findings. Project was last reviewed July 22, 2020.

Project Design Approval and Final Approval with comments:

1. 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.
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.

* The following item was heard out of agenda order. *

NEW ITEM: PROJECT DESIGN APPROVAL

C. **15 E ANAPAMU ST**
 Assessor's Parcel Number: 039-183-028
 Zone: C-G (C-2)
 Application Number: PLN2021-00230
 Owner: Randy Langel
 Applicant: Paul Zink

(Proposal for a renovation of the front elevation to include altering the location of 2nd floor windows, removing and reinstalling the existing clay tile roof, installing an air conditioner condenser to the roof, and replacing the fabric awnings at the front elevation.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria.

Project Design Approval and continue indefinitely to Consent with the following comment:

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - g. The project largely 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.
 - h. 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.
 - i. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.

- j. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
- k. The design of the project responds appropriately to established scenic public vistas.
- l. The project includes an appropriate amount of open space and landscaping.

*** The following item was heard out of agenda order. ***

REVIEW AFTER FINAL APPROVAL

D. **1334 ANACAPA ST**
Assessor's Parcel Number: 029-071-001
Zone: O-R (R-O)
Application Number: PLN2020-00445
Owner: Fenton Family Trust
Applicant: Annie Fenton

(The Queen Anne Free Classic style building, constructed in 1910 is eligible for designation as a Structure of Merit and is a contributing historic structure to El Pueblo Viejo Landmark District. Proposal to install a new 5'-0" tall wrought iron privacy fence, new 5'-0" tall wrought iron pedestrian gate at the concrete walkway, and two new 5'-0" tall wrought iron driveway gates.)

Review After Final is requested for changes to the approved fence pillar design. Project requires substantial conformance to the plans granted Final Approval on February 17, 2021, which was when the project was last reviewed.

Approval of Review After Final with comments:

1. The iron color choice shall be approved by Staff per the Santa Barbara Colors guide.
2. The revised project substantially conforms to the plans that received Final Approval.