



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 9, 2025

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Robert Ooley, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Charles McClure

ADVISORY MEMBER: Dr. Michael Glassow
CITY COUNCIL LIAISON: Kristen Sneddon
PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Jasper Carman, 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, Ooley, Butler, Ensberg, Lenvik, and McClure (until 2:40 p.m.)
Commissioners absent: Doordan and Drury
Staff present: Hernandez, Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **March 26, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 26, 2025**, as submitted.

Action: Ooley/Butler, 6/0/0. (Doordan and Drury absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **March 26, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **March 26, 2025**, as submitted.

Action: Ooley/Butler, 6/0/0. (Doordan and Drury absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of April 9, 2025.

Consent Calendar April 9, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval 1637 Oramas Rd	APN: 027-152-005 PLN: 2024-00452 Zone: RS-15	Sam Carey / Chris Cottrell, Dovetail Architects	Project Design Approval with findings
2.	Project Design Approval and Final Approval 1002 Anacapa St	APN: 029-211-024 PLN: 2025-00029 Zone: C-G	Jeff Atlas, Ocean Hills Covenant Church of Santa Barbara Inc / Ed de Vicente, DMHA	Project Design Approval and Final Approval with conditions and findings

Motion: Ratify the Consent Calendar of **April 9, 2025**, as reviewed by Commissioners Ooley and McClure.

Action: Ooley/Butler, 6/0/0. (Doordan and Drury absent.) Motion carried.

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

1. Ms. Hernandez announced the following:

- The Master Environmental Assessment updates to the Historic Resources Guidelines will be at City Council for adoption on the consent agenda on April 29, 2025.
- The Environmental Impact Review (EIR) for the Los Patos bridge demolition will be publicly posted and distributed to Commissioners for viewing on April 11, 2025. The HLC will be reviewing the historic resources part of the EIR at their April 23, 2025 meeting in order to provide comments to send to the Planning Commission who will Certify the EIR.

2. Commissioner McClure announced that he has to leave at 2:40 p.m.

3. Commissioner Ensberg discussed the Kellam de Forest Speaker Series through the Pearl Chase Society where architect Dennis Whelan, also the Vice Chair of the Architectural Board of Review, gave a presentation about the history of historical preservation.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) HISTORIC STRUCTURES REPORT

1. **2314 STATE ST**

Assessor's Parcel Number: 025-123-018

Zone: RS-7.5

Application Number: PLN2024-00393

Owner: Celine Parris

Applicant: Adam Cunningham, Adam Cunningham Design Services

(Review of Historic Structures/Sites Report for a c. 1926 Period Revival style cottage.)

Requesting acceptance of a Historic Structures/Sites Report prepared by Post/Hazeltine. The report concluded that the Period Revival style cottage constructed c. 1926 is eligible for listing on the Historic Resources Inventory, but the vernacular type garage does not make a substantial contribution to the streetscape or residence.

Actual time: 1:47 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates

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

Motion: Accept the report as submitted.

Action: Ooley/Ensberg, 5/1/0. (Lenvik opposed. Doordan and Drury absent.) Motion carried.

Commissioner Lenvik opposed because he does not find the building meets Criterion 3 outlined in the Santa Barbara Municipal Code to qualify as a historic resource.

(1:55PM) ARCHAEOLOGY REPORT

2. 321 E ISLAY ST

Assessor's Parcel Number: 027-051-012

Zone: RS-15

Application Number: PLN2024-00492

Owner: Mary Jo Negle

Applicant: Paul Zink

(Designated a Structure of Merit, constructed in 1914 in the American Colonial Revival style. Proposal for a new detached Accessory Dwelling Unit (ADU) with attached two-car garage and storage area for a total of 1,620 square feet. Project includes a new pool and spa, 110 square foot pool hut, trellis, BBQ area, six foot high wood fence, front garden wall and sidewalk with wrought iron fencing, driveway gate, mechanical equipment, and retaining wall; hardscape and landscape alterations; removal of eleven trees; and demolition of the existing two-car garage.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by David Stone, Stone Archaeological Consulting. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 2:04 p.m.

Present: Paul Zink, Applicant

Public comment opened at 2:06 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Lenvik, 6/0/0. (Doordan and Drury absent.) Motion carried.

(2:05PM) NEW ITEM: CONCEPT REVIEW

3. **321 E ISLAY ST**
Assessor's Parcel Number: 027-051-012
Zone: RS-15
Application Number: PLN2024-00492
Owner: Mary Jo Negle
Applicant: Paul Zink

(Designated a Structure of Merit, constructed in 1914 in the American Colonial Revival style. Proposal for a new detached Accessory Dwelling Unit (ADU) with attached two-car garage and storage area for a total of 1,620 square feet. Project includes a new pool and spa, 110 square foot pool hut, trellis, BBQ area, six foot high wood fence, front garden wall and sidewalk with wrought iron fencing, driveway gate, mechanical equipment, and retaining wall; hardscape and landscape alterations; removal of eleven trees; and demolition of the existing two-car garage.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 2:09 p.m.

Present: Paul Zink, Applicant

Staff comments: Ms. Reidel stated that the Commission does not have purview over private views, their purview extends only to public views, and there are no proposed changes to the historic residence under this proposal.

Public comment opened at 2:21 p.m.,

The following individuals spoke:

1. Greg Dahlen
2. Elena Urschel
3. Larry Marks
4. Stephen Olson

Written correspondence from Elena Urschel, Madisyn Taylor, and Mark Norris was acknowledged.

Public comment closed at 2:30 p.m.

Public comment reopened at 3:03 p.m.,

The following individual spoke:

1. Stephen Olson

Public comment closed at 3:03 p.m.

Motion: Continue indefinitely with comments:

1. The Commission thanks the applicant for bringing the project forward and thanks the owners for putting the work in to take care of this historic resource.
2. Simplify the front yard utilizing neighbors' properties to find a good precedent.
3. Consider using one retaining wall instead of two and/or obscuring a fence with a hedge.
4. The garage elevation is unresolved, study simplifying the front elevation as well as overall massing, consider hipped or gable roof if done simply.
5. Study the dormers on the ADU as they seem overly complex and aren't conducive to the small structure as well as the main house.
6. The site plan needs to be simpler and more formal in structure.
7. The Commission feels that the character of the ADU should be more referential to the main house in terms of its materials and details including the division of windows or muntins, columns, piers, shutters, etc.
8. Study overall style of the ADU as to whether it is a simplified version of the main house or a simple structure that is sympathetic to the main house.
9. Some Commissioners feel the chimney on the ADU is unnecessary, others feel it may be supportable.

Action: Ooley/Ensberg, 5/0/0. (Doordan, Drury and McClure absent.) Motion carried.

*** MEETING ADJOURNED AT 3:29 P.M. ***