



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

AUGUST 3, 2022

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
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
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz (at 1:35 p.m.), Butler, Doordan, Drury, Ensberg, Lenvik, Ooley (at 1:33 p.m.), and Manuel (until 2:52 p.m.)

Commissioners absent: None

Staff present: Kokinda, Hernandez, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 6, 2022**, as submitted.

Action: Ooley/Drury, 7/0/2. (Drury and Ensberg abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 20, 2022**, as reviewed by Commissioners Hausz and Manuel.

Action: Ooley/Hausz, 8/0/1. (Ensberg abstained.) Motion carried.

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

1. Ms. Kokinda announced the following:

- a. The Commission and City Staff welcomed Commissioner Ensberg as the newest HLC Commissioner.
- b. Ms. Kokinda has been in contact with Public Works regarding transformers and utilities. More information will be provided at a later date.
- c. A training on Electric Vehicle Charging Stations and Solar Charging Stations will be scheduled for the Commission in the near future. There are some considerations that take away the discretionary review process and turn it into a ministerial process. Commissioner Lenvik expressed concern regarding the charging facilities on the corner of Carrillo Street and Chapala Street.

E. Subcommittee Reports:

Commissioner Ooley reported that the Designation Subcommittee will meet on Tuesday, August 9, 2022 at 2:30 p.m.

Commissioner Lenvik reported on the State Street Advisory Committee.

(1:45PM) PRESENTATION AND HISTORIC PRESERVATION TRAINING ITEM

1. THE SMALL HOUSE MOVEMENT OF THE 1920S: PRESERVING SMALL “BETTER” HOUSES

Reference Number: PLN2022-00033

Staff: Nicole Hernandez, Architectural Historian

(University of Columbia Graduate Student, Valerie Smith, will present her graduate thesis, *The Small House Movement of the 1920s: Preserving Small “Better” Houses*, with a focus on the large contributions made by Santa Barbara.)

[Small House Movement of the 1920s: Preserving Small “Better” Houses*](#)

**Available for view online at SantaBarbaraCA.gov/HLC under staff reports.*

Actual time: 1:44 p.m.

Present: Valeria Smith, University of Columbia Graduate Student; and Nicole Hernandez, Architectural Historian, City of Santa Barbara

Staff comments: Ms. Hernandez stated that Ms. Smith will be presenting her thesis “*The Small House Movement of the 1920s: Preserving Small “Better” Houses*”, with a focus on the large contributions made by Santa Barbara.

Discussion held.

*** THE COMMISSION RECESSED FROM 2:10 TO 2:25 P.M. ***

(2:30PM) MISCELLANEOUS ACTION ITEM**2. 1238 NORTH NOPAL ST**

Assessor's Parcel Number: 029-150-009
Zone: RS-15
Reference Number: PLN2022-00033
Owner/Applicant: James Celmayster

(Listed on the Historic Resources Inventory on 1-29-2014 based on the conclusions of the Lower Riviera Historic Resources Survey. Review Staff Report to consider request by owner to remove the 1939 house located at 1238 North Nopal Street from the Historic Resources Inventory due to lack of historic integrity.)

Historic Significance Report*

**Available for view online at SantaBarbaraCA.gov/HLC under staff reports.*

Actual time: 2:25 p.m.

Present: James Celmayster, Owner/Applicant

Staff comments: Ms. Hernandez stated that in the early 2000's, the City sponsored a windshield survey of the Lower Riviera. Some of the properties were not heavily researched, however every property found significant was put on the Historic Resources Inventory in order to protect it. The Owner contacted Ms. Hernandez due to the large number of alterations to the house. The house no longer has the same integrity as stated in the survey. The Owner has requested to remove it from the Historic Resources Inventory.

Public comment opened at 2:33 p.m., and as no one wished to speak, it closed.

Motion: Approve the request to remove the 1939 house located at 1238 North Nopal Street from the Historic Resources Inventory due to a lack of historic integrity.

Action: Ooley/Hausz, 9/0/0. Motion carried.

*** THE COMMISSION RECESSED FROM 2:43 TO 2:49 P.M. ***

(3:00PM) CONTINUED ITEM: FINAL APPROVAL**3. 223 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-012
Zone: P-R/SD-3
Application Number: PLN2021-00473
Owner: City of Santa Barbara
Applicant: Justin Van Mullem

(The project site is located within El Pueblo Viejo Landmark District, Part I. Proposal to construct a pergola and install landscape planters, new fencing, and lighting at the patio adjacent to Casa Las Palmas. Project includes renovation of the snack bar and ADA accessibility upgrades.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on December 22, 2021. The project was last reviewed on December 22, 2021.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:49 p.m.

Present: Elijah Pierce, Architect, RRM Design Group; Justin van Mullem, Capital Projects Supervisor, City of Santa Barbara

Public comment opened at 3:01 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. In general, the Commission is very supportive of the design, and thanks the applicant team for their continued work on developing the project and for taking the Commission's previous comments into consideration.
2. In general, the movable fence is very appreciated. Study putting the palm frond motifs within a panel, structure, or frame and then setting that within the gate. At least a couple of Commissioners would like the applicant to look at simplifying the design by removing the circles or by providing a simpler pattern. Refine the bottom motif along the pick plate of the gate, and potentially lose the palm tree motif. Consider studying the extension of palm tree all the way down. Look at moving the motif to the center of the gate and completing it, or provide another acceptable solution.
3. The Commission is supportive of removing the palm finial at the top of the trellis.
4. Make the wrought iron brackets thicker towards the bottom. Look at visual wrought iron connections at both the post connection and at the beam-trellis connection.
5. Study moving the double gates attached to building to bring them out more.
6. Show a detail of the LED lighting in the trellis members and specify the color temperature.

Action: Hausz/Drury, 8/0/0. (Manuel absent.) Motion carried.

(3:30PM) CONTINUED ITEM: REVIEW AFTER FINAL APPROVAL

4. 1125 ANACAPA ST

Assessor's Parcel Number: 039-232-019

Zone: C-G

Application Number: PLN2014-00593

Owner: City of Santa Barbara

Applicant: John Coplin

(The project site is located within El Pueblo Viejo Landmark District, Part I. A proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library was granted Project Design Approval and Final Approval by the HLC on January 28, 2015. Additional work included realignment of existing walkway, new planting, and the addition of a new guardrail to an existing retaining wall (adjacent to La Arcada).)

Review After Final (RAF) is requested to finish the transformer box in "La Arcada Exterior Stucco". Project plans must demonstrate substantial conformance to the plans that received Final Approval on January 28, 2015. The RAF request was last reviewed December 22, 2021.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Motion: Item 4 continued indefinitely due to the applicant's absence.

Action: Hausz/Ooley 8/0/0. (Manuel absent.) Motion carried.

*** MEETING ADJOURNED AT 3:52 P.M. ***