



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

AUGUST 30, 2023

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
Charles McClure
Robert Ooley

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
Kira Esparza, Administrative Assistant

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz (at 1:31 p.m.), Butler, Doordan, Ensberg, Lenvik, and McClure

Commissioners absent: Ooley

Staff present: Kokinda (until 2:01 p.m.), Hernandez (until 2:47 p.m.), Tony Boughman, Associate Planner (from 2:47- 3:56 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Peter Preiswerk

Written correspondence from Kevin Boss, and Grant and Anne-Marie Castleberg was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 16, 2023**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 30, 2023**, as reviewed by Commissioners Hausz and McClure as amended.

Action: Lenvik/Drury, 8/0/0. (Ooley absent.) Motion carried.

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

1. Ms. Reidel announced the following:

- a. Item 2, 1002 Anacapa St, is listed on the agenda as postponed to September 13, 2023 but the Applicant has requested that the item be postponed indefinitely.
- b. Item 4, 1925 State St., has been postponed to September 13, 2023.

2. Ms. Hernandez announced the following:

- a. Staff is partnering with the Santa Barbara Trust For Historic Preservation, who has a stipend for a historic preservation internship for a member of an underrepresented community. Staff is working with an intern to complete full reports for each of the sites that were discovered in the African American Context Statement.
- b. There will be a lecture on David Gebhard on Friday, September 8, 2023, sponsored by the Pearl Chase Society.

3. Commissioner Butler and Commissioner Ensberg reported that they attended the August 17, 2023 Planning Commission meeting as HLC representatives for the 710 State Street project.

4. Commissioner McClure announced that he will be absent from the September 27, 2023 meeting.

E. Subcommittee Reports:

Commissioner Lenvik reported on the August 21, 2023 State Street Advisory Committee meeting.

(1:45PM) DISCUSSION ITEM**1. NATIONAL REGISTER HISTORIC DISTRICT FOR BUNGALOW HAVEN**

Reference Number: PLN2023-00015

Staff: Nicole Hernandez, Architectural Historian

(The City's Architectural Historian will present information and an update on the neighborhood effort regarding a National Register Historic District Proposal for Bungalow Haven.)

Actual time: 2:33 p.m.

Present: Nicole Hernandez, Architectural Historian

Public comment opened at 2:39 p.m., and as no one wished to speak, it closed.

Discussion held.**(1:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL****2. 1002 ANACAPA ST**

Assessor's Parcel Number: 029-211-024

Zone: C-G

Application Number: PLN2022-00376

Owner: Ocean Hills Covenant Church of Santa Barbara Inc
Jonathan Shaffer, Representative Member

Applicant: Michael Stroh, DMHA Architecture and Interiors

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 1010 Anacapa Street, a designated Structure of Merit. Proposal for an 8,271 square foot interior and exterior renovation of an existing 11,988 square foot church/office building, consisting of a 2,482 square foot second story addition, and a 3,590 square foot roof deck. Project includes a new corner entry tower, trash enclosure, transformer, short term bicycle parking, and electric vehicle parking. A Parking Design Waiver is requested to allow the bike racks to be less than three feet from the adjacent building.)

Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on February 1, 2023.

1010 Anacapa Street Historic Significance Report*

**Available for view online at SantaBarbaraCA.gov/HLC*

Item postponed indefinitely at the applicant's request.

(1:50PM) NEW ITEM: CONCEPT REVIEW

3. **17 - 21 W MONTECITO ST**
Assessor's Parcel Number: 033-042-007
Zone: HRC-2/SD-3
Application Number: PLN2023-00147
Owner: Paul Uyesaka
Applicant: Craig Minus, CAM Land Use & Development

(Located in El Pueblo Viejo Landmark District, Part I and the building at 21 West Montecito Street is listed on the Historic Resources Inventory, the Art Mullaney Harley Davidson Shop, constructed in 1925 in the vernacular commercial style with Spanish Colonial Revival influences. The report was required to evaluate existing properties due to a pending proposal to demolish the existing structures on three separate parcels. Proposal to construct a new 27,647 square foot three-story hotel consisting of 44 guest rooms, a first-floor lobby, a reception area, lounge, grab & go, storage area, a roof deck, and underground 44-space garage for valet parking.)

- A. Requesting acceptance of a Revised Historic Structures/Sites Report prepared by Sarah Corder. The revised report concluded that the properties at 17 West Montecito Street and 21 West Montecito Street are not eligible for historic designation and are not considered historical resources. Report was last reviewed on July 12, 2023.**
- B. No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.**

Historic Structures/Sites Report*

**Available for view online at SantaBarbaraCA.gov/HLC*

Actual time: 2:40 p.m.

Present: Sarah Corder, Architectural Historian, South Environmental; Clay Aurell, Architect, AB Design Studio; and Tony Boughman, Associate Planner, City of Santa Barbara

Staff comments: Ms. Hernandez stated that if the Commission agrees with the conclusions of the report, the Commission should include a comment in the motion to remove the property from the Historic Resources Inventory.

Staff comments: Mr. Boughman stated that Staff completed a pre-application review for the project and now the applicant has submitted a formal planning application. The project will require a Coastal Development Permit and a Development Plan which will be reviewed by the Planning Commission and require design review by the Historic Landmarks Commission. The project is here for an initial concept review for comments on the design. The Commission should consider if story poles or other visual aids will be needed during the course of reviewing the project. There are three historic landmarks nearby: the train station, the railway express agency office building, and the Moreton Bay Fig tree.

Public comment opened at 2:45 p.m., and as no one wished to speak, it closed.

*** THE COMMISSION RECESSED FROM 2:53 TO 3:02 P.M. ***

Public comment reopened at 3:10 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted and remove 21 West Montecito Street from the Historic Resources Inventory.**

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

Motion: **Continue indefinitely with the following comments:**

1. The Commission thanks the Applicant for their design and efforts.
2. In general, the Commission feels the mass, bulk and scale is appropriate, noting that the Commission will need to see the full context of the project in 3D renderings and models in order to make the neighborhood compatibility findings.
3. The Commission recognizes that this is an important, gateway building into Santa Barbara and will have great views of historic resources.
4. In general, the Commission is in support of the design as submitted with continued additional design work.
5. The floor plans and elevations need to be coordinated with the Commission's preference being that the breakups, wall plane, roof and wall location per the elevations to be more favorable than as depicted by the floor plan.
6. Most Commissioners feel the unbroken ridges on the long sides of the elevations are not acceptable and need to be broken vertically or in some other way.
7. Some Commissioners feel the red roof tile on the elevator/stair tower is acceptable, and other Commissioners suggest a plaster cornice or something simpler.
8. The openings need more variety, detail, or other some way of giving more interest, with the suggestions of different types of openings on the upper floor or changing the proportions of the major balcony openings to be less square.
9. Restudy the connecting walkways to be designed as connecting elements as opposed to walkways between the spaces. Study historic precedence throughout the City as reference.
10. Add more color and interest, including windows, doors, tile, and awnings. On the west elevation, study adding an exterior curtain or another element in the Spanish Colonial Revival style.
11. The Commission suggests including and memorializing the family history and the history of the motorcycle community, as mentioned in the previous presentation. There is a suggestion of including an artistic detail, such as a weathervane, or other detail.
12. Provide 3D renderings to put the project in its context, including views from the public right of way and freeway. Include the context of the surrounding historic structures and the historic tree and how the project relates to them.
13. There is division among the Commission regarding whether the project should include a roof deck. The Commission is in general agreement of not wanting to see clutter on the roof deck. Provide views of the proposed roof deck from the street. If there is a proposed roof deck, place it where it is most useable and study other potential uses , including solar, for unused roof space.
14. Study adding palms along the long elevation to break up the long expanse and regularity of the architecture. Study including specimen trees for landscape variation.

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

(3:35PM) NEW ITEM: CONCEPT REVIEW**4. [1925 STATE ST](#)**

Assessor's Parcel Number: 025-371-008
Zone: C-G
Application Number: PLN2023-00246
Owner/Applicant: Nineteen Twenty Five State LLC
Arvand Sabetian, Representative Member

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 11 West Mission Street, Modoc Substation, a designated Structure of Merit. Proposal to convert an existing 2,555 square foot commercial building to a 2,905 square foot mixed-use building. Project includes a 350 square foot addition, hardscape and landscape changes, new bicycle parking, and exterior alterations such as roofing, doors, windows, skylights, walls, gates, scuppers, and downspouts. Project requires approval of a Design Review Development Plan by the Historic Landmarks Commission.)

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

[11 West Mission Street Historic Significance Report](#)*

**Available for view online at SantaBarbaraCA.gov/HLC*

Item postponed to September 13, 2023 at the applicant's request.

*** MEETING ADJOURNED AT 3:56 P.M. ***