



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 26, 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
Kira Esparza, 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, Butler, Doordan, Ensberg, Lenvik, Ooley, and Manuel

Commissioners absent: Drury

Staff present: Kokinda; Hernandez; Heidi Reidel, Assistant Planner; and Esparza

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 12, 2022**, as submitted.

Action: Hausz/Ooley, 6/0/2. (Doordan and Ooley abstained. Drury absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 26, 2022**, as reviewed by Commissioners Hausz and Manuel.

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

D. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission and Planning Commission Joint meeting of **October 14, 2022**, as submitted.
Action: Hausz/Ooley, 6/0/2. (Ooley and Doordan abstained. Drury absent.) Motion carried.

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

*** The item was re-opened at 3:55 p.m. ***

Ms. Hernandez announced that Trinity Church, a Landmark in the El Pueblo Viejo district, had its front facing windows and doors vandalized, and are fully intending on having them replaced.

F. Subcommittee Reports:

Commissioner Hausz announced that he and Chair Grumbine will be attending the Plaza De La Guerra meeting on October 27, 2022.

(1:45PM) MISCELLANEOUS ACTION ITEM: CITY LANDMARK DESIGNATION RECOMMENDATION

1. STATE STREET PARKWAY FROM MISSION STREET TO CONSTANCE AVENUE

Assessor's Parcel Number: ROW-870

Reference Number: PLN2022-00033

Owner: City of Santa Barbara

Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Report and Public Hearing to consider adoption of resolution 2022-03 to recommend to City Council the City Landmark designation of the State Street Parkway from Mission Street to Constance Avenue from the 2000 Block of State Street to the 2500 Block of State Street.)

[Historic Significance Report*](#)

[HLC Resolution 2022-03*](#)

[Attachment A: Aerial and Detailed Landscape Drawings*](#)

[Attachment B: Nomination Packet*](#)

[Attachment C: City Park Commission Meeting Minutes Excerpts from 1924*](#)

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

Actual time: 1:36 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Fred Sweeny, Pat Saley,

Public comment opened at 1:56 p.m.,

The following individuals spoke:

1. Rick Barron
2. Mary Louise Day
3. Peter Brown

4. Derrick Bailey

Written correspondence from Richard Closson of the Santa Barbara Conservancy, Marell Brooks, Citizens Planning Association, and Bob Cunningham was acknowledged.

Public comment closed at 2:04 p.m.

Public comment reopened at 2:33 p.m.

Public comment closed at 2:33 p.m.

Motion: Continue indefinitely with the comment that Staff shall revise the draft resolution to include more information on the landscape character of the planters.

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

(2:15PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATIONS**2. 540 WEST PUEBLO STREET (519 & 525 WEST JUNIPERO STREET)**

Assessor's Parcel Number: 025-090-048

Reference Number: PLN2022-00033

Owner: Cancer Foundation of Santa Barbara

Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Reports and Public Hearing to consider adopting resolutions 2022-04 and 2022-05 to designate as Structures of Merit to the following historic resources located on the Ridley-Tree Cancer Center campus.)

a) [519 W Junipero St., a Queen Anne Free Classic style house constructed in 1905](#)
[Historic Significance Report*](#)
[HLC Resolution 2022-04*](#)

b) [525 W Junipero St, a Queen Anne Free Classic style house constructed in 1906](#)
[Historic Significance Report*](#)
[HLC Resolution 2022-05*](#)

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

Actual time: 2:44 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Lisa Lile Cearnal Collective

Public comment opened at 2:50 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2022-04 to designate 519 W Junipero St. as a Structure of Merit.

Action: Ooley/Hausz, 7/0/1. (Butler abstained. Drury absent.) Motion carried.

Motion: To adopt Resolution 2022-05 to designate 525 W Junipero St. as a Structure of Merit.

Action: Ooley/Hausz, 7/0/1. (Butler abstained. Drury absent.) Motion carried.

(2:30PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION

3. 1234 FERRELO ROAD

Assessor's Parcel Number: 029-342-018

Reference Number: PLN2022-00033

Owner: Edmunds, Wendy M Separate Property Trust
Wendy Edmunds, Trustee

Staff: Nicole Hernandez, Architectural Historian

Review of Staff Report and Public Hearing to consider adopting resolution 2022-06 to designate as a Structure of Merit the Spanish Colonial Revival Style house constructed in 1930.

[Historic Significance Report*](#)

[HLC Resolution 2022-06*](#)

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

Actual time: 2:58 p.m.

Present: Wendy Edmunds, Owner

Public comment opened at 3:07 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2022-06 to designate 1234 Ferrelo Road as a Structure of Merit.

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

(2:40PM) ARCHAEOLOGY REPORT

4. 414 W CANON PERDIDO ST

Assessor's Parcel Number: 039-301-006

Zone: R-MH

Application Number: PLN2021-00553

Owner: Michael Drewisch

Applicant: Lauren Anderson, A34Studio

(The proposed project is a two-story two-unit residential building using the Average unit-size density (AUD) program. Project includes two 932 square foot bedroom units. The proposed density on the 3,529 square foot lot is 25 units per acre. The proposal also includes two covered parking spaces in a 448 square foot garage.)

Request for acceptance of a Phase 1 Archeological Resources Report prepared by Bryon Bass, Ph.D., R.P.A. and Ignacio Requena, M.S., R.P.A. of Strata Science. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.

Actual time: 3:09 p.m.

Present: Lauren Anderson, A34 Studio

Public comment opened at 3:11 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

*** THE COMMISSION RECESSED FROM 3:15 TO 3:27 P.M. ***

(2:50PM) HISTORIC STRUCTURES REPORT

5. 481 W MOUNTAIN DR

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Application Number: PLN2021-00127

Owner's: 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: Joe Andrulaitis, Andrulaitis+Mixon Architects

(The series of seven existing cottages constructed in 1947 are listed on the Historic Resources Inventory. 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, and as-built and proposed new accessory buildings. The project has been granted a Lot Area Modification and a Setback Modification.)

Request for acceptance of a revised Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes that the proposed installation of tanks to meet code-required onsite stormwater retention meets the Secretary of the Interior's Standards. Therefore, project impacts on significant historic resources would be less than significant.

[Phase 1-2 Historic Structures/Sites Report \(Accepted by HLC on August 4, 2021\)*](#)
[Phase 2 Historic Structures/Sites Letter Report*](#)

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

Actual time: 3:27 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; Post, Pam Post/Hazeltine Associates; and Joe Andrulaitis, Andrulaitis+Mixon Architects

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase 2 Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates.

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

(3:00PM) HISTORIC STRUCTURES REPORT

6. 1250 CLIFF DR

Assessor's Parcel Number: 035-200-009
Zone: RS-7.5
Application Number: PLN2019-00032
Owner: Parris Family Trust
William S. Parris, Trustee
Applicant: Louis Robinson

Request for acceptance of a Phase 1 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes that the house, driveway, its motor court, and the palm trees lining the driveway are eligible for listing as a City of Santa Barbara Landmark. The carport/garage, lath house, and shed, are not individually distinguished, nor do they represent an assemblage of buildings that may a significant contribution to the setting of the house. Therefore, the house, driveway and its motor court and palm trees lining the driveway, which contribute to the setting of the house, are significant historic resources for environmental review. The carport/garage, lath house and shed are not significant historic resources for environmental review.

Phase 1 Historic Structures/Sites Report*

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

Actual time: 3:56 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; Post, Pam Post/Hazeltine Associates

Public comment opened at 4:08 p.m., and as no one wished to speak, it closed.

Motion: To accept the Phase 1 Historic Structures/Sites Report prepared by Post/Hazeltine Associates.

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

*** MEETING ADJOURNED AT 4:11 P.M. ***