



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

AUGUST 19, 2020

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Robert Ooley
Julio J. Veyna

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, Urban Historian
Pilar Plummer, Assistant Planner
Heidi Reidel, 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, Hausz, Drury, Lenvik, Mahan, and Ooley

Commissioners absent: Edmunds and Veyna

Staff present: Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 5, 2020**, as submitted.

Action: Ooley/Drury, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 19, 2020**, as reviewed by Commissioner Mahan.

Action: Ooley/Hausz, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

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

1. Ms. Unzueta announced that Commissioner Veyna stepped down from the HLC due to health issues. Staff thanks him for his service and contributions to the Commission. Commissioner Bob Cunningham from the Architectural Board of Review has offered to review landscape items on the Consent calendar until a replacement landscape architect is selected. Chair Grumbine read a Resolution of Recognition for Commissioner Venya into the record, recognizing his service.
2. Chair Grumbine announced that the AIA Design Charrette is underway. Commissioners should contact the Design Review Supervisor if they would like to volunteer as a Design Reviewer.
3. Commissioner Drury announced that he will leave the meeting at 5:40 p.m.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) STRUCTURE OF MERIT DESIGNATIONS

1. MULTIPLE HISTORIC RESOURCES LISTED BELOW

Reference Number: PLN2020-00018

(The Commission is requested to Review Staff Reports and hold a Public Hearing to consider Structure of Merit designation of the following historic resources.)

a. 414 PLAZA RUBIO

Assessor's Parcel Number: 025-263-003

Owner: Tone A. Meisel

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house designed by Mary Craig, in 1926, located at 414 Plaza Rubio.)

b. 405 CANON DR

Assessor's Parcel Number: 053-152-010

Owner: Paul Leonardi

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house designed by Edwards and Plunkett in 1929, located at 405 Canon Drive.)

c. 3308 CALLE FRESNO

Assessor's Parcel Number: 053-071-007

Owner: Richard Closson

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house designed by Henry Howell in 1931, located at 3308 Calle Fresno.)

Actual time: 1:51 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 1:54 p.m.

The following individuals spoke:

1. Richard Closson
2. Daniel Meisel

Public comment closed at 1:58 p.m.

Motion: Adopt resolutions to designate as Structures of Merit the properties at 414 Plaza Rubio, 405 Canon Drive, and 3308 Calle Fresno.

Action: Hausz/Ooley, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

(2:20PM) MILLS ACT CONTRACT APPLICATIONS

2. MULTIPLE HISTORIC RESOURCES LISTED BELOW

Reference Number: PLN2020-00018

(The Commission is requested to review the Mills Act Program Ten-Year Rehabilitation Plans and recommend to the Community Development Director to approve the Mills Act contracts for the following properties. The proposed ten-year rehabilitation plans meet the criteria outlined in Municipal Code 22.22.160.)

a. 3 WEST LOS OLIVOS ST (ALSO KNOWN AS: 2135 STATE ST)

Assessor's Parcel Number: 025-241-007

Owner: Erick & Mary Couch

(Application for a Mills Act contract for the Spanish Colonial Revival house constructed in 1925.)

b. 326 EAST ARRELLAGA ST

Assessor's Parcel Number: 027-251-005

Owner: The Son Park McBride Living Trust;
Richard McBride, Trustee

(Application for a Mills Act contract for the Craftsman style house constructed in 1914.)

c. 224 EAST FIGUEROA ST

Assessor's Parcel Number: 029-212-006

Owner: Dean Hansell Living Trust;
Dean Hansell, Trustee

(Application for a Mills Act contract for the stick style house constructed in 1877.)

d. 1746 PROSPECT AVE

Assessor's Parcel Number: 027-141-029

Owner: Julia Bryson & Michael Alfaro

(Application for a Mills Act contract for the Folk Victorian style house constructed in c. 1889-1907.)

e. 802 JIMENO RD

Assessor's Parcel Number: 029-042-001

Owner: Patricia K. Dilks Trust;
Patricia Dilks, Trustee

(Application for a Mills Act contract for the Craftsman/American Foursquare style house constructed in 1910.)

f. 405 CANON DR

Assessor's Parcel Number: 053-152-010

Owner: Paul Leonardi

(Application for a Mills Act contract for the Spanish Colonial Revival style house designed by Edwards and Plunkett in 1929.)

Actual time: 2:05 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 2:09 p.m., and as no one wished to speak, it closed.

Motion: Recommend to the Community Development Director to approve the proposed Mills Act Contracts for the properties at 3 West Los Olivos Street, 326 East Arrellaga Street, 224 East Figueroa Street, 1746 Prospect Avenue, 802 Jimeno Road, and 405 Canon Drive.

Action: Ooley/Hausz, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:15 TO 2:45 P.M. ***

(3:00PM) MILLS ACT CONTRACT APPLICATIONS REQUESTING EXCEPTIONS FROM COUNCIL**3. MULTIPLE HISTORIC RESOURCES LISTED BELOW**

Reference Number: PLN2020-00018

(The Commission is requested to review the proposed Mills Act Program Ten-Year Rehabilitation Plans for multiple properties listed below and recommend to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

a. 1815 LAGUNA ST

Assessor's Parcel Number: 027-051-009

Owner: Gregory C. Hesterberg & Martine A. Mickiewicz

(Applications for a Mills Act contract for the East Indian craft revival style, Lockwood de Forest house constructed in 1915 that is a designated Structure of Merit.)

b. 414 PLAZA RUBIO

Assessor's Parcel Number: 025-263-003

Owner: Tone A. Meisel

(Applications for a Mills Act contract for the Spanish Colonial Revival style house designed by Mary Craig in 1926.)

Actual time: 2:46 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 2:47 p.m.

The following individual spoke:

1. Greg Hesterberg

Public comment closed at 2:49 p.m.

Motion: Recommend that City Council grant an exemption to the Mills Act contract limits and recommend that the Community Development Director approve the proposed Mills Act Contracts for the properties at 1815 Laguna Street and 414 Plaza Rubio.

Action: Ooley/Hausz, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:02 TO 3:10 P.M. ***

(3:20PM) MILLS ACT CONTRACT RENEWAL APPLICATIONS**4. MULTIPLE HISTORIC RESOURCES LISTED BELOW**

Reference Number: PLN2020-00018

(The Commission is requested to review the proposed Mills Act Program Ten-Year Rehabilitation Plans for multiple properties listed below and recommend to the Community Development Director to renew the Mills Act contracts for the following Landmark properties. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

a. 821 CORONEL ST

Assessor's Parcel Number: 035-243-013

Owner: Adam Ross

(Applications for a Mills Act contract renewal for an additional 10-year contract for the Hunt-Stambach House / Italianate style house constructed in 1873-1874 that is a Landmark. The proposed ten year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

b. 215 WEST VALERIO ST

Assessor's Parcel Number: 027-171-005
Owner: Melony Parent

(Applications for a Mills Act contract renewal for an additional 10-year contract for the Queen Anne style house constructed in 1887 that is a Landmark. The proposed ten year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

Actual time: 3:10 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 3:16 p.m., and as no one wished to speak, it closed.

Motion: Recommend to the Community Development Director renew the Mills Act Contracts for the properties at 821 Coronel Street and 215 West Valerio Street.

Action: Lenvik/Hausz, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

(3:35PM) RESOLUTION OF INTENTION FOR STRUCTURES OF MERIT DESIGNATIONS**5. MULTIPLE HISTORIC RESOURCES LISTED BELOW**

Reference Number: PLN2020-00018

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 16, 2020 to consider designating the following historic resources below as Structures of Merit.)

a. 806 ORANGE ST

Assessor's Parcel Number: 037-024-009
Owner: James & Nicole Lambert

(Italianate style house constructed in c. 1880s.)

b. 1734 ANACAPA ST

Assessor's Parcel Number: 027-111-001
Owner: Mission Housing Trust;
Jill Kent, Trustee

(Queen Anne style house constructed in 1888.)

c. 21 EAST CANON PERDIDO ST

Assessor's Parcel Number: 039-322-038
Owner: R&M El Centro Building, LLC

(Spanish Colonial Revival style building constructed in 1927.)

Actual time: 3:20 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 3:24 p.m., and as no one wished to speak, it closed.

Motion: **Adopt Resolution of Intention 2020-10 to hold a public hearing on September 16, 2020 to consider Structure of Merit designation of the properties at 806 Orange Street, 1734 Anacapa Street, and 21 East Canon Perdido Street.**

Action: Hausz/Ooley, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

(3:40PM) RESOLUTION OF INTENTION FOR LANDMARK DESIGNATION

6. 601 EAST MONTECITO ST

Assessor's Parcel Number: 031-352-014

Zone: M-C

Reference Number: PLN2020-00018

Owner: La Casa De La Raza Inc.

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 16, 2020 to consider a recommendation to City Council for City Landmark designation of La Casa De La Raza located at 601 East Montecito Street.)

Actual time: 3:35 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 3:38 p.m., and as no one wished to speak, it closed.

Motion: **Adopt Resolution of Intention 2020-11 to hold a public hearing on September 16, 2020 to consider Landmark designation of 601 Montecito Street, La Casa De La Raza.**

Action: Ooley/Hausz, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

(3:45PM) CONTINUED ITEM: CONCEPT REVIEW

7. 215 E VICTORIA ST

Assessor's Parcel Number: 029-072-013

Zone: O-R

Application Number: PLN2018-00671

Owner: Gary James & Laury Jarvis Woods

Applicant: Ken Vermillion, Bildsten Architecture + Planning

(The 12,977 square foot lot is currently developed with a three-unit building fronting Victoria Street, and two 2-story buildings towards the rear of the lot. Proposal to demolish the existing 1,018 square foot garage, the existing two-story building (3-bedroom unit), existing two-story building (2-bedroom unit), and 45 square foot shed in order to construct a new two-story apartment building. The three existing units in the front building are proposed to remain. The seven unit project will be developed under the Average Unit-Size Density (AUD) Incentive Program. The residential unit mix will include 5 one-bedroom units, 4 two-bedroom units, and 1 Accessory Dwelling Unit (ADU) with an average unit size of 1,125 square feet. Minor site improvements are proposed, including demolition and replacement of the stairs to the second level, and replacing the existing entry deck (Unit C of existing triplex). The

existing driveway and parking areas will remain, with new paving, and new landscaping throughout the site. Staff Hearing Officer review is required for an Open Yard Modification.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on July 8, 2020.

Actual time: 3:41 p.m.

Present: Ellen Bildsten, Bildsten Architecture + Planning; and Ken Vermillion, Applicant, Bildsten Architecture + Planning

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. In general, the Commission finds the red tile roofs and flat plaster parapet roofs to be moving in the right direction.
2. The roof element massing is acceptable.
3. The 9 foot parapet roof areas seem to be acceptable.
4. In general, the Commission feels there is too much plaster above the windows.
5. The massing of the parking garage is too contemporary especially on the west elevation.
6. The corner window treatments are too contemporary.
7. The use of horizontal wood siding is too contemporary and not appropriate for El Pueblo Viejo.
8. The site plan needs to show the adjoining offsite buildings.
9. Show building perspectives from across the street and adjacent views.
10. Provide cross sections from neighboring buildings.
11. Confirm if solar access applies to this project, and if so the potential impact on neighbors.
12. Window screenings should be traditional and metal shrouds are not acceptable.
13. Consider other circulation patterns for parking to enable change in carport parking and circulation and enable the lower building level more traditional and appropriate for El Pueblo Viejo.

Action: Ooley/Mahan, 6/0/0. (Edmunds and Veyna absent.) Motion carried.

*** MEETING ADJOURNED AT 4:57 P.M. ***