



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 26, 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: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, 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 (at 1:32 p.m.), Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: None
Staff present: Hernandez, Megan Arciniega, Project Planner (from 1:37 p.m.- 2:45 p.m.), Reidel, 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 **April 12, 2023**, as submitted.

Action: Drury/Butler, 9/0/0. Motion carried.

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

1. Chair Grumbine requested that the State Street discussion item be on the next agenda.

D. Subcommittee Reports:

Commissioner Ensberg reported on the Airport Terminal Improvement Project.

(1:45PM) CONTINUED ITEM: FINAL APPROVAL

1. 113-115 & 117 W DE LA GUERRA ST

Assessor's Parcel Number: 037-082-027
Zone: C-G
Application Number: PLN2015-00626
Owner: John R. Dewilde
Applicant: Ed De Vicente, DMHA Architecture

(Located in El Pueblo Viejo Landmark District, Part I. The W.D. Smith Building is listed on the Historic Resources Inventory, designed in 1928 in the Spanish Colonial Revival style by Edwards Plunket and Howell. Proposal to construct a new mixed-use building with 1,085 square feet commercial area and 23 residential units. All existing development would be demolished with the exception of the historic façade and tile roof of the W.D. Smith Building, which will be preserved. One existing Queen Palm in the right of way is proposed to be relocated. A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 9, 2022, which is when the project was last reviewed.

Historic Structures/Sites Report*
2017 HSSR Addendum*

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

Actual time: 1:37 p.m.

Present: Ed De Vicente, Architect, DMHA Architecture; Mike Stroh, Architect, DMHA Architecture; Courtney Jane Miller; Landscape Architect; and Megan Arciniega, Project Planner, City of Santa Barbara

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the comment that the project plans demonstrate substantial conformance to the plans that received Project Design Approval on November 9, 2022 and the following conditions:

1. The wrought iron shall be a warm black color.
2. The third story balcony facing the street shall have an engaged column with a 4-inch depth equaling the width of the adjoining column.
3. The exterior light fixtures shall have a color temperature of 3000 Kelvin or less.
4. The Commission appreciates the Applicant working with the neighbors on the project.

Action: Lenvik/Ooley, 8/0/1. (McClure abstained.) Motion carried.

The ten-day appeal period was announced.

(2:15PM) NEW ITEM: PROJECT DESIGN APPROVAL

2. **130 CANYON ACRES DR #A**
Assessor's Parcel Number: 055-153-012
Zone: RS-1A
Application Number: PLN2022-00463
Owner: Jolynn Hardiman
Applicant: Joe Steuer, Studio 4 Design Group

(Designated a Structure of Merit, designed in 1915 in the Mediterranean style by Russell Ray. Proposal to construct a new 544 square foot garage associated with an existing 4,022 square foot single-unit residence. Project includes 920 square feet of associated permeable paving and alterations to existing uncovered parking. The proposed total of 5,731 square feet on a 36,154 square foot lot is 117% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project Compatibility Findings and Minor Alterations Findings are required.

Historic Significance Report*

**Available for view online at [SantaBarbaraCA.gov/HLC](https://www.santabarbaraCA.gov/HLC)*

Actual time: 3:00 p.m.

Present: Joe Steuer, Architect, Studio 4 Design Group; Jolynn Hardiman, Owner

Public comment opened at 3:06 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with the following comments and findings:

1. The project is very supportable, and the Applicant has done a great job with the design.
2. Change the stone element to either be all stone, all plaster, or lower the stone portion with an open edge.
3. Match the garage doors to the original drawings with the divisions and proportions.
4. Include the drawings of the original garage doors on the plans.
5. Study the eave details on the house and consider some adjustments to the garage to match the house.
6. Adjust the man door to be a few inches away from the buildout.
7. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.

- f. The amount of open space and landscaping is appropriate.
- 8. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance.
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:26 P.M. ***