



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 12, 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 Burkhardt, 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, Drury, Ensberg, Lenvik, and Manuel
(absent from 1:48-3:26 p.m.)

Commissioners absent: Ooley and Doordan

Staff present: Hernandez, Megan Arciniega (until 3: 22 p.m.) Burkhardt, and
Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Francesca Galt was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of
September 28, 2022, as submitted.

Action: Drury/Butler, 5/0/2. (Ensberg and Hausz abstained. Ooley and Doordan absent.)
Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 11, 2022**, as reviewed by Commissioners
Hausz and Manuel (Items A and B).

Action: Drury/Hausz, 7/0/0. (Ooley and Doordan absent.) Motion carried.

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

1. Ms. Burkhart announced the following:
 - a. Commissioner Ooley will be absent.
 - b. There is a joint meeting with Historic Landmarks Commission and Planning Commission this Friday, October 14th on the State Street Master Plan Process at the Faulkner Gallery.
 - c. Sometime in November, staff will present an update to the Commission on the Objective Designs and Development Standards draft.
2. Commissioner Lenvik announced the State Street Advisory Committee will have a two-day outreach on State St on November 3rd and 4th.
3. Commissioner Grumbine suggested that Commissioners read [page 3 the Historic Landmarks Commission General Design Guidelines & Meeting Procedures](#) as it outlines the role of the HLC commissioners and may be helpful for upcoming meetings.

E. Subcommittee Reports:

Commissioner Hausz reported the Plaza De La Guerra Design Committee will be meeting later this month.

The Commission discussed appointing Commissioner Doordan or Commissioner Ensberg as the potential HLC representative for the Airport Design Team.

Commissioner Lenvik announced the next State Street Advisory Committee is tentatively scheduled for October 27th.

(1:45PM) CONTINUED ITEM: REVISED PROJECT DESIGN APPROVAL

1. [**113-117 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

(This is a revised project. The project site is located within the El Pueblo Viejo Landmark District, Part I, and includes the W.D. Smith Building at 113 W. De La Guerra Street, which is on the City's Historic Resources Inventory. 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.)

Project Design Approval is requested. Project requires Project Compatibility Findings, Tree Removal Findings, Major Alterations Findings, and an environmental finding for a CEQA

Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain, and an Alternative Landscape Design Waiver. Project was last reviewed on February 5, 2020.

[Historic Structures Report*](#)

[HSSR Addendum*](#)

[HSSR Addendum Plans*](#)

[HSSR Addendum Driveway Elevation*](#)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

Actual time: 1:48 p.m.

Present: Ed De Vicente, DMHA Architecture; Ryan Mills, DHMA,; and Courtney Jane Miller, Landscape Architect, CJMLA; Megan Arciniega, City of Santa Barbara Project Planner

Public comment opened at 2:08 p.m.,

The following individual(s) spoke:

1. Joan Davidson
2. Shella DuMong
3. Kathleen Goo
4. John Campanella

Written correspondence from Agneta Albinsson, Joan Davidson, Judy Flanagan, Shella Comin-DuMong, Michael P Stamat was acknowledged.

Public comment closed at 2:18 p.m.

Motion: Continue four weeks with the following comments:

1. Regarding the mass, bulk, scale, the majority of the Commission feels that the 48ft is too tall and asks the applicant to study lowering it at least a foot or two, as much as practically possible.
2. The Applicant shall restudy the garage opening, on the North elevation, with the suggestion to change the column back to a wall and thicken the wall portion. The Applicant shall restudy other options on the top of that wall rather than having the 3ft clay tile roof overhang. Study the garage door and bring back more decorative options that are more proper to the El Pueblo Viejo.
3. The Applicant shall restudy all awnings, looking at more traditional awning options such as wood, iron, or cloth fabric awnings.
4. The arches on South elevation are too vertically attenuated and need to be restudied.
5. The Applicant shall study an increased header depth for the wood header on the 4th floor.

6. On the Paseo West elevation, the Applicant shall strengthen the plaster corners on the piers on the 3rd floor, and study and refine the wood structure and detailing of the 4th floor with recommendation of wood corbels or other elements.
7. The Applicant shall study the railing on the South elevation for the idea of potentially screening the balconies and to have not-as-open railings.

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

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

2. 1332 LAGUNA ST

Assessor's Parcel Number: 029-085-024

Zone: R-M

Application Number: PLN2022-00211

Owner: Ilene & Bruce Dennis

Applicant: Mark Morando, Morando Design

(The project site contains a Structure of Merit constructed in the Queen Anne Free Classic style in 1905. Proposal to demolish a 379-square-foot deck and remove two doors from the East elevation (rear) and construct a 563-square-foot addition and new 168-square-foot deck to an existing 1,646-square-foot single-story single-unit residence. The proposed total of 2,009 square feet of development, on a 9,144-square-foot lot, is 58% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required.

Historic Significance Report*

Memo re: Evaluation to the Secretary of the Interior Standards*

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

Actual time: 3:24 p.m.

Present: Ilene & Bruce Dennis, Owners; Mark Morando, Morando Design

Staff comments: Ms. Hernandez gave a presentation on Historic Resources Design guidelines for additions.

Public comment opened at 3:43 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Consent for Project Design Approval and Final Approval with the following comments:

1. The Commission appreciates the care and hard work on maintaining the historic resource, and it is beautifully restored.
2. The mass, bulk and scale, as well as the footprint and how the building is being extended, are appropriate.
3. The back porch doors should be looked at, specifically at the munton division and study how the doors stack, recognizing this is the back of the building and there is a little more flexibility but also wanting to adhere to the integrity.

4. The clear story window and gable should be restudied, looking at Free Classic Queen Ann examples that would maximize the window and is an appropriate shape and detailing.
5. The applicant shall study more appropriate Free Classic Queen Ann style ways to enclose the deck, while understanding the desire to reuse the existing wood as an option that can be discussed upon return, and that the design was approved before.

Action: Hausz/Drury, 7/0/0. (Ooley and Doordan absent.) Motion carried.

*** MEETING ADJOURNED AT 4:04 P.M. ***