



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 6, 2018

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Designation Of The Margaret Baylor Inn/Lobero Building, The Live Oak Dairy, And La Arcada As City Landmarks

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating The Margaret Baylor Inn/Lobero Building at 924 Anacapa Street as a City Landmark;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Live Oak Dairy Building at 901 North Milpas Street as a City Landmark; and
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating La Arcada Building at 1110-1114 State Street as a City Landmark.

### **EXECUTIVE SUMMARY:**

In order to meet the goals identified in the Historic Resources Element of the General Plan, the City's Urban Historian processes six candidates for City Landmark designation annually. Twice a year, a set of three landmark candidates are selected by the Historic Landmarks Commission (HLC) Designation Sub-committee from the Potential Historic Resources List based on importance to the heritage of the City. Identification and designation of historic resources is stipulated by Historic Resources Element policy HR8, which directs the continued identification, documentation and designation of individual historic resources, as well as historic areas. To accomplish policy HR8, Implementation Action HR8.4 directs the designation of identified historic resources, at least annually. The three candidates for this round are The Margaret Baylor Inn/Lobero Building, The Live Oak Dairy Building, and La Arcada Building.

## **DISCUSSION:**

Santa Barbara Municipal Code (SBMC) Section 22.22.050 grants the HLC the authority to adopt resolutions recommending that the City Council designate City Landmarks. Designation as a City Landmark confers honor and recognition on structures contributing to the City's unique historical and architectural traditions. Pursuant to City Charter Section 817.a. the Historic Landmarks Commission shall have the power and the duty to: "Recommend to the City Council that certain structures, natural features, sites or areas having historic, architectural, archaeological, cultural or aesthetic significance be designated as a Landmark."

On December 13, 2017, the HLC held three separate public hearings to consider designations of the Margaret Baylor Inn/Lobero Building, the Live Oak Dairy Building, and La Arcada, and voted 6 to 0 to adopt resolutions recommending that City Council designate all three structures as City Landmarks. All three buildings were placed on the Potential Historic Resources List in 1978. The HLC determined through evidence provided in the HLC Staff Reports that the three resources are historically and architecturally significant and qualify under SBMC Section 22.22.040 as City Landmarks (Attachments 1, 3, and 5 – HLC Resolutions and Staff Reports).

### The Margaret Baylor Inn/Lobero Building

The Margaret Baylor Inn/Lobero Building, located at 924 Anacapa Street, was constructed as a hotel for businesswomen and opened in March 1927. In 1926, the Inn was designed by Julia Morgan, who was one of the nation's most important architects. Julia Morgan designed the building in the Italian Mediterranean style featuring a formal symmetry on the façade with Roman arched openings on the first floor and symmetrically aligned windows. The building demonstrates Julia Morgan's talent to create a special piece of architecture particularly suited to Santa Barbara. Her classical style building is adorned with details and materials that reflect the heritage of the City, as seen in the Spanish Colonial Revival-inspired ironwork that has a complex interplay between the curvilinear and rectangular.

The Margaret Baylor Inn/Lobero Building meets six of the eleven City Landmark criteria and has retained a high level of historical integrity as its location, design, materials, setting, feeling, association, and workmanship have not been altered and it conveys its original 1926-27 appearance. The proposed boundary of the City Landmark designation includes the entire parcel, as the parcel is mostly dedicated to the building, and to allow for adequate review of any changes for compatibility.

The property owner's agent submitted a letter expressing full support of the recommended City Landmark designation (Attachment 2 – Lobero Letter).

### The Live Oak Dairy

The Streamline Moderne building, located at 901 N. Milpas Street, was designed in 1939 by Alexander C. D'Alfonso, a noted builder and contractor in Santa Barbara. It sits on the northwest corner of Milpas and East Canon Perdido Streets and is a significant feature of the Milpas corridor. The building is distinguished by its Streamline Moderne character-defining features, with its canted front entrance with round awning, rounded engaged columns, and stepped piers rising to the central platform supporting the iconic cow statue. As one of Santa Barbara's few Streamline Moderne buildings, the Live Oak Dairy building is important to Santa Barbara's architectural repertoire.

The Live Oak Dairy property meets six of the eleven City Landmark criteria and has retained a high level of historical integrity as its location, design, materials, setting, feeling, association, and workmanship have not been altered and it conveys its original 1939 appearance. The proposed boundary of the City Landmark designation is the entire parcel, as the parcel is small and mostly dedicated to the Live Oak Dairy building, and to allow for adequate review of any changes for compatibility.

Three members of the public submitted correspondence expressing full support of the recommended City Landmark designation (Attachment 4 – Live Oak Dairy Letters).

### La Arcada

The 1926 La Arcada commercial building, located at 1110-1114 State Street, was designed as a mixed-use retail and restaurant destination by noted architect Myron Hunt in the Spanish Colonial Revival style. The building is noted as an innovative departure from the traditional American pattern of urban buildings oriented to the street, with its pedestrian-oriented paseo winding through the center of the L-shaped building. This piece of Spanish Colonial Revival architecture contributes to the collection of buildings in the style that will always be key to Santa Barbara's identity.

The La Arcada Building meets four of the eleven City Landmark criteria and has retained a high level of historical integrity as its location, design, materials, setting, feeling, association, and workmanship have not been altered and it conveys its original 1926 appearance. The proposed boundary of the City Landmark designation includes the entire parcel, as the parcel is mostly dedicated to the building and paseo, and to allow for adequate review of any changes for compatibility.

The property owner's agent submitted a letter stating that its client does not support the recommended Landmark designation due to concerns that the designation will result in additional governmental review and approval requirements and impose additional costs to operate La Arcada (Attachment 6 – La Arcada Letter). Staff has communicated to the owner's representative that designation as a City Landmark would not preclude the property's eligibility for the Accelerate Program (a temporary pilot program to expedite design and building permit review for properties with frontage on the 00 to 1300 blocks of

State Street), and the overall design review process by the HLC would remain the same. The building is already under the jurisdiction of the HLC because it is located in El Pueblo Viejo Landmark District. If the City Council elects not to designate the La Arcada Building as City Landmark, the action would only answer the question of whether the property is presumed to be historic. The City will retain the discretion under CEQA to determine whether the building is an historic resource each time an alteration is proposed to the exterior of the building. The City is obligated under CEQA to exercise this discretion each time an alteration to the building is proposed whether or not the building is designated as a City Landmark. The owner's agent has not indicated a change in position on this proposed designation.

### Conclusion

The HLC recommends the designation of these three structures as City Landmarks, which are important to the heritage of the City of Santa Barbara. The outstanding attention to detail, materials, and craftsmanship cannot be duplicated. The prominent and beautifully designed structures deserve to join the elite list of City Landmarks that are important features contributing to the City's unique historical and architectural traditions. There is sufficient evidence on record to support The Margaret Baylor Inn/Lobero Building, The Live Oak Dairy, and La Arcada as City Landmarks and for the City Council to adopt resolutions designating them as such.

- ATTACHMENTS:**
1. HLC Resolution No. 2017-116 and HLC Staff Report for The Margaret Baylor Inn/Lobero Building, accepted by HLC on December 13, 2017
  2. Letter in support of City Landmark Designation
  3. HLC Resolution No. 2017-117 and HLC Staff Report for The Live Oak Dairy, accepted by HLC on December 13, 2017
  4. Letter in support of the City Landmark Designation
  5. HLC Resolution No. 2017-118 and HLC Staff Report for La Arcada, accepted by HLC on December 13, 2017
  6. Letter opposing City Landmark Designation

**PREPARED BY:** Nicole Hernandez, Urban Historian

**SUBMITTED BY:** George Buell, Community Development Director

**APPROVED BY:** City Administrator's Office