



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
AUGUST 2, 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: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Administrative Assistant

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, Drury, Ensberg, Lenvik, Ooley, and McClure (absent 2:27 – 3:06 p.m.)
Commissioners absent: None
Staff present: Kokinda (at 3:52 p.m.- 6:31 p.m.), Hernandez, Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss, Randy Fox, and Scott Wenz on behalf of Cars are Basic was acknowledged.

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meetings of **July 12, 2023** and **July 19, 2023** as amended.

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

*** The item was re-opened at 1:35 p.m. ***

Motion: Approve the minutes of the Historic Landmarks Commission meetings of **July 12, 2023** and **July 19, 2023** as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 2, 2023**, as reviewed by Commissioners Hausz and McClure.

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

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

1. Ms. Reidel announced that the special recruitment for the Architectural Board of Review is open and will close on August 17, 2023.
2. Commissioner Drury announced he needs to leave by 7:30 p.m.
3. Commissioner Grumbine announced he would like the State Street discussion item on the next agenda before the City Council discusses the topic at the end of August.

E. Subcommittee Reports:

No subcommittee reports.

(1:45PM) NEW ITEM: PROJECT DESIGN APPROVAL

1. [1733 MOUNTAIN AVE](#)
- | | |
|---------------------------|--------------------------------------|
| Assessor's Parcel Number: | 043-171-006 |
| Zone: | RS-6 |
| Application Number: | PLN2023-00002 |
| Owner: | Graeme Lee-Wingate |
| Applicant: | Tod Stockwell, T Stock Design Studio |

(Historic Structure of Merit, constructed in 1930 in the English Vernacular style. Proposal for a 40 square foot first floor addition and a 608 square foot second floor addition to the rear of an existing 998 square foot single-unit residence. Project includes addition of dormer window on the front elevation and raising the side facing gable 5'2" from 18'10" to 24'0", removal of an as-built shed, new doors, rear windows, roofing, second story balcony, smooth stucco, exterior lighting, and restoration of original windows. The proposed total of 2,143 square feet on a 5,124 square foot lot is 87% of the maximum required floor-to-lot area ratio (FAR).)

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

[Historic Significance Report*](#)
[Memo to the Secretary of the Interior Standards*](#)

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

Actual time: 1:38 p.m.

Present: Todd Stockwell, Architect, T Stock Design Studio

Staff comments: Ms. Hernandez stated that the project meets most of the Secretary of the Interior's Standards, apart from the addition of the dormer on the front elevation and raising the roofline so that it is visible from the front elevation and alters the spatial relationship of the roofline.

Public comment opened at 1:46 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn, Sam Ferguson, and Heidi and Steve Rumohr was acknowledged.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the Applicant for their restoration of some of the elements of the historic resource and hopes for continued diligence on the design so that it can become acceptable.
2. The Commission is split on whether a dormer on the front elevation is acceptable or not. The Commission believes that any dormer added should be more vertical with a gable roof, or the Applicant shall present clear evidence that shed dormers exist within Santa Barbara in Tudor or English Vernacular architecture.
3. Changing the front roof pitch is not acceptable. The Commission prefers that the back addition to be done in way in which the new rear roof is not poking up over the top. The existing ridge and pitch on front roof gable should stay as is.
4. The roof slope on the addition should have a steeper pitch to match the English Vernacular style.
5. Consider including a flat roof portion to connect the addition.
6. Restudy the back balcony and develop a more appropriate English Vernacular way of treating the balcony. Restudy the second-floor cantilever overhang. Look for corbeled cantilevers in the English Vernacular style to use as inspiration for the possibility of eliminating the cantilever altogether.
7. Restudy the corner windows on the southwest perspective to include more plaster between or study a different design.
8. Restudy the horizontal window on the southeast perspective to be more historically appropriate in shape.
9. Integrate light fixtures as the project goes forward.

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

(2:30PM) NEW ITEM: CONCEPT REVIEW

2. **33 E CANON PERDIDO ST**
Assessor's Parcel Number: 039-322-009
Zone: C-G
Application Number: PLN2023-00093
Owner: David Asbell
Applicant: Charles McClure, CM+LA Landscape Architect

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the Lobero Theatre was designed in 1924 by George Washington Smith and Lulah Maria Riggs in the Spanish Colonial Revival style. Proposed landscape and hardscape changes, including replanting lawn areas on side elevation of Anacapa Street with low groundcover, planting beds, and new brick paving. The historic lawn appearance will remain and no trees will be removed or added. Project will abate violations in Enforcement Case ENF2020-00038.)

No final appealable action will be taken at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval.

2012 Historic Structures/Sites Report*
Memo to the Secretary of the Interior Standards*

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

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

Actual time: 2:27 p.m.

Present: Wade Nomura, Contractor, Nomura Yamasaki Landscapes, Inc;

Staff comments: Ms. Hernandez stated that a 2012 Historic Structures and Sites Report for the property found the lawn on each side of the entryway to be character defining features.

Public comment opened at 2:35 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with the following comments:

1. The Commission thanks those who have continued to maintain the property and keep it beautiful.
2. The Commission supports either extending the plaster wall and have it terminate next to the ramp railing or extend the wall and have it terminate in a plaster square pier to match the existing. The Commission does not support a brick pilaster.
3. Omit the urns for both visual and potential maintenance issues.
4. The planting plan is acceptable as proposed.
5. Continue the lighting to match the existing.
6. The Commission feels that with these changes, the project will be ready for Project Design Approval.

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

(3:15PM) NEW ITEM: CONCEPT REVIEW

3. **36 E VICTORIA ST**
 Assessor's Parcel Number: 039-183-006
 Zone: C-G
 Application Number: PLN2023-00230
 Owner: Christ Presbyterian Church
 Jordan Bentley, Representative Member
 Applicant: Trish Allen, SEPPS, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for a 2,778 square foot addition to two existing buildings on two separate parcels totaling 13,126 square feet, resulting in a new combined building totaling 15,904 square feet. Additions include: ground level infill to an existing recessed entry, a new 452 square foot mezzanine level, and a new 2,376 square foot upper level. Project includes a new roof deck, exterior alterations to the existing facades, eight short-term bicycle parking spaces, and a lot merger to combine the two parcels. Project requires approval of a Design Review Development Plan by the Historic Landmarks Commission.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Development Plan Findings will be required for Project Design Approval.

Actual time: 3:06 p.m.

Present: Ken Radtkey, Architect, Blackbird Architects; Adam Sharkey, Architect, Blackbird Architects; and Kyle Wells, Pastor, Christ Presbyterian Church

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

Motion: Continue indefinitely with the following comments:

1. The Commission found this project is eminently supportable and thanks the applicant and owners for doing a wonderful job bringing a historic story to the future design of the building.
2. Study softening the building, with the suggestions to look at Spanish clay tiles on the roof parapet or other ways to soften the geometry of the building.
3. The Commission understands and supports the design of the party wall as it is a typical historic treatment of a party wall. There is a suggestion to soften the wall with insets and a roof cap along the edge of the wall, or other treatments.
4. Study how the entry and/or other components of the building can express the institution of an urban church.
5. Study an art program as part of the paseo and for any other portions that it would make sense.
6. Study shortening the tile walls on the storefront windows to be more like the historic photos.
7. Study breaking up the Anacapa Street facade with pilasters or some other treatment.
8. Study making the paseo more hospitable if possible.
9. Study the color of the storefront windows.
10. Study the possibility of breakup on the storefront windows and study the muntins and divisions.
11. Study any signage designs.
12. The Commission generally supports the mass, bulk, scale, and location of the second floor.

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

*** THE COMMISSION RECESSED FROM 4:05 TO 4:11 P.M. ***

(4:00PM) CONTINUED ITEM: CONCEPT REVIEW

4. **20 E DE LA GUERRA ST (DE LA GUERRA PLAZA)**
Assessor's Parcel Number: 037-092-037
Zone: C-G/P-R
Application Number: PLN2019-00576
Owner: City of Santa Barbara
Applicant: Brad Hess; Public Works, Principal Project Manager

(Located in El Pueblo Viejo Landmark District, Part I and listed on the City's Historic Resource Inventory. The De La Guerra Plaza Revitalization Project proposes to raise the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to be level with the existing sidewalk and install new landscaping, water feature, restrooms, pavilion, stage, art nodes, lighting, and trash/recycling. The 2011 Historic Structures/Sites Report accepted by the HLC found that De La Guerra Plaza is eligible for designation as a City of Santa Barbara Landmark, listing in the California Register of Historical Resources, and the National Register of Historic Places. Surrounding De La Guerra Plaza are City Hall and the California Pepper Tree, The News Press Building, Casa De La Guerra, and El Paseo, all designated City Landmarks; and the La Placita Building a.k.a. McKay-Bothin Building that is a designated Structure of Merit.)

No final appealable action will be taken at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval. The project was last reviewed on March 1, 2023.

[2011 Historic Structures/Sites Report*](#)
[Historical Overview of Turf at Plaza de la Guerra*](#)
[Staff Memo*](#)

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

Actual time: 4:12 p.m.

Present: Brad Hess, Principal Project Manager, City of Santa Barbara; Lief McKay, Principal Architect, RRM Design Group; Tim Hazeltine, Architectural Historian, Post/Hazeltine; Pamela Post, Architectural Historian, Post/Hazeltine; and Elijah Pearce, Principal Architect, RRM Design Group

Staff comments: Ms. Kokinda stated that the Applicant is here to present a concept for aesthetic direction to be able to move forward. The Applicant will need to submit a formal planning application to be reviewed for Application Completeness and will then come back for formal review by the Historic Landmarks Commission, and a historic structures site report will be prepared. The project will also have to go to the Street Tree Advisory Committee. The HLC is the deciding body for the project.

Public comment opened at 4:48 p.m.,

The following individuals spoke:

1. Kira Pusch
2. Anne Petersen

3. Kathy McGill
4. Kristen Sneddon
5. Robin Elander
6. Sara Rubin
7. Sullivan Israel
8. Katie Klein

Written correspondence from John Kelley, Dennis Thompson, Paulina Conn, Pamela Boehr, Lesley Wiscomb, Lanny Ebenstein, Victoria Valente, Nick Shiffman, and Liz Bustamonte was acknowledged.

Public comment closed at 5:09 p.m.

Straw vote: How many Commissioners can support the location of the restrooms? 8/1 Passed

Straw vote: How many Commissioners can support the water feature? 7/2 Passed

Straw vote: How many Commissioners can support the design and location of the pavilion? 5/4 Passed

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the Applicant for a well laid out and thoughtful presentation with beautiful renderings and appreciates all the work that has been put into the project.
2. In general, the palette of paving materials and patterns are going in the right direction, but the Commission suggests simplifying the number of paving materials used. Study the connection to Casa de la Guerra and the dark and light contrasts.
3. Provide a plaque and flag treatment plan, with special consideration to the plaque on the boulder in front of Casa de la Guerra. Ensure that there is enough space for large flag ceremonies.
4. In general, the design in front of City Hall and the side with the hitching post is favorable. Study attaching wrought iron gates to the sandstone piers at the entrance. Study adding rings on some of the hitching posts on the parking next to City Hall.
5. In general, the Commission supports the landscape palette.
6. Provide a delivery access plan.

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

*** MEETING ADJOURNED AT 6:48 P.M. ***