NEW ITEM: CONCEPT REVIEW

A. 1734 ANACAPA ST
Assessor’s Parcel Number: 027-111-001
Zone: RS-15
Application Number: PLN2022-00156
Owner: Mission Housing Trust, Jill Kent
Applicant: Gabriel Zamora, Eighth Days Architecture

(The residence was constructed in 1888 in the Queen Anne style and is a designated Structure of Merit and under a Mills Act Contract. Proposal for rehabilitation of an existing 6,155 square foot three-story residence with 893 square foot garage, toward its original configuration, to include: demolition and removal of non-historic additions at the first and second floors; open enclosed portion of front porch on first floor and open enclosed balcony on second floor to restore the original configuration; removal of surface-mounted vents, drains, and conduits from the exterior; replace an appropriate dormer with a 28 square foot turret to match that in the historic photograph; addition of five 2’x4’ skylights; replacement, repair, and reinstallation of exterior finishes, trims, and decoration throughout to match original materials; replacement of lighting fixtures. The project is associated with abatement of ENF2019-00597.)

Historic Significance Report*
Evaluation to the Secretary of the Interior Standards*
*Available for view online at SantaBarbaraCA.gov/HLC
No final appealable action will take place at this meeting. The project will require Project Compatibility Findings and Minor Alterations for Structures of Merit Findings for Project Design Approval.

Continued indefinitely with the comment that the Commission accepts the Evaluation to the Secretary of the Interior Standards. The project received positive comments.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **132 E DE LA GUERRA ST**
   - Assessor's Parcel Number: 031-081-018
   - Zone: C-G
   - Application Number: PLN2022-00135
   - Owner: County of Santa Barbara, Dacia Harwood
   - Applicant: Jim Grippo, Santa Barbara Historical Museum

(The project site is located in the El Pueblo Viejo Landmark District, Part I, and includes the Santa Barbara Historical Museum, a Structure of Merit; a historic adobe, a Structure of Merit; and the Covarrubias Adobe, a local Landmark and a California State Landmark. Proposal to remove a parking lot tree and associated curved planter to negate its obstruction of delivery/catering trucks and damage to the parking lot paving caused by its roots. The disturbed area would be repaved. No replacement tree is proposed.)

[Historic Significance Report- Santa Barbara Historical Museum](SantaBarbaraCA.gov/HLC)
[Historic Significance Report- Adobes](SantaBarbaraCA.gov/HLC)

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

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations for Historic Resources Findings are required.

Correspondence from Mary Louise Days and Anonymous was acknowledged.

Continue two weeks with comments:
1. The applicant shall replace the removed tree with two 24” boxes of the same species that was removed.
2. The Commission is supportive of removing the tree and planter.
NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **1836 STATE ST**
   - Assessor's Parcel Number: 027-032-001
   - Zone: C-G
   - Application Number: PLN2022-00131
   - Owner: Brian Gilbert, State Street Carole, LLC
   - Applicant: Richard Mason, Kitson Landscape Management

(The project site is located in the El Pueblo Viejo Landmark District, Part I. Proposal to remove a Canary Island Date Palm tree that is causing damage to the State Street side of the building. No replacement tree is proposed.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations for Structures within El Pueblo Viejo Landmark District Findings**

Continue to two weeks with the comment that the applicant shall return with a plan that shows a replacement tree in the new location of the same species or from the list of approved trees of a substantial size (10 foot trunk something larger than 48”).

REVIEW AFTER FINAL APPROVAL

D. **1202 DIANA RD (1165 E. Cota Street)**
   - Assessor's Parcel Number: 031-190-008
   - Zone: RS-6
   - Application Number: PLN2019-00280
   - Owner: BLH Properties LLC
   - Applicant: Shaun Lynch, Evoke Design Studio

(The adobe residence constructed in 1921 in combination Norman Revival and Spanish Colonial Revival style is a designated Structure of Merit and under a Mills Act Contract. Proposal for restoration of the adobe received Final Approval on October 30, 2019 and included demolition of unpermitted additions and opening an enclosed patio, as well as minor additions to the rear of the adobe, and construction of an attached two-car garage with a bump out for washer/dryer equipment. Site landscaping, alterations, and tree removals consistent with the subdivision and grading plans were approved by Planning Commission. This is Lot 3 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

**Request for a Review After Final approval to demolish a portion of the rear patio, adjacent exterior wall and door to accommodate a new 12 square foot closet addition; demolish the rear patio cover (2.5:12 pitch) and reconstruct with 1:12 pitch and raised header; and to increase garage door and associated header height from 7'-0" to 8'-0". Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on August 21, 2019.**

**Historic Significance Report**
**Evaluation to the Secretary of the Interior Standards**
*Available for view online at SantaBarbaraCA.gov/HLC
Approval of Review After Final as submitted.
1. The project is in substantial conformance to the plans that received Project Design Approval on August 21, 2019.
2. The project is consistent with Secretary of Interior Standards.
3. The 1.5:12 pitch is preferred over a 1:12 pitch and raised header.