



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT MINUTES

APRIL 10, 2024

11:00 A.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
Mariah Johnson, Commission Secretary

ATTENDANCE

Members present: Hausz and McClure
Staff present: Hernandez, Reidel, and Johnson

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. [1317 STATE ST](#)
Assessor's Parcel Number: 039-131-022
Zone: C-G
Application Number: PLN2024-00062
Owner: Arlington Theatre Property, LLC
Dale Davison, Representative Member
Applicant: Richard Redmond, Edwards-Pitman Architects

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the Arlington Theatre was constructed in 1930-31 by Edwards, Plunkett, and Howell in the Spanish Colonial Revival style. Proposal for a new stucco grill and fresh air louver on the rear of the building.)

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

[Historic Significance Report*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

Project Design Approval and Final Approval with findings:

1. 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.
2. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B.	<u>1242 DOVER LN</u>	
	Assessor's Parcel Number:	019-203-002
	Zone:	RS-15
	Application Number:	PLN2024-00045
	Owner:	Phelps Family Trust 07/23/99 William R. Phelps, Trustee
	Applicant:	Jake Macaluso, Macaluso Pools, Inc.

(Listed on the Historic Resources Inventory, designed by Leonard A. Cooke, constructed in 1927 in the Spanish Colonial Revival style, and located in the Hillside Design District. Proposal for a new 40-foot by 16-foot pool with inset 7-foot by 7-foot spa and safety cover. Project includes associated mechanical equipment to be screened by existing fencing.)

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

Historic Significance Report*

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

Project Design Approval and Final Approval with findings:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
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 - 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.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- C.** **801 STATE ST**
 Assessor's Parcel Number: 037-400-013
 Zone: C-G
 Application Number: PLN2024-00040
 Owner: Stephen Glenn TTE Playa Living Trust as Managing Member for Kearsarge, LLC
 Applicant: Joe Andrulaitis, Andrulaitis+Mixon Architects

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, constructed in 1925 and designed by A. C. Sanders in the Spanish Colonial Revival style. Proposal to replace doors and windows to match existing, the tile under the windows, revised fenestration at the second floor, and gutters and downspouts.)

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

Historic Significance Report*
Memo to the Secretary of the Interior Standards*

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

Project Design Approval and Final Approval with findings:

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 - 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.
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NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- D.** **1111 E CABRILLO BLVD**
 Assessor's Parcel Number: 017-352-004
 Zone: HRC-1/SD-3
 Application Number: PLN2024-00063
 Owner: KHP IV Santa Barbara LLC
 Eric Moulton, Representative Member
 Applicant: Madison LaScalza, Sequoia Deployment Services Inc.

(Contributing historic resource in El Pueblo Viejo Landmark District, Part I, and adjacent to The Vista Mar Monte, a designated Structure of Merit. Proposal to construct seven new chimney screens for rooftop antenna equipment, as well as a new 256 square foot equipment lease area in the basement to house related equipment. Project includes a new 12-foot-wide access path from Orilla Del Mar Drive.)

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

[Historic Structures/Sites Report*](#)

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

Continue four weeks to the Full Commission with comments:

1. The faux chimneys as proposed are not acceptable because they do not have the proportions of real chimneys.
2. Study reducing the height and reducing the number of chimneys.
3. Study the architecture and provide detailed drawings that show the intended shape and details.