



City of Santa Barbara California

HISTORIC LANDMARKS COMMISSION STAFF REPORT

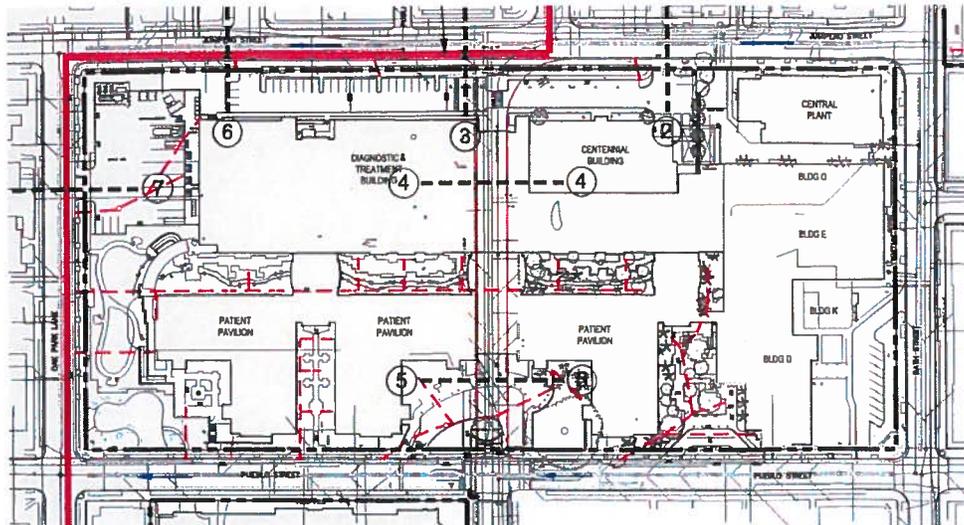
REPORT DATE: July 28, 2011
AGENDA DATE: August 3, 2011
PROJECT ADDRESS: 320 West Pueblo Street, Moreton Bay Fig Tree, *Ficus macrophylla*
Landmark Designation Public Hearing
TO: Historic Landmarks Commission
FROM: Planning Division, (805) 564-5470
Jake Jacobus, City Urban Historian

I. PROPERTY DESCRIPTION

Santa Barbara Cottage Hospital is currently undergoing a significant expansion including seismic compliance and modernization of the facility. It was determined by the Environmental Impact Report that the Moreton Bay Fig Tree, *Ficus macrophylla*, is historically significant and should be preserved on the site. The new structure under construction adjacent to the tree was designed with a recessed section to avoid the need to remove the landmark-worthy tree. This tree is sited where hospital-related neighborhood functions are held. On the date of this photograph, there was a blood drive under way and the tree sheltered the check-in line and served as a shady waiting area for blood donors.



Moreton Bay Fig Tree, *Ficus macrophylla*



II. BACKGROUND

By the 1880s Santa Barbara had established itself as a nationally known fashionable health resort with a mild year-round climate. At this time, it was still a small town with around 3,500 permanent residents and no medical facilities. In 1888, Mary A. Ashley rallied a group of 50 women to work on raising funds for the construction of a hospital in Santa Barbara. The concept that they were proposing was to create a campus consisting of a series of small individual cottages, each housing a separate department, hence the name "Cottage Hospital." They were unable to raise the full amount of the cost and ended up constructing a single building to house the hospital. Although the cottage concept never materialized, they kept the cozy sounding name Cottage Hospital. The hospital opened in December of 1891. As the city continued to grow, so did the hospital facility. The Moreton Bay Fig Tree is believed to have been planted in 1919 at the end of the second expansion period of the facility which had begun in 1913. It also appears that this tree is the last remaining element of the original landscaping.

A Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, determined that the tree qualifies for designation as a City Landmark. Staff has determined that the tree meets the following criteria listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- B. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

III. RECOMMENDATION

Staff recommends that the Historic Landmarks Commission adopt Resolution 2011-03 and forward the Landmark designation request to City Council for consideration. Staff further recommends that the HLC motion include a recommendation that Council place this tree on the City Parks Department Historic Trees List.



**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL
HOLD A PUBLIC HEARING TO CONSIDER
LANDMARK DESIGNATION OF
THE MORETON BAY FIG TREE AT
320 WEST PUEBLO STREET
ASSESSOR'S PARCEL NO. 025-100-001**

RESOLUTION 2011-03

JUNE 22, 2011

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural, or aesthetic significance; and

WHEREAS, the property owner of the Moreton Bay Fig Tree located at 320 West Pueblo Street (Cottage Hospital) has agreed to have the tree designated as a City Landmark in accordance with the recommended mitigation measures enumerated in the Environmental Impact Report for the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan prepared by LSA Associates, Inc. and dated March 2005; and

WHEREAS, historic research in the form of an Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, and incorporated into the EIR document, has determined that the Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, qualifies for historic designation under City of Santa Barbara Master Environmental Assessment criteria; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor trimming of the tree is permissible, the ambiance and character of the landscape area within five (5) feet of the drip-edge of the tree must be maintained and proposed deviations from this condition are subject to Historic Landmarks Commission Review; and

WHEREAS, on May 25, 2011, the Historic Landmarks Commission adopted a Resolution of Intention No. 2011-03 to hold a public hearing to begin the landmark designation process for the Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-102-001; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution dated November 10, 1998), staff has determined that designation of Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, as a City Landmark is a Categorical Exemption; and

WHEREAS, the Historic Landmarks Commission held a public hearing on June 22, 2005, during which hearing comments were invited on the proposed designation; and

WHEREAS, the public hearing was noticed in the Santa Barbara Daily Sound on June 10, 2011 and individual mailed notice was sent via the US Postal Service to adjacent property owners and registered interested parties on June 9, 2011; and

WHEREAS, in summary, the Historic Landmarks Commission finds that Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, meets the following City Landmark criteria (A through K) listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Moreton Bay Fig Tree at 320 West Pueblo Street (Santa Barbara Cottage Hospital), Assessor's Parcel No. 025-100-001, a City Landmark, and makes the findings based on the historic and cultural significance of the facts presented in the Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, and incorporated into the Environmental Impact Report, Santa Barbara Cottage hospital Seismic Compliance and Modernization Plan prepared by LSA Associates, Inc.

**HISTORIC LANDMARKS COMMISSION
CITY OF SANTA BARBARA**

Adopted: June 22, 2011

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

31 May 2007

Historic Landmarks Commission
c/o Mr. Jake Jacobus
City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93101

RE: Landmark Designation Request – Santa Barbara Cottage Hospital Moreton Bay Fig Tree

On behalf of Santa Barbara Cottage Hospital (SBCH), we are requesting the initiation of the landmark designation process for the Moreton Bay fig tree located at the northeast corner of Pueblo and Castillo Streets. Condition C.20 of Resolution 020-05 approving the Santa Barbara Cottage Hospital Reconstruction project requires that SBCH initiate this process. Enclosed with this letter is a reduced site plan (Attachment A) and a photograph of the tree (Attachment B).

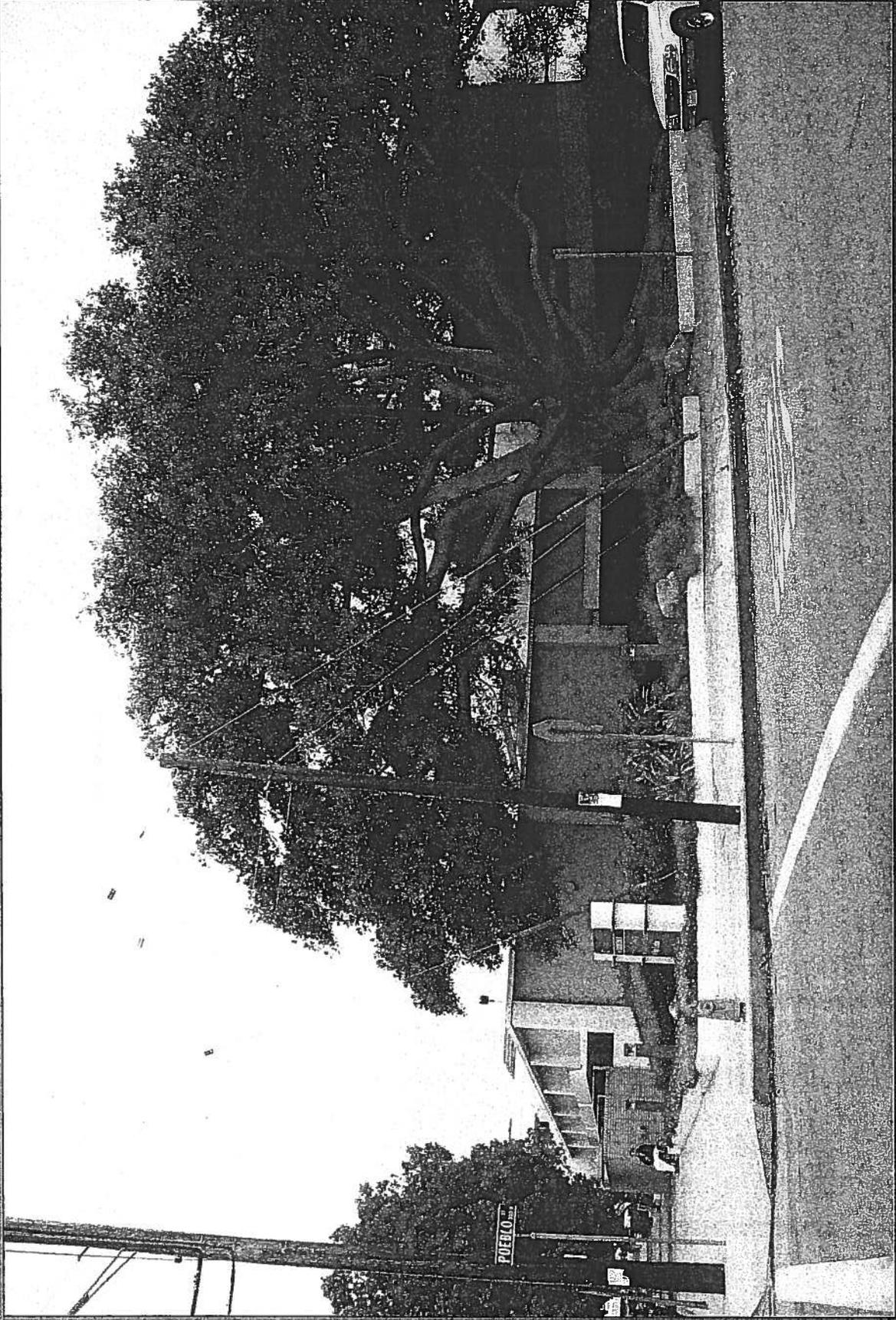
If there are any questions regarding this request, please contact me at 805.966.2758 x21.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Isaac Romero
Associate Planner

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Attachment B: View of Moreton Bay Fig Tree looking north across Pueblo Street from the southeast corner of Pueblo & Castillo