



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2011-00367

R-LANDMARK DESIG 105 ONTARE HILLS LN

Page: 1

Project Description:

Proposal to Landmark adobe house

Activities:

9/21/2011 **HLC-FYI/Research**

The HSSRs that "concluded that two existing buildings on the property, the adobe house and the detached garage, were determined to be eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level" are recorded under the MST2004-00196.-1156 N. ONTARE RD .

8/31/2011 **HLC-Miscellaneous Action**

(Public Hearing to consider adoption of a resolution to recommend to City Council that the structure known as "Frederick H. Booth House" (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

(1:47)

Present: Jaime Limón, Senior Planner/Design Review Supervisor

Public comment was opened at 1:52 p.m.

A letter in opposition from Theodore H. Smyth Jr., Owner, was acknowledged.

John Woodward, former resident of the site, opposed due to modifications to the property and qualifying criteria not being met.

Theodore Smyth, Owner, opposed due to lack of historic significance, the use of concrete in the construction, lack of qualifying criteria, and restrictions on the property if landmarked.

Public comment was closed at 2:04 p.m.

Activities:

Mr. Smyth noted that he did not have the opportunity to express his opposition to the Planning Commission condition of approval in April 2005 [that the HLC recommend landmark designation] since he was not the property owner at that time. Mr. Limón responded that the Historic Structures/Sites Report dated December 5, 2005, was "prepared for Tad [Theodore] Smyth." Mr. Smyth was the owner at the time the report was accepted with mitigation measures by the Historic Landmarks Commission.*

Motion: To adopt Resolution 2011-01 and forward the Landmark designation request of the Frederick H. Booth House located at 105 Ontare Hills Lane to City Council for consideration.

Action: LaVoie/Sharpe, 6/0/0. Motion carried. (Shallanberger absent.)

**The report reiterated the conclusion that "the two existing buildings on the property, the adobe house and the detached garage, were determined to be eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level."*

8/3/2011**HLC-Miscellaneous Action**

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

(Item was postponed from June 22, 2011.)

(1:58)

Present: Michael Berman, City Project Planner/Environmental Analyst

Staff comment: Michael Berman, Project Planner, stated that there are areas of the site identified in the Historic Resources/Sites Report as significant historic resources and should be included in the request for designation.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, commented on the advantages on Landmark designation and expressed support for designation of this building.

Public comment closed at 2:05 p.m.

Motion: To adopt Resolution 2011-01 as an intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane be designated as a City Landmark, including the adobe house, detached garage, significant features, and identified boundaries found in the Historic Structures Report accepted by the Commission December 14, 2005, as determined to be eligible for designation as a City of Santa Barbara Landmark.
Action: Shallanberger/Boucher, 7/0/0. (Drury absent.) Motion carried.



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2004-00196

PRT-PRD 9 UNITS

1156 N ONTARE RD

Page: 1

Project Description:

Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.

Activities:

12/14/2005 ***HLC-Historic Structures Report***

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

4/26/2005 ***HLC-Correspondence/Contact***

The Planning Commission has made the following Condition of Approval.

COMMUNITY DEVELOPMENT DEPARTMENT SUBMITTAL PRIOR TO FINAL MAP

RECORDATION: *The Owner shall submit the following or evidence of completion of the following to the Community Development Department for review and approval prior to the recordation of the Final Map for the project.*

HISTORIC DESIGNATION: *The Owner shall apply for, and not oppose, a recommendation by the Historic Landmarks Commission to the City Council for the designation of the existing adobe residence and garage as a City Landmark and the existing residential cottage as a Structure of Merit.*

3/2/2005 ***HLC-Historic Structures Report***

(Continued review of Historic Structures/Sites Report by Post/Hazeltine Associates.)

(2:06)

Kim Schizas, Agent, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations made in the revised draft.

Staff Comment: Renee Brooke, Associate Planner, confirmed Mr. La Voie's comment that a hearing can

Project Description:

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Activities:

be requested to set in motion the designation of the adobe house and garage as City Landmarks and the cottage as a Structure of Merit.

Motion: The Commission accepts the report as submitted with the following conditions: 1) Request the process begin to designate the adobe house and garage as City Landmarks, and the cottage as a Structure of Merit. 3) The Designation Subcommittee is to take immediate steps to work with the property owner, Staff, and Post/Hazeltine Associates to secure nomination and a designation resolution. 4) The Historic Landmarks Commission will send a letter of recommendation to the Architectural Board of Review and the Planning Commission, to include as a condition of approval, the request that the new housing in the subdivision be designed and built in a manner that will not create any potential adverse impact on the identified resources.

Action: Murray/La Voie, 7/0/1. Spann opposed.

3/2/2005

HLC-Hist. Struc. Rpt Accepted

2/16/2005

HLC-Historic Structures Report

(Review of Historic Structures Report prepared by Post/Hazeltine Associates.)

(1:47)

Tim Hazeltine, Preparer, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations. Mr. Jacobus also stated that there is a recommended mitigation measure in the report to be considered by the Historic Landmarks Commission. In addition, Mr. Jacobus explained that to designate the building as a Structure of Merit, there needs to be a request made by the Commission, a civilian, or a property owner and that it would be preferable to have the owner's approval before proceeding.

Staff Comment: Renee Brooke, Case Planner, stated that Staff is recommending a condition that all future homes on this project site go to the Architectural Board of Review for design review and approval.

Motion: Continued two weeks with the following comments: 1) Rebuild the existing pylons at the location of the new private road entrance. 2) Seriously consider the Historic Landmarks Commission as the review body for the review of the new dwelling units to assure that they are compatible with the historically significant adobe. 3) Reconsider page 1, third paragraph, to state "it is the intent of the owner to". 4) Replace "Lion Ranch" with "Alder Tree" on page 10, second paragraph. 5) Change page 13, first paragraph, to reflect what characterizes the "Hacienda Style" from the "Hispanic Colonial Revival."

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Activities:

6) Change the wording from "photo-document the gates prior to their removal" to "the existing design be recreated with as much salvage material as possible." 7) Change the following on page 31, 8.4.4: "Recommended mitigation measure" to "required mitigation measures"; "should reference" to "shall reference" and add the language regarding the project being conditioned to the Architectural Board of Review.

Action: La Voie/Hsu, 7/0/0.

1/31/2005

HLC-Resubmittal Received

Draft Historic Structures Report (3 copies) submitted for staff review - No fees paid for draft review.