

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA DESIGNATING THE HODGES HOUSE
AND PROPERTY IMPROVEMENTS AT 2112 SANTA
BARBARA STREET AS A CITY LANDMARK

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;

WHEREAS, the Historic Structures/Sites Report accepted on March 27, 2013, by the Historic Landmarks Commission, has determined that the property listed in the title of this document qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria;

WHEREAS, the Historic Structures/Sites Report of 2013 found the property at 2112 Santa Barbara Street designed by the noted architectural firm of Soule, Murphy and Hastings in 1921 in the Mediterranean style and the landscape, designed by noted landscape architect Ralph Tallant Stevens, is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, the owners' plans for restoration of the property to its original use and configuration, that are based on the original 1921 plans, will enhance the historic integrity of the property;

WHEREAS, the Historic Landmarks Commission has reviewed the proposed restoration of the property and landscape elements to ensure that it will be completed according to *The Secretary of Interior's Standards for the Treatment of Historic Properties*;

WHEREAS, the property owners are seeking a Mills Act contract agreement and have also submitted a statement of support for the City Landmark designation on October 15, 2013;

WHEREAS, the proposed boundary of the City Landmark designation is the entire property, including large specimen trees noted on the landscape plan in the designation file, with the exception of the non-contributing elements as per Exhibit A-1 through A-4;

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 the Hodges House and Property

Improvements as a City Landmark is categorically exempt in accordance with the California Environmental Quality Act Guidelines, section 15308;

WHEREAS, on October 23, 2013, the Historic Landmarks Commission adopted Resolution of Intention 2013-5 to hold a public hearing to begin the City Landmark designation process for the Hodges House and Property Improvements located at 2112 Santa Barbara Street, Assessor's Parcel No. 025-252-006 and 007;

WHEREAS, the Historic Landmarks Commission held a public hearing on November 6, 2013, during which hearing public comments were invited on the proposed City Landmark designation and the Historic Landmarks Commission clarified the proposed property improvements that should be included in the designation and adopted Resolution No. 2013-6 to recommend to the City Council designation as a City Landmark the Hodges House and Property Improvements located at 2112 Santa Barbara Street, APN 025-252-007; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a City Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The Hodges House and Property Improvements at 2112 Santa Barbara Street, Assessor's Parcel No. 025-252-006 and 007, is designated as a City Landmark based on the historic and cultural significance of facts presented in the City Landmark Designation Staff Report dated November 6, 2013. The contributing elements identified in Exhibits A-1 through A-4 to this Resolution constitute the landmark designation. The non-contributing elements identified in Exhibits A-1 through A-4 to this Resolution are not part of the landmark designation.
2. The City Council finds that the subject property 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;
 - C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
 - D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
 - E. Its exemplification of the best remaining architectural type in a neighborhood.
 - F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;

- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship; and
 - I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
3. The contributing elements of the landmark site are subject to the repair and maintenance requirements specified in Section 22.22.070 of the Santa Barbara Municipal Code. The non-contributing elements of the landmark site are not subject to the repair and maintenance requirements specified in Section 22.22.070 of the Santa Barbara Municipal Code.

The demolition, relocation, or exterior alteration of any element of the landmark site (contributing or non-contributing) shall be subject to review of the Historic Landmarks Commission pursuant to Section 22.22.080 of the Santa Barbara Municipal Code. However, since the non-contributing elements are not part of the landmark designation, the demolition, relocation, or exterior alteration of non-contributing elements shall not require the Historic Landmarks Commission to make the findings specified in Subsection 22.22.080.A of the Santa Barbara Municipal Code. Instead, a proposed demolition, relocation, or exterior alteration of a non-contributing element shall be evaluated only for its compatibility with the contributing elements of the landmark site.

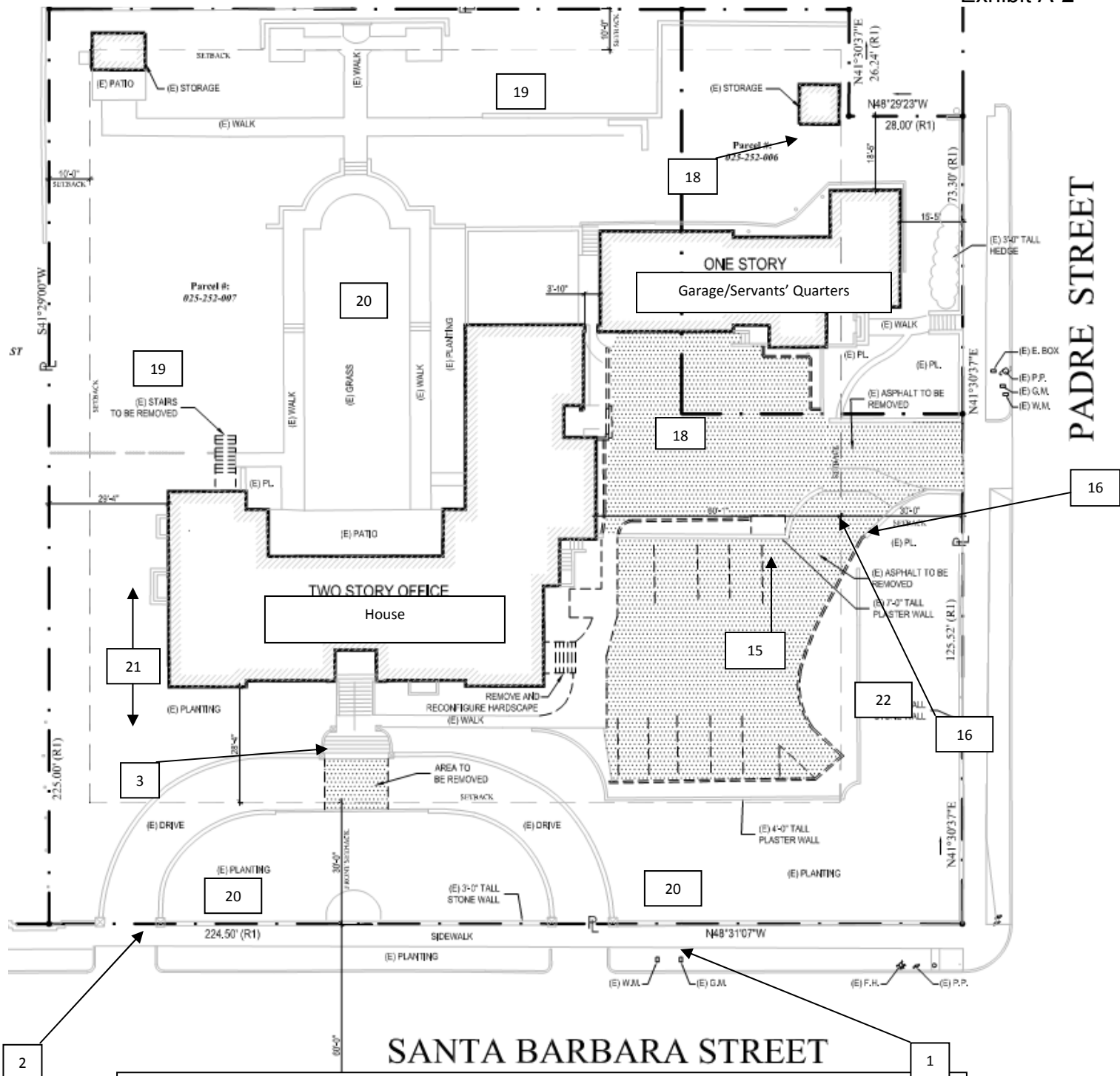
4. The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.

Exhibits:

A-1 through A-4: Site Plans of Contributing and Non-Contributing Elements of 2112 Santa Barbara Street.



- Site Plan 1:**
Existing Conditions (before Approved Alterations) Contributors to the Landmark Designation (Designed Landscape) (1 of 3)
- 1- Stone retaining walls on Santa Barbara St.
 - 2- Driveway and its retaining walls on Santa Barbara St.
 - 3- Placement of the steps leading to the front door (but not the materials or precise configuration).
 - 4- Stone retaining walls on E. Padre St.
 - 5- Gate pier and retaining walls on driveway leading into motor court.
 - 6- Configuration of the motor court (excluding alterations after the period of significance).
 - 7- Wall partially surrounding motor court.
 - 8- Gate in the west wall segment of wall surrounding the motor court.
 - 9- Sandstone steps leading up from E. Padre Street to former garage building.
 - 10- Sandstone piers along north property line.
 - 11- Patio off east elevation, location.
 - 12- Formal Garden including brick pathways, retaining walls, hedges, wall fountain and pergolas off of the house's north elevation and the overall layout of open space and hedged garden beds.
 - 13- Designed Landscape off west elevation, overall layout of landscape spaces in relation to the house, retaining walls and driveway but not the individual plantings.
 - 14- Designed Landscape off south elevation, overall layout of landscape spaces in relation to the house, retaining walls and motor court, large specimen trees but not the smaller plantings or existing parking area off the south side of the motor court.

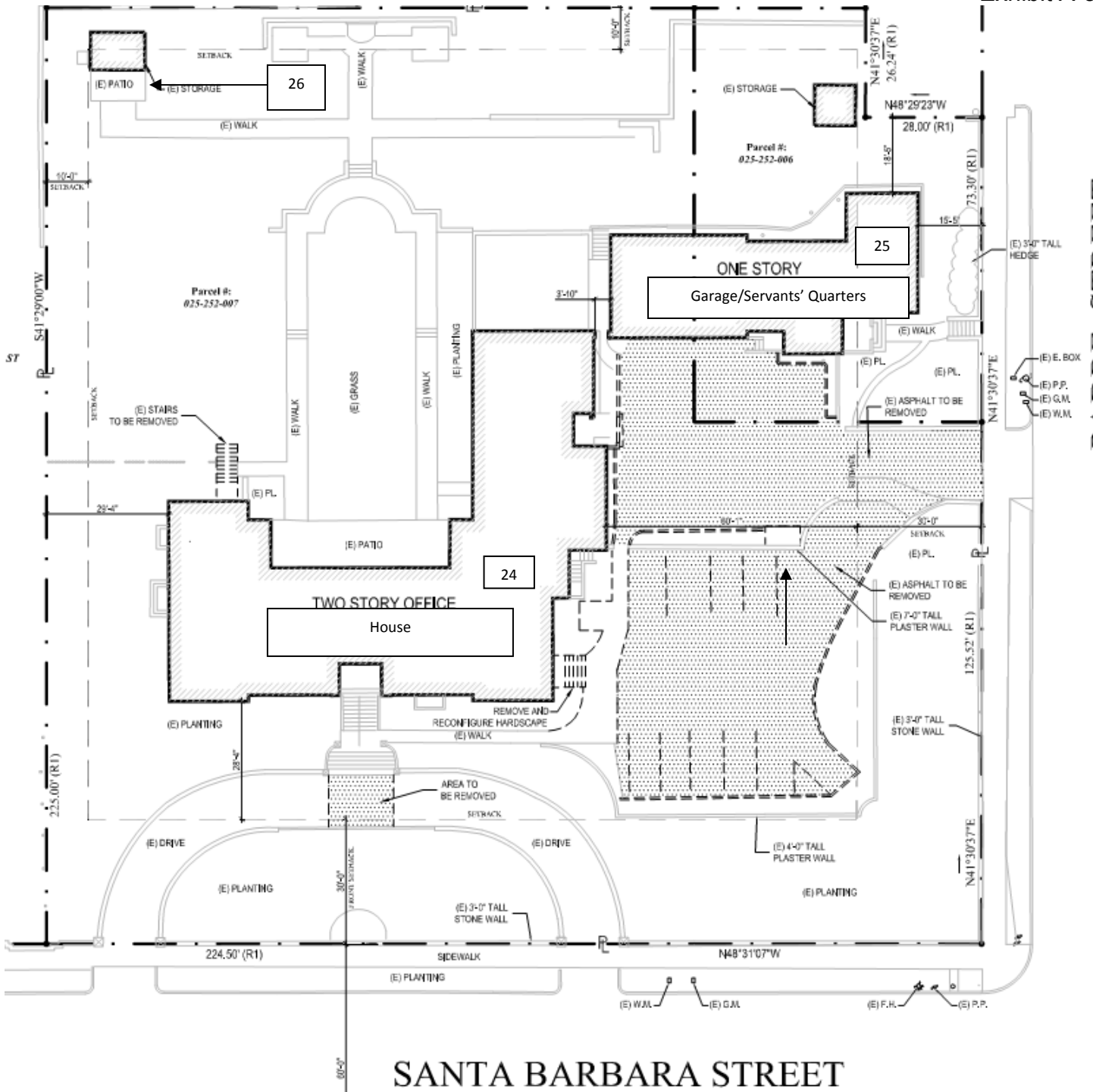


Site Plan 2

Existing Conditions (before Approved Alterations) Non-Contributors to the Landmark Designation(Designed Landscape):

- 15-Paved parking area off east elevation of house.
- 16-Driveway linking paved parking area to East Padre St.
- 17-Paving of Motor Court.
- 18-Shed
- 19- Elements of the landscaped area off the east side of the house, confined to the following: Shrubs and bedding plants (with the exception of large specimen trees, hedges and hedging material around beds at north end of designed landscape).
- 20- Landscaped area off the west side of house: smaller plantings (with the exception of large specimen trees).
- 21-Landscaped area off the north side of house: smaller plantings (with the exception of large specimen trees).
- 22-Landscaped area off the south side of house: smaller plantings (with the exception of large specimen trees).

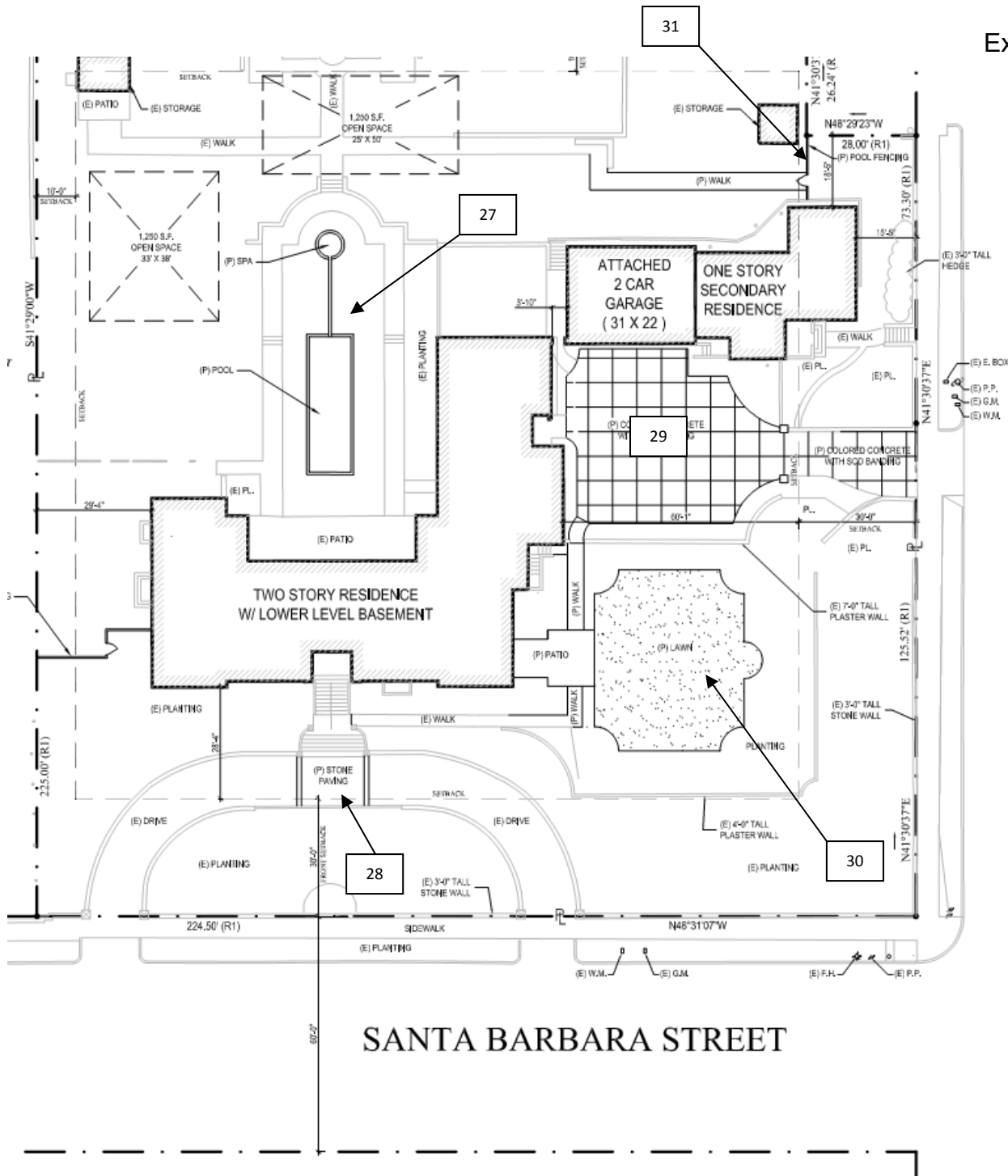
(continued: see next page)



Site Plan 3:
Existing Conditions (before Approved Alterations) Contributing Buildings to the Landmark Designation (Designed Landscape):

24- House.
 25- Garage bldg.
 26-Storage Bldg.

(continued: see next page)



Site Plan 4:
Non-Contributing Elements of the approved Plans (After Implementation of the Approved Alterations) Non Contributing Buildings to the Landmark Designation (Designed Landscape):

- 27- Lap pool, rill and spa.
- 28- Stone paving off west elevation.
- 29- New paving material for motor court and driveway.
- 30- New garden area.
- 31- Pool Fence.