



**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL
HOLD A PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF
THE HUNING MANSION AT 1732 SANTA BARBARA STREET, APN 027-112-001;
THE D' ALFONSO HOUSE AT 1710 MIRA VISTA AVENUE, APN 019-090-015; AND
THE FRANCESCHI HOUSE AT 1510 MISSION RIDGE ROAD, APN 019-101-009**

RESOLUTION 2007-1

January 10, 2007

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 owners' of the Mission Revival style Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the Spanish Colonial Revival style D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Eclectic style Franceschi House at 1510 Mission Ridge Road, APN 019-101-009, have provided written permission that these properties be designated as a City Landmarks (see Exhibit A); and

WHEREAS, historic research has determined that the Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Franceschi House at 1510 Mission Ridge Road, APN 019-101-009, qualify for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the ambiance and character of the landscape area within five (5) feet of the house must be maintained and other proposed changes are subject to Historic Landmarks Commission Review; and

WHEREAS, on December 13, 2006, the Historic Landmarks Commission adopted a Resolution of Intention to hold a public hearing to begin the landmark designation process for the Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Franceschi House at 1510 Mission Ridge Road, APN 019-101-009; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act (CEQA) 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 Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Franceschi

House at 1510 Mission Ridge Road, APN 019-101-009, as City Landmarks is a Categorical Exemption; and

WHEREAS, the Historic Landmarks Commission held a public hearing on January 10, 2007, during which meeting comments were invited on the proposed designation; and

WHEREAS, an oral report on the Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Franceschi House at 1510 Mission Ridge Road, APN 019-101-009, was presented by the Historic Landmarks Commission staff; and

WHEREAS, in summary, the Historic Landmarks Commission finds that the Mission Revival Style Huning Mansion at 1732 Santa Barbara Street meets the following City Landmark 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;
- 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;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood; and

WHEREAS, the Historic Landmarks Commission also finds that the Spanish Colonial style D' Alfonso House at 1710 Mira Vista Avenue and the Eclectic style Franceschi House at 1510 Mission Ridge Road, meet the following City Landmark 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;
- 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 has significantly influenced 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 Huning Mansion at 1732 Santa Barbara Street, APN 027-112-001; the D' Alfonso House at 1710 Mira Vista Avenue, APN 019-090-015; and the Franceschi House at 1510 Mission Ridge Road, APN 019-101-009, as City Landmarks, and makes findings based on historic and cultural significance of the structures to be designated.

**HISTORIC LANDMARKS COMMISSION
CITY OF SANTA BARBARA**

Adopted: January 10, 2007

Attachments: Property Owners' Letters Requesting Designation