



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 9, 2007

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of The Historic Landmarks Commission Decision Regarding The Residence At 1849 Mission Ridge Road And The City's List Of Potential Historic Resources

RECOMMENDATION:

That City Council deny the appeal filed by Trevor Martinson of the Historic Landmarks Commission decision regarding property owned by Dr. and Mrs. John Clark, located at 1849 Mission Ridge Road, and uphold the Historic Landmarks Commission's decision to deny the owner's request to remove the subject property from the City's Potential Historic Structures and Sites List.

EXECUTIVE SUMMARY:

In October 2004, the City Council directed Planning Staff to review and update the City of Santa Barbara's Potential Historic Resources List ("Potential List"), in conjunction with the adoption of the Demolition Review Ordinance. Over the past two years, Staff has completed an extensive administrative review of the approximate 100 properties that either had been placed on the list over the years without benefit of a Historic Resource Survey record or where a property owner had inquired regarding possible removal of their structure from the City's Potential List. Staff presented its findings and recommendations for revisions to the Potential List to the Historic Landmarks Commission (HLC) in February 2007, which included the removal of several structures from the list, but did not recommend the removal of the appellant's structure. The appellant, Trevor Martinson, agent for the property owner, disagrees with the continued inclusion of the property on the Potential List and has filed an appeal to have the residence at 1849 Mission Ridge Road removed from the Potential List (see Attachment 1).

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

Council Agenda Report

Appeal Of The Historic Landmarks Commission Decision Regarding The Residence At 1849 Mission Ridge Road And The City's List of Potential Historic Resources

October 9, 2007

Page 2

The appellant believes the structure's historic integrity has been altered due to "extensive changes" to the exterior of the residence and that "the building fails to meet the federal standards for such a designation." Appropriate consideration has been given to the appellant's concerns by Staff and the HLC. It is Staff and the HLC's position that the house at 1849 Mission Ridge is an exceptional example of the Spanish Colonial Revival style of architecture designed by a significant local architect, is City Landmark eligible, and therefore should remain on the City's Potential List.

DISCUSSION:

Background

In October 2004, City Council adopted the Demolition Review Ordinance and also included an ordinance provision that directed that an administrative review be completed of the City's Potential Historic Resources List ("Potential List") due to concerns from some property owners that their properties had been placed on the list without any field survey documentation. The City's Potential List was originally adopted by Council Resolution in 2002 as part of the Master Environmental Assessment (MEA) update. The administrative review was mandated to be completed two years from the adoption of the Demolition Review Ordinance and presented to the Historic Landmarks Commission 120 days after its completion (see Attachment 2).

Since the adoption of the Demolition Review Ordinance, Staff has completed an extensive administrative review of approximately 100 properties that had been placed on the list over the years by the HLC or Staff without benefit of a Historic Resource Survey record. In addition, Staff responded to several requests from individual property owners regarding possible removal of their structures from the City's Potential List. Staff determined that some properties were indeed not historically significant, and selected those properties for removal from the Potential List. The HLC was presented these proposed revisions to the Potential List and for the most part agreed with Staff's recommendations. The property owners disagree with the HLC's final decision as to the historic significance of 1849 Mission Ridge Road, and submitted a letter to the HLC outlining their concerns (see Attachment 3).

Council Agenda Report

Appeal Of The Historic Landmarks Commission Decision Regarding The Residence At 1849 Mission Ridge Road And The City's List of Potential Historic Resources

October 9, 2007

Page 3

HLC Process and Actions

- On February 7, 2007, the HLC began the public hearing process to update the City of Santa Barbara's Potential Historic Structures/Sites List by reviewing properties and survey records which were found to be ineligible to remain on the List. At the above-mentioned hearing, the HLC took public testimony and reviewed 40 properties. The HLC identified 32 properties to be removed from the Potential List. The remaining eight properties, along with three properties added by Staff, were referred to a subcommittee formed for the purpose of analyzing the 11 properties and making a recommendation to the HLC on whether the properties should remain on the list. The appellant's property was among those to be reviewed by the Subcommittee.
- On March 28, 2007, the HLC Subcommittee held a public meeting, heard from potentially affected property owners, and recommended that only one of the 11 properties be removed from the list. The Subcommittee concluded that the house at 1849 Mission Ridge Road has the potential to be historically significant and voted (3-0) to recommend to the full Commission that the house remain on the Potential List. The Subcommittee consisted of Bill LaVoie, Architect; Fermina Murray, Historical Consultant; and Louise Boucher, public member at-large. Bill Lavoie acted as Chair of the Subcommittee (see Attachment 4).
- On May 2, 2007, the HLC held its final public hearing, and after taking public testimony, voted to amend the MEA Potential List. A specific action was also taken by unanimous vote to keep the house at 1849 Mission Ridge Road on the Potential List, finding that sufficient historical significance criteria has been met (see Attachment 5).

Appeal Issues

The appellant's appeal request letter lists two main reasons that he believes should allow the house at 1849 Mission Ridge Road to be removed from the Potential List:

1. CEQA Guideline Section 15169 does not appear to allow "Historic Structures and Sites" to be included in the guideline parameters and they are not "Environmental" in the context of Section 15169.
2. Significant financial impacts are cast upon any structure which is designated a "Historic Structure of Site" and no compensation is given by the City for this designation.

In addition, in a letter to the City dated January 30, 2007, the property owners argue that the house has had a number of alterations to its original appearance, which would prevent it from being designated using Federal standards.

Council Agenda Report

Appeal Of The Historic Landmarks Commission Decision Regarding The Residence At 1849 Mission Ridge Road And The City's List of Potential Historic Resources

October 9, 2007

Page 4

Staff Responses

1. CEQA Section 15169(a) states that "a public agency may prepare a Master Environmental Assessment, inventory, or data base for all, or a portion of, the territory subject to its control..." and Section 15169(b) provides that "a Master Environmental Assessment may contain an inventory of physical and biological characteristics of the area for which it is prepared and may contain such additional data and information as the public agency determines is useful or necessary to describe environmental characteristics of the area." CEQA Section 15360 defines "Environment" as "the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance." This Section further states that "the environment contains both natural and man-made conditions." It is Staff's position that these sections of CEQA allow for the creation and maintenance of the City of Santa Barbara Potential Resources List.
2. There is no documented evidence to support the appellant's position that placing a structure on the City's Potential List causes financial hardship. Additionally, Mr. Martinson's appeal letter refers to financial hardship placed on the owners of designated historic structures or sites. Although placing a structure or site on the Potential List does not constitute a formal historic designation, it does require future exterior alterations to the residence be reviewed by the HLC. The Potential List is an important planning resource inventory of potential historic structures that are eligible for possible future designation.

As for the alterations that the appellant refers to in his letter dated January 30, 2007; it is Staff's position that the house at 1849 Mission Ridge is an exceptional example of the Spanish Colonial Revival style of architecture, designed by significant local architect, George Washington Smith. The majority of alterations listed in the owners' letter were made to the rear of the structure, out of the view of the general public. The street elevation and visible areas of the side elevations retain a high degree of architectural integrity, as evidenced in the two photographs presented below. The photo on the left was taken c.1928, while the photo on the right was taken by staff in 2007.

Council Agenda Report

Appeal Of The Historic Landmarks Commission Decision Regarding The Residence At
1849 Mission Ridge Road And The City's List of Potential Historic Resources

October 9, 2007

Page 5



c. 1928

2007

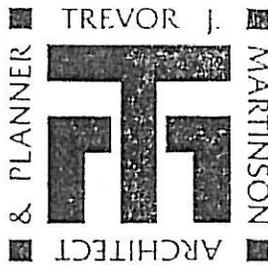
Staff concurs with the HLC in finding that the structure maintains a high degree of architectural integrity, is eligible for City Landmark designation under several significance criteria, and therefore merits inclusion on the City's Potential List.

- ATTACHMENTS:**
1. Appellant's appeal letter dated May 14, 2007
 2. MC Section 22.22.030 (B)3
 3. Appellant's letter dated January 30, 2007
 4. Historic Landmarks Commission Minutes, February 7, 2007
 5. Historic Landmarks Commission Minutes, May 2, 2007

PREPARED BY: Jake Jacobus, Urban Historian, Associate Planner

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office



1849 Mission Ridge
 Santa Barbara
 California 93103
 (805) 965-2385

RECEIVED

MAY 14 2007
 4:15 pm LAC
 CITY CLERK'S OFFICE
 SANTA BARBARA, CA

14 May 2007
 Santa Barbara City Council
 City Clerks Office
 City Hall - De La Guerra Plaza
 735 Anacapa Street
 Santa Barbara, CA 93101

Re: Historic Landmarks Comm.
 02 May 2007
 Misc Action Item - Public
 Hearing "City of Santa Barbara
 Master Environmental Assessment
 Guidelines for Archaeological
 Resources and Historic Structures
 and Sites"

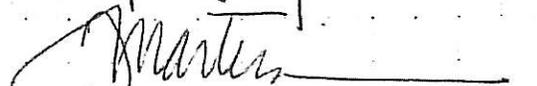
Subject: Appeal re: 1849 Mission
 Ridge Road

Our appeal is to have Dr. & Mrs. John Clark's residence removed from the potential Historic Sites list. Enclosed is our check in the amount of \$360.00 # 25836

Our reasons are:

1. CEQA Guideline Section 15169 does not appear to allow "Historic Structures and Sites" to be included in the guideline parameters & they are not "Environmental" in the context of Section 15169.
2. Significant financial impacts are cast upon any structure which is designated a "Historic Structure or Site" and no compensation is given by the City for this designation.

Respectfully Submitted


 TREVOR J. MARTINSON

C. **"ALTERATION."** An exterior change or modification. For the purposes of this chapter, an include, but not be limited to, exterior changes to or modification of a structure, including the architectural details or visual characteristics such as paint color and surface texture, grading, surface paving, new structures, a structural addition, cutting or removal of trees and other natural features, disturbance of archaeological sites or areas, and the placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

D. **"ARCHAEOLOGICAL."** Pertaining to the scientific study of the life and culture of earlier peoples by excavation of sites and relics.

E. **"ARCHITECTURAL."** Pertaining to the science, art or profession of designing and constructing buildings.

F. **"CEQA."** The "California Environmental Quality Act" as codified at state Public Resources Code §§ 21000 et seq. and the approved Administrative Guidelines related thereto as established in the California Code of Regulation, Title 14, Chapter 3, §§ 15000-15387.

G. **"COMMISSION."** Historic Landmarks Commission established by City Charter.

H. **"COUNTY ASSESSOR."** The Tax Assessor of the County of Santa Barbara.

I. **"CULTURAL."** Pertaining to the concepts, habits, skills, arts, instruments, institutions, etc. of a given people in a given period.

J. **"DEMOLITION."** The permanent removal from a structure of either a significant component or a character defining element, as may be determined by the Historic Landmarks Commission or where appropriate, by the Community Development Director. Demolition shall include, but not be limited to, the act of pulling down, destroying, removing, relocating or razing a structure or commencing the work thereof with the intent of completing the same.

K. **"ELEVATIONS."** The flat scale orthographic projected drawings of all exterior vertical surfaces of a building.

L. **"FAÇADE."** The front of a building or the part of a building facing a street, courtyard, etc.

M. **"HISTORIC RESOURCE."** A City designated "Landmark" or a City designated "Structure of Merit."

N. **"HISTORIC RESOURCE SURVEY."** A field investigation of structures, sites, or natural features within a certain designated area or neighborhood of the City made by the City for the purpose of identifying potential City Historic Resources.

O. **"LANDMARK."** A structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance and designated as a landmark under the provisions of this chapter.

P. **"LANDMARK DISTRICT."** An area of the City of Santa Barbara containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as a landmark district under the provisions of this Chapter.

Q. **"MEMBER."** A member of the Historic Landmarks Commission of the City of Santa Barbara appointed under the provisions of the City Charter.

R. **"NATURAL FEATURE."** A tree, plant life or geological or other distinctive physical characteristic or natural feature or element present on the real property.

S. **"NEIGHBORHOOD."** An area of the City of Santa Barbara designated as such in the City's General Plan.

T. **"OWNER."** A person, association, partnership, firm, corporation or public entity appearing as the holder of legal title to any property on the last assessment roll of the County Assessor.

U. **"POTENTIAL HISTORIC RESOURCES LIST."** A list consisting of those structures, real property sites, or real property natural features which have been identified by the Historic Landmarks Commission as being a potentially significant historic resource as such identification process is provided for in Section 22.22.030 hereof.

V. **"PRESERVATION EASEMENT."** An interest held by the public in any structure, natural feature, site or area not owned by the public and restricting its use, alteration, relocation or demolition for the purpose of preservation.

W. **"SITE PLAN."** A flat scale drawing of the place where something is, is to be, or was located.

X. **"STRUCTURE."** A building or any other man-made object affixed on or under the ground.

Y. **"STRUCTURE OF MERIT."** A structure not designated as a landmark but deserving official recognition as having historic, architectural, archaeological, cultural or aesthetic significance and designated as a Structure of Merit under the provisions of this Chapter. (Ord. 5333, 2004; Ord. 4848, 1994; Ord. 3904 §8, 1977; Ord. 3900 §1, 1977.)

22.22.030 The Preparation and Use of Historic Resource Surveys; Identification of Potential Historic Resources for Possible Designation as a City Landmark or a Structure of Merit.

A. **POTENTIAL HISTORIC RESOURCES LIST.** The Historic Landmarks Commission, acting with the administrative support of Community Development Department staff, shall periodically review, amend, and maintain a master list of potential Historic Resources within the City (The City's "Potential Historic Resources List") as part of the certified Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites (hereinafter the "MEA Historic Resources Guidelines") as such Guidelines are defined and provided for in CEQA Guideline Section 15169.

B. SURVEYS AND IDENTIFICATION OF POTENTIAL HISTORIC RESOURCES.

1. **Use of Historic Resource Surveys.** The Community Development Director shall prepare, administer, and implement regulations for undertaking and completing Historic Resource Surveys within certain designated areas and neighborhoods of the City of Santa Barbara on a regularly scheduled basis for the purposes of identifying possible Historic Resources pursuant to the mandate of Subsection (A) above for the listing of such resources on the Potential Historic Resources List. Such Historic Resource Surveys shall be conducted in a manner consistent with the requirements of the City's MEA Historic Resources Guidelines and with appropriate survey regulations as approved by resolution of the City Council. The Historic Resource Surveys shall also be undertaken in accordance with locational priorities established by the Commission for certain areas and neighborhoods of the City, subject only to the necessary direction and budgetary approval of the City Council.

2. **Initial Survey Study Area Designation.** The area of the City shown on the "2004 Demolition Review/Historic Resources Survey Study Area" as shown on the map denominated the "2004 Demolition Review/Historic Resources Survey Study Area," attached hereto as a Chapter exhibit (dated as of the effective date of the ordinance approving this amendment), shall be the first area of the City designated for neighborhood Historic Resource Surveys pursuant to the requirements of Subsection (B)(1) above.

3. **Administrative Review of Existing Potential Historic Resources List.** Upon the adoption of the ordinance making this amendment to Chapter 22.22, the Community Development Director, acting through the City's Urban Historian or other appropriate designated staff, is hereby directed to undertake an administrative review of each of the properties, buildings, structures, and real property features which were heretofore listed on the City's Potential Historic Resources List, as such List was attached as an appendix to the City's Master Environmental Assessment Historic Resources Guidelines as approved by action of the City Council in January 2002. This administrative review shall be completed within two (2) years of the adoption of the ordinance amending this Chapter and shall, within one hundred twenty (120) days of its completion, result in the submission to the HLC of a proposed revised Potential Historic Resources List consistent with the provisions of this Chapter for consideration and appropriate revisions, and its approval by the HLC at a noticed public hearing conducted in accordance with the processes set forth in subsection (E) and subsection (F) hereof.

C. **IDENTIFICATION OF POTENTIAL RESOURCES BY COMMISSION MEMBERS.** In addition to the identification of potential Historic Resources through the use of Historic Resource Surveys pursuant to subsection (B) above, a member of the Commission may identify a structure, a real property site, or a natural feature which, in the Commissioner's opinion, may qualify for possible inclusion on the City's Potential Historic Resources List. Any such identification may be made by the filing of a written request for the listing of the structure, site, or natural feature as a Potential City Historic Resource pursuant to the provisions of this Section. Such written request shall state in detail the reasons the Commissioner believes that such a listing is appropriate and shall be made in accordance with the criteria for listing as a Potential Historic Resource established in the MEA Historic Resources Guidelines.

D. LISTING OF STRUCTURES, SITES, AND NATURAL FEATURES ON THE CITY'S POTENTIAL HISTORIC RESOURCES LIST.

1. **Use of Survey Identifications.** Those structures, real property sites, or natural features identified through the survey process established by Subsection (B) hereof as having potential for designation as a City Historic Resource shall be considered and acted upon by the Commission for official listing on the City's Potential Historic Resources List at a noticed hearing conducted in accordance with subsection (E) below held not more than one year after the identification of the structure, real property site, or feature through the completion of the Survey process for that area of the City.

Pending a hearing on possible listing initiated pursuant to this subsection (D), the Community Development staff may arrange for the preparation of an expert Historic Structure/Site Report regarding the possible Historic Resource significance of the structure, site, or feature. Such report shall be prepared in accordance with the requirements of the MEA Historic Resources Guidelines.

The failure of the Commission to list an identified structure, site or feature within the one year time frame required by this subsection shall constitute a determination by the Commission that the structure, site, or feature is not appropriate for listing on the City's Potential Historic Resources List, unless a delay beyond one year is at the specific written request of the owner of the real property being considered for listing.

2. **Commissioner Historic Resource Identification Requests.** Those structures, real property sites, or natural features identified as a result of a Commissioner request as having a potential for designation as City Historic Resources pursuant to Subsection (C) above shall be considered and acted upon by the Commission for listing on the Potential Historic Resources List at a noticed hearing conducted in accordance with subsection (E) below held not more than one hundred twenty (120) days after the date of the filing with the Community Development Director of the written request by a Commissioner pursuant to subsection (C) hereof. Pending a hearing on a possible listing initiated pursuant to this subsection, the Community Development staff may request the preparation of a report prepared by the City's Urban Historian regarding the possible Historic Resource significance of the site, structure, or feature.

The failure of the Commission to list a structure, site, or feature identified by a Commissioner as having a potential for designation within the one hundred twenty (120) day time frame required by this subsection shall constitute a determination by the Commission that the structure, site, or feature is not appropriate for listing on the City's Potential Historic Resources List unless a delay beyond one hundred twenty (120) days is at the specific written request of the owner of the real property being considered for listing.

3. **Use of Historic Structure/Site Report Obtained in Connection with HLC Review.** Those structures, real property sites, or natural features identified as a result of a Historic Structure/Site Report obtained either in connection with HLC review occurring pursuant to the landmark district requirements of Section 22.22.130 or Section 22.22.140 (or obtained in connection with environmental review of a proposed new development conducted in accordance with the requirements of the City MEA Historic Resource Guidelines) as having the potential for designation as City Historic Resources shall be considered and acted upon by the Commission for listing on the Potential Historic Resources List. Such consideration shall occur at a Commission hearing held concurrent and in accordance with the landmark district hearing process required by Section 22.22.130 or concurrent with HLC final comment review of the submitted Historic Structure/Site Report scheduled in accordance with the process established for such HLC comments in the MEA, as the case may be.

E. **PUBLIC HEARING PROCESS FOR POSSIBLE LISTING.** Prior to conducting the noticed hearing required by subsection (D)(1) or (D)(2) above for the listing of an identified structure, site, or natural feature, the owner(s) of the real property upon which the structure or feature is located (as such ownership is listed on the last equalized County of Santa Barbara Tax Assessment Roll) shall be provided with written notice of the Commission's hearing by depositing a notice thereof in the regular United States Mail not less than sixty (60) days prior to the scheduled hearing date, unless the owner consents in writing to a lesser period of time. Such notice shall, at a minimum, contain the notice information required by state Government Code Section 65094, [as currently enacted or hereinafter amended].

At the Commission hearing to consider the listing, the property owner [or owner's representative] and City staff shall be entitled to present any relevant evidence, both oral and written, to establish whether the structure, site or natural feature has appropriate potential for designation as a City Historic Resource.

F. **APPEAL OF LISTING DETERMINATION TO THE CITY COUNCIL.** A decision by the Commission to list a structure, site, or feature on the City's Potential Historic Resources List may be appealed to the City Council in accordance with the appeal procedures established in Santa Barbara Municipal Code Chapter 1.30.

G. **ADMINISTRATIVE REGULATIONS RELATING TO THE PRESERVATION OF CITY HISTORIC RESOURCES.** The City Community Development Director shall prepare administrative regulations relating to the proper completion of Historic Surveys, the method of listing of Potentially Historic Resources and the appropriate process for evaluating measures intended to protect and preserve identified potentially Historic Resources, and such administrative regulations shall be approved by a resolution of the City Council adopted concurrently with the ordinance effectuating this amendment to Santa Barbara Municipal Code Chapter 22.22. (Ord. 5333, 2004.)

~~22.22.035 Demolition Applications Within a Survey Area.~~

~~A. **PROPOSED DEMOLITION OF AN OLDER UNSURVEYED STRUCTURE, FEATURE OR SITE.** An application for a building permit to alter a structure, site, or natural feature within the area denominated as the "2004 Demolition Review/Historic Resources Survey Study Area" (or within any other survey area which may subsequently be established by the City Council pursuant to this Chapter) shall be referred to the Community Development Director for a determination of whether the structure, site, or feature may have potential as a City Historic Resource in accordance with the criteria established in this Chapter and for a determination of whether the alteration work proposed in the permit application could constitute a "demolition" as that term is defined by this Chapter.~~

~~B. **ADMINISTRATIVE RESOURCE EVALUATIONS.** If, under Section (A) above, the site, structure, or feature proposed for demolition (as determined by the Community Development Director in accordance with definition in this Chapter) has not yet been surveyed and it is determined, through the use of City records, that the structure or feature is in excess of fifty years of age, the Community Development Director shall request that an administrative historic resource evaluation be prepared by the City Urban Historian (or other appropriate City staff person designated by the Director). This evaluation shall be for the purposes of assessing the potential historic resource significance of the structure, site, or feature prior to its demolition. In addition, the purpose of the administrative historic resource evaluation shall be to determine whether it is appropriate to obtain an Historic Structure/Site Report in order to assist the Commission in determining whether the structure, site, or feature should be considered by the Commission for designation as a City Historic Resource pursuant to this Chapter.~~

~~C. **COMPLETION OF THE ADMINISTRATIVE EVALUATION - ACTION ON EVALUATIONS.**~~

~~1. **Timeframe for Administrative Evaluation - Failure to Complete.** The administrative Historic Resource evaluation required by Subsection (B) above shall be completed within thirty (30) calendar days of the date of an applicant's request for a permit to demolish a structure or natural feature or site within a survey area. Absent the written consent of the property owner, the failure to complete such an administrative evaluation within the required thirty (30) day period shall be deemed a determination that the structure, feature, or site has no potential as a City Historic Resource, and thereafter, the City shall issue the requested demolition permit on a ministerial basis, provided that the applicant/owner has otherwise complied with applicable City building/demolition permit submittal requirements for such a demolition.~~

~~2. **Determination of No Potential Historic Significance.** If the administrative Historic Resource evaluation determines in a timely fashion under this Section that the structure, feature, or site has no significant potential as an Historic Resource, the City shall issue the requested demolition permit on a ministerial basis, provided~~

1849 Mission Ridge Road
Santa Barbara, CA 93103-1857

January 30, 2007

Re: Our residence and the "potential list"
Of historic structures

Mr. Jaime Limón
Historic Landmarks Commission Secretary
P. O. Box 1990
Santa Barbara, CA 93102-1990

RECEIVED

JAN 31 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Mister Limón,

We hereby request that our residence be removed from the Santa Barbara City "potential list" of historic structures as the building fails to meet the federal standards for such a designation.

During two remodels, approved by the city, extensive changes have occurred to the exterior. These include:

- (1) conversion of the 1922 garage into a guest suite and a patio at the rear of the house. The patio is bordered by a three foot wall and planter.
- (2) two "lean-to" parking structures were demolished and replaced by a large beamed carport at the west side of the house. It connects the house to a new garage.
- (3) an open-air two walled structure beside the carport was converted into a new garage and workshop.
- (4) a trashcan enclosure was built connected to the west wall near the garage.
- (5) a firepit and the original asphalt driveway was removed, grades re-established, and replaced with a concrete driveway.
- (6) the steps from the backdoor have been tiled and connect with a new tiled walkway to the carport.
- (7) the original block ice delivery area, which was combined with a garbage chute near the back door was rebuilt.
- (8) a small gate from the driveway to the back garden was removed and a larger opening created. It has a steel and wooden gate, is protected by a bollard, and is covered by a tile roof.
- (9) the large open-air patio created by the U-shape of the house was demolished. This included removal of a long brick and tile bench, awnings, and two brick planters. A basement extension was created. At this time, a steel moment frame was retrofitted

to upgrade the house to seismic standards. In place of the patio, a large two-story room was created with an entire wall of glass windows and doors.

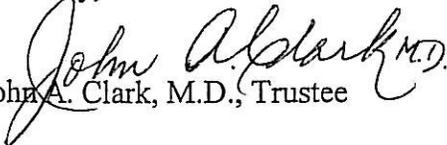
- (10) extending from the new addition is a second story veranda, which overlooks the garden.
- (11) the upper half of the backyard was relandscaped to create a thirty foot diameter semicircular concrete patio, surrounded by an 18 inch thick wall. A barbeque enclosure was built into the patio wall at the ground level with another concrete pad.
- (12) extending along the gardens last stucco wall are a new redwood trellis and stone-faced planters. New decorative lamps are installed along the wall.
- (13) wrought-iron lamps were hung above the barbeque area and driveway gate.

As is evident from the above partial list of exterior changes to the house, it no longer resembles its original appearance.

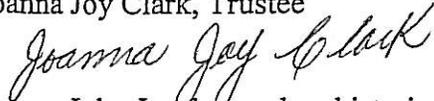
We further note there could potentially be considerable financial loss when the house is sold. Many prospective buyers would be wary of purchasing it with a historical structure restriction. This covenant could limit changes a buyer might wish to make.

Therefore we strongly request that our residence be taken off the "potential list" of historic structures.

Sincerely,


John A. Clark, M.D., Trustee

Joanna Joy Clark, Trustee



cc: John Jacobus, urban historian
William LaVoie, Chairman Historic Landmarks Commission

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

(1:42)

A Public Hearing was held to discuss updating the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites” along with the proposed removal of structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Jake Jacobus, Associate Planner/Urban Historian, gave a presentation and explained that the purpose of the Potential List is to keep track of buildings that may have historical significance and to allow monitoring. Mr. Jacobus stated that the majority of the 36 buildings being reviewed do not have previous survey records to justify leaving them on the Potential List. In addition, letters were received from two property owners requesting that their properties be removed from the list: 2331 State Street and 1849 Mission Ridge Road, but Staff and Commissioner La Voie believe that these two structures should remain on the list.

The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:

1. Verified that there are currently 593 buildings on the Potential Historic Structures/Sites List.
2. Asked what would happen if owners do not want their property on the Potential List. Mr. Jacobus responded that being on the Potential List does not mean that the property will necessarily be designated as a City Landmark. What it means is that the City realizes that the building has some historical significance and, if a demolition permit was requested, for example, Staff would have the opportunity to review whether an Historic Structures Report (HSR) shall be required prior to issuance of a demolition permit.
3. Asked if being taken off the Potential List means a building will never be placed on the list again. Mr. Jacobus responded that some buildings are being requested to be removed because they are not old enough to be considered. That does not mean that, in the future, a building cannot be added back to the list. Buildings removed from the list, because they do not meet that minimum age requirement of 50 years, could be reevaluated in the future provided that the building has maintained its architectural integrity and meets the age criteria.
4. Asked if the issue of taking a building off the list or not was being settled at this public hearing. Mr. Jacobus stated that property owners were given sixty-day notice about this public hearing and he also stated that decisions made by the Commission can be appealed. He also responded that the Commission can vote to remove structures from the Potential List at this time.
5. Clarified that some of the buildings are already considered Landmarks, so that they are being taken off the Potential List to be placed on the Landmarks list.
6. Verified that a building contributing to a potential historic district will not necessarily remain on the Potential List if it is not an exceptional example of a specific architectural style.
7. Proposed that any controversial building recommended by Staff to be removed from the Potential List be referred to the Designations Subcommittee.
8. Confirmed that the neighborhood surrounding 620 W. Mission Street will not likely qualify as a future historic district.
9. Requested that Mary Louise Days be invited to the Designations Subcommittee hearing.

Public hearing opened at 1:53 p.m.

1. **Kellam De Forest**, local resident, stated he spoke with Mary Louise Days, who took part in the creation of the original Potential List, and she suggested that some buildings may have been on the list originally because they are Native American archaeological sites that have little to do with a "structure of merit." **Mr. Jacobus responded** that it is a good idea to track these historic sites; however, the modern buildings on the site should not be on a list of Potential Historic Structures because they meet none of the requirements to be considered as historically significant. A separate list of Historic Sites should be created to be distinguished from the Potential Historic Structures List.

Mr. De Forest inquired as to what will happen to both Spanish and Native American archaeological sites when new projects are proposed. **Mr. Jacobus responded** that the Potential List is *not* used to determine whether archaeological reports are required or if there is a potential for archaeological artifacts to be found; a different planning tool is used for that purpose.

2. **Trevor Martinson**, tenant at 1849 Mission Ridge Road, spoke about the general overview of MEA Guidelines, the process of placing buildings on the Potential List, the difficulty of selling properties that are on the Landmarks list, and the possible financial impact to the owners.

Public hearing closed at 2:03 p.m.

Public hearing reopened at 2:10 p.m.

3. **Terry Bartlett**, owner representative, confirmed that 2120 Anacapa Street will be reviewed by the Designations Subcommittee in a separate hearing (and indicated in written form that she agreed with Staff's recommendation for the building to be removed from the Potential List).

Mr. De Forest asked how much of the original adobe walls around the properties of 330 and 333 E. Canon Perdido Street has remained. **Mr. Jacobus responded** that, although immediately adjacent to the Ramirez Adobe, 330 Canon Perdido Street is not an adobe site or historically significant. He added that 333 Canon Perdido Street was the site of the Carlos Cota Adobe; there is no adobe there today, so it will be taken off the Potential List, but will remain on the Historic Resources List.

4. **Leon Lunt**, co-owner of 1505 Chapala Street, stated he disagreed with keeping this building on the Potential List, saying it would mean having to go through additional hearing processes and delaying issuance of permits.

Public hearing closed at 2:21 p.m.

Public hearing reopened at 2:30 p.m.

Mr. De Forest inquired as to whether the Sanborn Maps were consulted in the review of these properties.

Mr. De Forest, with regard to 2515 Orella Street, commented about the need of one-story cottages to remain in that neighborhood.

Public hearing closed at 2:37 p.m.

The following buildings will be referred to the Designations Subcommittee and the property owners will be notified of the hearing dates:

<u>Address</u>	<u>APN</u>
2120 Anacapa Street	025-251-009
900 Block of De La Vina Street	Various
1505 Chapala Street	027-222-025
3301 Laurel Canyon Road	055-172-003

1849 Mission Ridge Road	019-090-020
906 W. Mission Street	043-073-012
425 Stanley Drive	051-273-004
2331 State Street	025-122-004

The following buildings were recommended by Staff to remain on the Potential Historic Structures/Sites List:

E. Cabrillo Blvd. (Ball Park)	017-311-001
1849 Mission Ridge Road	019-090-020
2331 State Street	025-122-004

There was a consensus by the Commission for the removal of the following buildings from the Potential Historic Structures/Sites List:

222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. (shore acres bungalows)	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

(2:11)

A Public Hearing was held to update the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites.” The Commission accepted recommendations from the Designations Subcommittee for the proposed removal of structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Present: Jake Jacobus, Associate Planner/Urban Historian
Jaime Limón, Design Review Supervisor

Chair La Voie emphasized that the purpose of the Potential Historic Structures/Sites List is to identify properties that are *potentially* significant historic resources in Santa Barbara. The Commission’s task was to update the Potential List by: 1) reviewing an existing list in order to remove properties that were placed on the list without a known reason; and 2) determining the properties that should remain on the list. The criteria for selecting a property to stay on the Potential List includes one or more of the following: it should be of a certain age, is a good example of a style of architecture from a particular period, was designed by a renown architect, or is connected to someone important in the history of the City of Santa Barbara. Chair La Voie stated that the restrictions for buildings on the Potential List are minor and determined only through a Historic Structures Report review process. The Potential List is in accordance with the City’s Demolition Ordinance which has determined that any building over 50 years old needs to be evaluated before a demolition permit is issued.

Staff comments: Mr. Jacobus stated that some of the buildings were placed on the Potential List twenty five or thirty years ago. Some of the buildings listed have disappeared from the site; others were altered and do not necessarily qualify as historic; and still others simply do not have a reason to be on the list. A Historic Landmarks Commission hearing was held February 7, 2007. The Commission voted to have 35 properties removed from the Potential List at that time.

Mr. Jacobus stated that there were 11 additional properties reviewed by the Designations Subcommittee and one of those properties, 3301 Laurel Canyon Road, was identified as not being worthy to be on the Potential List because: 1) It is not a significant example of the architecture it represents since it had a number of alterations. 2) A historic structures report determined it was not historically significant. The building is unstable and the foundations were constantly being repaired. Mr. Jacobus mentioned that, in anticipation of the building demolition, the applicant had large-format photography taken of the building.

Mr Jacobus stated that there are now 36 properties on the list of recommended buildings to be removed from the Potential List. He also mentioned that two property owners were present to request that their homes be removed from the list. In addition, the owner for the property at 1816 Santa Barbara Street, who was not able to attend the Subcommittee review meeting, was also in attendance to address the Commission.

Public comment opened at 2:18 p.m.

1. **Jeanne Ullom**, 28 E. Valerio Street, requested that her property be removed from the list. Her family purchased the home in December 1979. It is the only single-family home on her block and all other buildings have been turned into businesses, rentals, a halfway house, a day care center, and condominiums. She has considered that it could become a financial hardship for her if the property remains on the Potential List because, being in an R-3 zone, if she decides to sell in the future a potential purchaser may not be allowed to construct condominiums or develop the property.
2. **Addison Cook**, 1816 Santa Barbara Street, commented his family is honored that the City would want their property considered for historic designation, but the owners do not want it to be designated. **Mr. Jacobus commented** that the house was designed by the architectural firm of Soule, Murphy and

Hastings. The home has a one-story bedroom addition that was done in 1977. Mr. Jacobus pointed out that the main block of the building is intact the way it was originally designed and it is a nice example of the Monterey Style.

3. **Trevor Martinson**, 1849 Mission Ridge Road, representing Dr. and Mrs. John Clark, stated that he asked Staff to confirm with the City Attorney's Office how CEQA Guidelines Section 15169 was utilized to establish the Potential List. He mentioned that the HLC Ordinance references Section 15169, but that it is for proposed projects that are identifying the environmental character and constraints of an area, and commented that the Potential List has nothing to do with an environmental impact. **Mr. Limón responded** that, under CEQA provisions, the City has sufficient authority to set goals and methods to identify historic resources within its boundaries. The Potential List is used to flag parcels that have potential significance. He emphasized that the Planning Division is not advocating, at this time, that the properties on the Potential List be designated. **Mr. Martinson responded** that the City has exceeded its limits and it should be clarified by the City Attorney's Office. He also mentioned that a similar residence (designed by George Washington Smith and built in 1922) was put on the market and could not be sold for a year. The property was a City Landmark and was sold for less than what it was worth. He considers it would be the same if the property is on the Potential List. He mentioned a contacted insurance group stated the insurance premium would increase two to three times and that, now that the property has been designated, in case of a natural disaster the HLC would impose standards to rebuild. **Chair La Voie responded** that, if destroyed by a natural disaster, a *designated* property would no longer be rebuilt because its landmark status is not extended with the loss of the building. **Mr. Martinson responded** that, if partially destroyed, it would be considerably expensive to repair the damages to its current condition, including wrought ironwork and other artifacts requiring replacement. He agreed that it is perfectly all right to consider whether a property is a historic resource when a demolition is proposed, but insisted that the property not be designated as a landmark.
4. **Kellam De Forest**, local resident, thanked the HLC and the Subcommittee for keeping these properties on the Potential List and commented he considers it important to retain the character of Santa Barbara.

Public comment closed at 2:35 p.m.

Chair La Voie and Commissioner Murray clarified that the Potential List is a recognition of a property's age, history and provenance; and again emphasized that it is *not a historic landmark designation* of the 1849 Mission Ridge Road property, but rather identifying it as a *potential* historic resource.

Straw votes: How many commissioners would want the property at 28 E. Valerio Street *removed* from the Potential List? 0/7. (All opposed.)

How many Commissioners would like the property at 1816 Santa Barbara Street to *stay on* the Potential List? 7/0, (All agreed.)

How many Commissioners would support *removal* of the property at 1849 Mission Ridge Road from the Potential List? 0/7. (All opposed.)

Motion: 1) To remove the thirty-six properties recommended ***to be removed** from the Potential Historic Structures/Sites List. 2) The Commission concludes that the ten properties recommended by the HLC Designations Subcommittee **#to remain** on the Potential Historic Structures/Sites List are historically significant by their own aesthetic merit and provenance and shall remain on the list.

Action: Boucher/Naylor, 7/0/0. (Hausz absent.) Motion carried.

Mr. Jacobus announced the ten day appeal period.

*The following properties were recommended **to be removed** from the City of Santa Barbara Potential Historic Structures/Sites List:

<u>Address</u>	<u>APN</u>
222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. at Ball Park	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
900 Block of De La Vina Street	Various
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
3301 Laurel Canyon Road	055-172-003
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
300-320 W. Pueblo Street	025-102-001
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
1036 Rinconada Road	029-240-008
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008

#The following properties, reviewed by the Historic Landmarks Commission Designations Subcommittee at the direction of the full Commission, were recommended by the Subcommittee **to remain** on the City of Santa Barbara Potential Historic Structures/Sites List:

2120 Anacapa Street	025-251-009
1505 Chapala Street	027-222-025
2330 Chapala Street	025-121-014
1812 Garden Street	027-051-017
906 W. Mission Street	043-073-012

1849 Mission Ridge Road
1816 Santa Barbara Street
425 Stanley Drive
2331 State Street
28 E. Valerio Street

019-090-020 (Representative spoke during the public hearing.)
027-042-011 (Owner addressed the Commission during the public hearing.)
051-273-004
025-122-004
027-182-022 (Owner addressed the Commission during the public hearing.)