

**RESOLUTION OF THE SANTA BARBARA COUNTY
HISTORIC LANDMARKS ADVISORY COMMISSION**

DETERMINATION OF THE SANTA BARBARA COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION THAT THE CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES, LOCATED AT 2929 EAST VALLEY ROAD, MONTECITO, CALIFORNIA, ASSESSOR'S PARCEL NO. 005-040-025, MEETS THE ELIGIBILITY CRITERIA FOR A COUNTY HISTORIC LANDMARK AND IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE; AND DESIGNATION OF THE CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES AS COUNTY LANDMARK #56 PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT

RESOLUTION No. 2024-04

WHEREAS, the Santa Barbara County Historic Landmarks Advisory Commission (hereinafter "Commission") has considered the historical significance of the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES located at 2929 East Valley Road, Montecito, California, on Assessor's Parcel No. 005-040-025, legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of protection as a County Historic Landmark; and

WHEREAS, the Commission finds that the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES, which includes the residence and attached garage, the sandstone terrace and outdoor barbecue off of the west side of the residence, and the plinth and entry gate posts on East Valley Road, is historically significant because:

1. It exemplifies special elements of the County's cultural, social, economic, and architectural history. The residence and sandstone landscape features were designed by the renowned architect Carleton Winslow in 1918 and exemplify the French Norman Revival style; and they were built during an era in Santa Barbara's history characterized by the construction of large estates and residences; and

2. It embodies distinctive characteristics of a style, type, period or method of construction. The residence retains a high level of historic integrity and characteristics of its French Norman Revival-style, an architectural subtype of the Period Revival Movement in early 20th century Santa Barbara County; the remaining elements of the designed landscape's hardscape, composed of sandstone block materials, are important examples of this construction method and type; and
3. It is representative of the work of a notable builder, designer or architect. Carleton Winslow, who practiced in Santa Barbara County between circa 1915 and 1946, was one of the most notable regional architects in California between the late 1910s and 1940s; during this period, Winslow established a thriving residential and ecclesiastical design practice best known for his interpretation of the various iterations of the Period Revival Movement, including the French Norman Revival style; and
4. It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation. The residence retains sufficient integrity to convey its exemplary French Norman Revival style architecture and is one of the earliest examples the Period Revival Movement; the landscape's hardscape features are substantially intact and contribute to the setting of the residence; and
5. It reflects significant geographical patterns, including those associated with different eras of settlement and growth. The property has a direct association with the theme of Great Estates building in Montecito during the Regional Culture Period between 1915 and 1945; and
6. It is one of the few remaining examples in the County possessing distinguishing characteristics of an architectural style. The residence is an early and substantially intact example of its French Norman Revival style, a rare subtype of the Period Revival Movement; and the remaining original sandstone landscape features contribute to the historic integrity of the property.

NOW, THEREFORE IT IS FOUND, DETERMINED AND RESOLVED as follows:

1. The CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES meets the eligibility requirements for a County Historic Landmark as described in County Code, Chapter 18A, Section 18A-3, and is worthy of protection.

2. The Historic Landmarks Advisory Commission hereby designates the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES as a County Historic Landmark, subject to the following conditions:
 - a. Except as set forth in subsections d. and e. below, demolition, removal or destruction, partially or entirely, or willful negligence resulting in loss of historic integrity, is prohibited unless an application has been submitted to the Historic Landmarks Advisory Commission and express consent in writing is first had and obtained from the Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of County Code, Chapter 18A.
 - b. Except as set forth in subsections d. and e. below, no alterations, repairs, additions or changes (other than normal maintenance and repair) shall be made unless and until an application has been submitted to the Historic Landmarks Advisory Commission and all plans for such work have first been reviewed by the Commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the commission or other qualified persons designated by it.
 - c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES to make any and all reasonable uses of the property that are not in conflict with the purposes of County Code Chapter 18A.
 - d. The interior of the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES, including the interior work authorized by issued County Building Permit 22BDP-00000-01449 and 24REV-00185, is not subject to the foregoing conditions set forth in subsections a. and b.
 - e. The owner's proposed project for the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES set forth in Coastal Development Permit application number 23-CDP-00094, a description of which is attached hereto as Exhibit B, are not subject to the foregoing conditions set forth in subsections a. and b.
 - f. This property is privately-owned and unauthorized public access is not permitted.

3. This designation shall expire after a period of ninety days, unless prior to the expiration of ninety days the Board of Supervisors shall have confirmed the action of the Historic Landmarks Advisory Commission pursuant to County Code, Chapter 18A, Section 18A-2.

PASSED, APPROVED AND ADOPTED by the Santa Barbara County Historic Landmarks Advisory Commission at Santa Barbara, California, this 14th day of October, 2024 by the following vote:

AYES: KEITH COFFMAN-GREY, RONALD NYE, ROB KNIGHT, KAREN STEINWACHS, LANSING DUNCAN


NOES: RANDY MELCOMBE

ABSTAIN:

ABSENT: SHIELA SNOW, HOWARD WITTAUSCH, DICK SALOOGA


Keith Coffman-Grey, Chair

Approved as to form:



Anne Rierson
Senior Deputy County Counsel

I hereby APPROVE AND CONSENT to designation of the CHAFFEE RESIDENCE AND ATTACHED GARAGE WITH SANDSTONE LANDSCAPE FEATURES as a County of Santa Barbara Historic Landmark pursuant to County Code, Chapter 18A.

Owner:

Date: _____

Date: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 005-040-025

Parcel One:

Beginning at a pipe survey monument set at the Southwest corner of land sold to Paul E. Lan Dell by deed dated October 23, 1936 and filed in Book 375, Page 365, Official Records of Santa Barbara County; thence along the Western line of said land as follows:

1st, North 19°57'30" West, 243.38 feet;

thence 2nd, North 10°55'30" West 162.93 feet;

thence 3rd, North 19°15' East 286.82 feet;

thence 4th, North 30°22'30" East, 172.46 feet;

thence 5th, North 5°14' East, 148.95 feet to the Northwest corner of said land and in center of East Valley Road;

thence 6th, along center line of said East Valley Road as per map of survey made by F.F. Flournoy, filed in Book 10 of Maps, Page 71 and was filed on April 3, 1917, South 87°32' West, 60.0 feet to the beginning of a curve to the right;

thence 7th, along said curve to the right having a radius of 186.24 feet, a delta of 56°28' tangent 100 feet 183.54 feet to the end of said curve;

thence 8th, North 36° West, 97.60 feet to a spike in center of said road from which an "X" on top of a stone fence post bears North 78°59' West, 30.89 feet, an "X" on top of another fence post bears South 21°31' West, 24.14 feet, a 3/4 inch pipe survey monument bears South 6°10' West, 28.0 feet;

thence leaving said road 9th, South 6°10' West, 1118.33 feet to a point on the Southern line of Mrs. Grace N. Chaffee land;

thence 10th, North 89°35'30" East, 314.74 feet to the place of beginning.

Parcel Two:

Beginning at a 2 inch survey monument with brass cap set on the Southerly line of the Northwest Quarter of the Northeast Quarter of said Section 14, Township 4 North, Range 26 West, S.B.M., from which another 2 inch survey monument with brass cap set at the most Southwesterly corner of the Northeast Quarter of the Northwest Quarter of said Section 14 bears South 89°35'30" West, 1448.13 feet distant;

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Revised 10-22-03 01-01-08 02-03-10) (12/02/2013)



EXHIBIT "A"
Legal Description

thence 1st, North 17°36'40" East, 184.47 feet to a 1/2 inch survey pipe;
thence 2nd, North 40°52'30" West, 196.00 feet to a 1/2 inch survey pipe;
thence 3rd, North 22°24'30" East, 241.30 feet to a 1/2 inch survey pipe;
thence 4th, North 22°57' East, 459.35 feet to the center line of East Valley Road;
thence 5th, South 87°32' West, along the center line of said East Valley Road, 351.25 feet;
thence 6th, South 5°14' West, and leaving said road 148.95 feet to a 1/2 inch survey pipe;
thence 7th, South 30°22'30" West, 172.46 feet to a 1/2 inch survey pipe;
thence 8th, South 19°15' West, 286.82 feet to a 1/2 inch survey pipe;
thence 9th, South 10°55'30" East, 162.93 feet to a 1/2 inch survey pipe;
thence 10th, South 19°57'30" East, 243.38 feet to a 1/2 inch survey pipe set on the Southerly line of the said Northeast Quarter of the Northwest Quarter of said Section 14 from which the Southwesterly corner of said Quarter Section bears South 89°35'30" West, 1214.43 feet;
thence 11th, North 89°35'30" East along the said Southerly line of said Quarter 233.70 feet to the place of beginning.

EXCEPTING THEREFROM, Parcels One and Two above described, that portion described in the deed to the Santa Barbara County Flood Control and Water Conservation District, recorded March 8, 1974 as Instrument No. 8093 in Book 2505, Page 646 of Official Records.

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EXHIBIT “B”

Project Description for 23-CDP-00094

The project is a request for a Coastal Development Permit to allow construction of a 6,926 square-foot (SF) addition and 2,236 SF of new covered terraces to an existing 4,721 SF single-family dwelling, a new 861 SF attached garage, new entry gates, swimming pool, an equipment pad, and like for like roof replacement on the existing house, as well as associated site grading and drainage improvements, landscape, and hardscape. The project includes the abandonment of an existing septic system to be replaced with a new septic system. The project will result in approximately 102,000 SF of landscaped area and approximately 10,272 SF of new and replaced impervious surfaced. Grading consists of 1,000 cubic yards of cut and 1,300 cubic yards of fill. One small coast live oak tree will be removed and six additional trees will be significantly impacted by the proposed development, including five oak trees and one California Sycamore tree. Per the arborist report prepared by Bill Spiewak (October 2023), the seven impacted trees will warrant mitigation planting of twelve 15-gallon native oak trees. The project proposes six 24-gallon and fifteen 15-gallon coast live oak trees. The parcel will be served by the Montecito Water District, a new private septic system, and the Carpinteria-Summerland Fire Protection District. Access to the site is provided by a private driveway off East Valley Road. The property is a 9.94-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-025, located at 2929 East Valley Road in the Toro Canyon Community Plan area, First Supervisorial District.