

**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: _____
