

COUNTY OF SANTA BARBARA



HISTORIC LANDMARKS ADVISORY COMMISSION UNAPPROVED MINUTES

Hearing of March 11, 2024

Meeting Time: 10:00 a.m.

The regular hearing of the Santa Barbara County Historic Landmarks Advisory Commission was called to order by Chair Coffman-Grey at 10:02 a.m., in the Board of Supervisors Hearing Room, 105 East Anapamu 4th floor, Santa Barbara CA 93101.

COMMISSIONERS PRESENT:

KEITH COFFMAN-GREY	1 ST DISTRICT, CHAIR
SHEILA SNOW	1 ST DISTRICT
LANSING DUNCAN	3 RD DISTRICT
ROB KNIGHT	4 TH DISTRICT
HOWARD WITTAUSCH	5 TH DISTRICT
RANDY MELCOMBE	5 TH DISTRICT
RONALD NYE	MEMBER AT LARGE, VICE CHAIR

COMMISSIONERS ABSENT:

DARIAN BLEECHER	2 ND DISTRICT
KAREN STEINWACHS	3 RD DISTRICT

STAFF MEMBERS PRESENT:

Callie Kim, Deputy County Counsel
Jonathan Martin, Hearing support Staff

I. ADMINISTRATIVE AGENDA:

1. **ROLL CALL:** Commissioners Bleecher, and Karen Steinwachs absent

2. **PUBLIC COMMENT:** None

3. **MINUTES:** The minutes of February 12, 2024 were considered as follows:

- **ACTION:** Duncan moved, seconded by Snow, and carried by a vote of 7-0 (Bleecher, and Steinwachs absent) to approve the minutes of February 12, 2024 as amended

4. **STAFF UPDATE:**

- Staff updated HLAC on further improvements to the website including resuming 2020 work on updating Landmark and Place of Historic Merit content.

5. **Project Discussion**

Chair Keith Coffman-Grey

- Reminded members of the Form 700 Conflict-of Interest deadline and the need for Ethics Training every two years.
- Fill out quarterly mileage travel forms.
- The Nomination form for 2929 East Valley Road is being drafted.
- Notified HLAC of no update currently on 170 Middle Road.

- **The SR 135 Los Alamos Connected Community project includes improvements in front of the Union Hotel, Santa Barbara County Historical Landmark #39. Caltrans has been asked to allow HLAC to review what is proposed.**

6.

HLAC Budget

- **HLAC discussed the budget through the month of February, 2024.**

7.

District Reports

Member Ron Nye:

- **Commissioner Nye reported on his research of the historic structures at Cachuma Lake County Park. There is a complete inventory of the ranch structures on the property at the time it was acquired.**

II. STANDARD AGENDA:

8.

Scibird Exterior Alterations Montecito

21LUP-00000-00292 (Katie Nall, Planner nallk@countyofsb.org)
21ZEV-00000-00007

The County Historic Landmarks Advisory Commission (HLAC) will review, discuss and provide comments on a request for a Land Use Permit (Case No. 21LUP-0000-00292) to abate a zoning violation (Case No 21ZEV-00000-00007) for unpermitted exterior changes to an 831-square-foot Moody Sisters Cottage, including raising the northeastern portion of the roof by 3.5-inches, raising a portion of the eastern roof by 1-foot 5-inches, and installing new doors, windows and siding. Replacement windows match the appearance of the house's historic window types with regard to the type and appearance of glazing bars. Replacement board and batten siding will be installed to match the original material and appearance throughout the exterior, including the water heater door. The existing 532-square-foot carport/utility room includes as-built exterior paint, and material changes as well. The proposed roof material of the residence will be Presidential Shake charcoal black asphalt shingles. No grading or tree removal is proposed. The maximum height of the residence is 13-feet. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Periwinkle Lane. The property is a 0.17-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-003, located at 539 Periwinkle Lane in the Montecito Community Plan Area, first Supervisorial District.

Presentation of the project was given by

Applicant Team:

- **Richard Scibird**
- **Lisa Scibird**
- **Tim Hazeltine**

Appellant Team:

- **Marc Chytillo**
- **Bill Babit**
- **Joseph Cole**

Public Comment:

- **Fermina Murray**
- **Amber Long**

HLAC Comments:

- **Commissioner Duncan:**
Although the structure may not have been a full-blown residence originally it was designed as part of a complex of Moody Sisters structures. The roof was inappropriate in 2021 and is currently inappropriate. It's clear that the original roof wasn't black. It would make sense to go to brown or grey, a shingle type, probably composition. Not a metal roof. Because the structure is a contributing element to the district, small details such as the changes in the roofline are important. Some of the changes in the roofline are so dramatic they are not compatible with existing construction, size, scale, proportion and massing. The oversize French doors raised the roofline 17 inches. He thought HLAC was getting a standard 6'8' door in 2021, which could have been done with a small eyebrow detail. The house color is not a scheme that fits with the Moody Sister's aesthetic. Body and trim color should be consistent with the written comments of the Moody Sisters quoted by Amber Long pointed out during Public Comment. The extent to which this structure fits in with the complex of Moody Sisters structures will add to its value. Positives from the project include getting rid of the asymmetrical window in front that does not fit the cottage.
- **Commissioner Melcombe:**
Agrees with Commissioner Duncan. This is a Moody Sisters neighborhood, and the property was originally designed as part of a Moody Sisters neighborhood. Basically this structure is out of balance with the neighborhood now. Permitting the roof was part of that. Would like to see more conformity and advises MPC/MBAR to keep this place in balance with the neighborhood.
- **Commissioner Wittausch:**
Agrees with Commissioner Duncan but has additional concerns, wants structure to maintain its eligibility for historic designation. The 1973 remodel did not remove material property, it added. The little hook became enclosed but it did not detract from the whimsy of the house, the scale, the fact that it was sloped down from the main structure, and the odd shape of the plan. But the new roof material, the roof angles and especially the new eyebrow over the French Doors, materially alters this from "country cottage" to a shed roof "chic contemporary farm home". Thinks it is an offense to the architectural style of the Moody Sisters. Plans need to be fixed so the architectural and structural drawings, before and after construction, are accurately conveyed. Supports changes to the Historic Structures Report suggested by Ms. Long.
- **Commissioner Knight:**
Briefly, thinks Commissioner Duncan spoke well for most. Appreciated the presentation and the affection for the neighborhood. The fact that the neighborhood is that way is very important. There was a point in time when the owners were maybe flexible on the roof changes, hopes that can be revisited. Feels bad for the owners not being able to do what they want with their property, but understands the other homeowners in the area as well.
- **Commissioner Nye:**
Appreciates the informative presentations. The roof is not appropriate, as we mentioned the first time it was before us, and neither are the raised roof lines. Would like the applicants to be able to make some of the changes as long as they're considered appropriate to the style of the original house. There's a middle ground but it will take coordination of all the parties. Hopes the homeowners can find a way to make the right changes and hopes the end result is something that fits better into the neighborhood.
- **Commissioner Snow:**

Color is one of the things that make the changes so apparent, White with Black trim is inappropriate. The Moody Sisters built houses that fit into their environment, but this doesn't look whimsical or cozy. Raising of the roof makes it look out of balance. Big French doors will be out of proportion. Color doesn't have to be blue or red but should fit into nature and honor the Moody Sisters. Our comments want the history to be honored.

- **Chair Coffman-Grey:**

The metal roof was not acceptable in 2021, unfortunately two or three years later, it is still our biggest concern. Agree with all the comments said, that a Moody Sisters cottage should not have this look. Understand what the property owners are dealing with, but historic structures are really important to save in this community. If these changes go through as presented, it won't be recognizable as a Moody Sisters cottage. Supports changing the roof to asphalt shingles, consistent with the agenda listing. Concerned about raising of the roof line. Fire safety and access are appropriate but as we look at the house, small doors can satisfy this. Great big French doors are not appropriate for a Moody Sisters house, smaller 6'8" doors would satisfy the safety concern, and the roof would not need to be raised. Colors, white and black are not appropriate, muted warmer colors are encouraged. The carport shed nearby, even though not historic, the color should match and be compatible with the neighborhood. We are looking at a historic district of Moody Sister cottages. Feels for the property owners but a lot of this work was done without permit. Advises changing the roof back to where it was before. Supports the window changes that fit in with the character of the Moody Sister's cottage.

- **Commissioner Wittausch (later):**

Suggests lowering the eyebrow of the doorway by using "Flush Framing", where the header occupies the same space as the rafters. Flush frame the rafters and you get no distance on top, letting you lower the roof. Does not think this property should lose its eligibility for historic designation. The standards of the Secretary of the Interior should be upheld in the preservation.

9. HLAC Discussion of Incentives to Encourage Landmarking of Historic Structure

The County Historic Landmarks Advisory Commission (HLAC) will discuss incentives to encourage landmarking of historic structures, including but not limited to the Mills Act.

ACTION: Duncan moved, seconded by Nye, and carried by a vote of 7-0 to continue the item to the April 8, 2024 HLAC meeting.

NEXT MEETING of the Historic Landmarks Advisory Commission:

Date: April 8, 2024
Time 10:00 a.m.
Location: Board of Supervisors Hearing Room
105 E. Anapamu Street, 4th floor
Santa Barbara, CA 93101
And via Zoom

*For additional information about this agenda or any
Historic Landmarks Advisory Commission business,
Call (805) 568-3374*