PHASE 1-2 HISTORIC RESOURCES MANAGEMENT

REPORT

539 Periwinkle Lane , Montecito, Santa Barbara Country, California

APN 011-220-003

For

Richard and Lisa Scibird & Mackenzie McGonelge

By

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1.0 INTRODUCTION

This Phase 1-2 Historic Resources Report for 539 Periwinkle Lane, Montecito, Santa Barbara County, California (APN 011-220-003) was prepared for Richard and Lisa Scibird and Mackenzie McGonegle. The study parcel is a 0.17 -acre parcel (7,405 square feet) (per Assessors Record) (Figures 1 – 2a). The designer of record for the project is Sophie Calvin (Please see Appendix A for architect's plans). This study was prepared by Post/Hazeltine Associates and fulfills the requirements for historic resource evaluations outlined in the *County of Santa Barbara's* Appendix B to the Environmental Thresholds and Guidelines Manual, February 27, 2018; the *Santa Barbara County Comprehensive Plan, Land Use Element,* and the Montecito General Plan. This report was written by Pamela Post Ph.D. (senior author) and Timothy Hazeltine.

Figure 1, Location Map

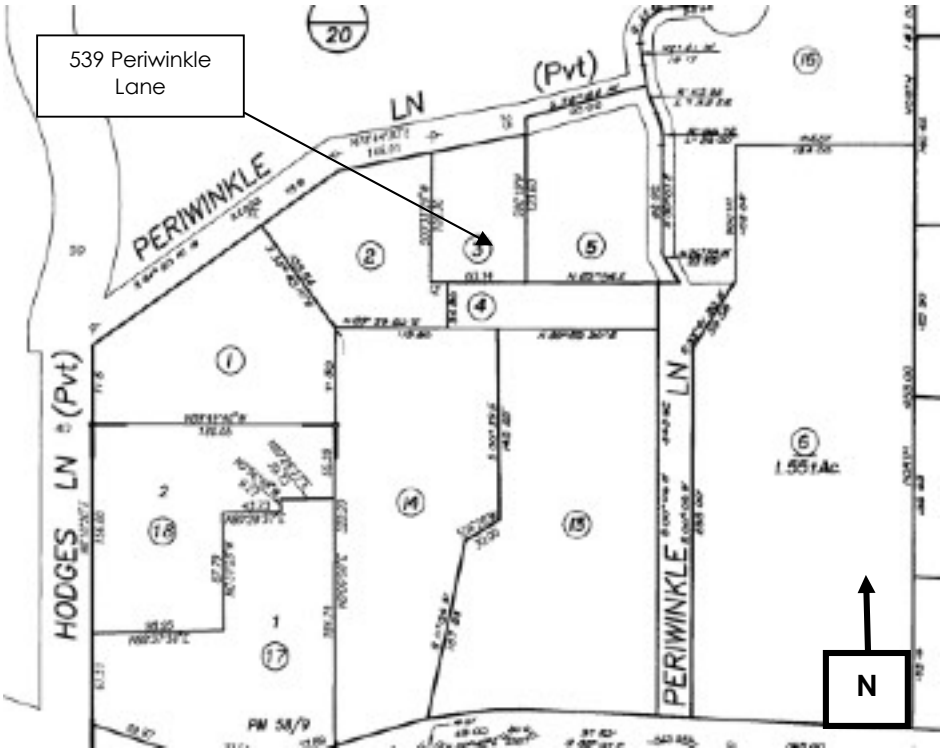

Figure 2, Parcel Map for 539 Periwinkle Lane

Figure 2a, Aerial Photograph of 539 Periwinkle Lane (Google Earth)

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as

impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*
2. *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
3. *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.)*.

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.

- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the *CEQA Guidelines* states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: "*Properties listed in or determined eligible for listing in the California Register of Historical Resources*." *In order to be eligible for listing a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage*. B) *Is associated with the lives of persons important in our past;* C) *Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*; and D) *Has yielded or may be likely to yield information important to history or prehistory*."

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions), or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) *are associated with events that have made significant contributions to the broad patterns of our history;*
B) *are associated with the lives of persons significant in our past*;
C) *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction*;
D) *have yielded or may be likely to yield information important in prehistory or history*.

The following policies enacted by the County of Santa Barbara guided the identification of potential significant historic resources and evaluation of potential project impacts to significant historic resources outlined in this report.

1.2 County of Santa Barbara Historical and Archaeological Policies:

1) All available measures, including purchase, tax relief, purchase of development rights, etc. shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2) When developments are proposed for parcels where archaeological or other cultural sites are located, project redesign shall be required which avoids impacts to such cultural sites if possible.

3) *When sufficient planning flexibility does not permit avoiding construction on archeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with the State Office of Historic Preservation and the State of California Native Heritage Commission* (*County of Santa Barbara's* Appendix B to the Environmental Thresholds and Guidelines Manual, February 27, 2018).

1.3 Previous Studies and Designations

The property at 539 Periwinkle Lane has not been the focus of a previous historic resources study or historical resources survey. The property is not a designated or potential historic resource at the County of Santa Barbara, State or National level.

1.4 Project

As-built alterations have been made to the house and the applicant proposes additional and interior and exterior alterations detailed in Section 6 and Appendix A of this report, which include exterior alterations to fenestration, a roofline, and siding. The designer of record for the project is Sophia Calvin.

1.5 Summary of Findings

This report has concluded that the property at 539 Periwinkle Lane, a Moody Sisters-designed house, which is eligible for listing as a County of Santa Barbara Place of Historic Merit, is a significant historic resource for the purposes of environmental review. The Phase 2 component of the report conclude the proposed project meets the Secretary of the Interior's Standards for Rehabilitation provided the measures outlined in Section 5.4 for this report are implement. Therefore, implementation of the project with the guidance enumerated above, would not materially impair the house's integrity of design, materials, and workmanship. The proposed project would be consistent with County of Santa Barbara Historical and Archaeological Policies 1- 3) and Section F, Cultural Resources /Archaeology: Goal CR-M-1: *Preserve and Project Properties and Structures with Historic Importance in the Montecito Community to the Maximum Extent Feasible*. Project impacts to a significant historic resource are considered a less than significant impact (Class III) to significant historic resources.

2.0 SETTING

Before the arrival of the Spanish in the late 18th century, Montecito's vegetation was characterized by oak groves and coastal chaparral with riparian plant communities bordering creeks and drainages. Over the 235 years since the arrival of Euro-Americans, human occupation and activity have significantly modified these habitats by introducing agriculture, grazing, and residential development. Today, the neighborhood is characterized by residential development of large estates on multi-acre parcels and smaller homes, sometimes

on lots of less than an acre in size. Commercial development is located nearby at the intersection of East Valley Road and San Ysidro Road where a commercial enclave has existed since the late 19th century.

3.0 HISTORIC CONTEXT

3.1 History of the Property at 539 Periwinkle Lane (Pre-Contact to 1949)

In the pre-contact period, the property that presently encompasses 539 Periwinkle Lane was located within the region inhabited by the Chumash a Native American culture group noted for their extensive trade networks and maritime adaptation. The Spanish established a permanent settlement in Santa Barbara when El Presidio de Santa Barbara was founded in 1782, and four years later Mission Santa Barbara in 1786. The Spanish government set aside a large tract of land between Santa Barbara and Carpinteria for the maintenance of the Presidio and its occupants. During this era almost no development took place in Montecito. In 1821 Mexico won its independence from Spain and California became a Mexican province. During the Mexican era, the government awarded small land grants in Montecito, usually in the vicinity of East Valley Road, to soldiers of in lieu of pay. In 1848, California was acquired by the United States as a result of the Treaty of Guadalupe Hildago. Two years later California became the country's 31st state. By 1871. the project parcel was part of a 52.76-acre tract owned Thomas McKean (1871 W. T. Norway Map of Pueblo Lands of Montecito). By 1899, the project parcel was located within a larger property owned by the Conklin family. At some point the Conklin's developed the property as a lemon ranch (1899 W. W. Burton Map). By the early decades of the 20th century, Dixon Harold MacQuiddy owned a large property encompassing what is now 539 Periwinkle Lane.

3.2 History of the Property at 539 Periwinkle Lane (1949-1982)

On August 16, 1949, Dixon Harold MacQuiddy (born 1887) a prominent local contractor, and his second wife, Elma, were issued a permit to build a studio and detached carport on Lot 85, at 509 C Periwinkle Lane, a 24,300 square-foot lot already developed with a single-family residence built for the MacQuiddys' in 1940 to the design Harriet Moody.

The 564 square-foot one-story detached studio was built at an estimated cost of $3,800.00, while a 180 square detached carport cost an estimated $300.00 (County of Santa Barbara Application for Land Use Permit, No. 1335, August 11, 1949). The designer for the project was Harriet Moody, well-known for her whimsical cottage style residential projects, which included an earlier house built on the parcel in 1941 for the MacQuiddy family. The parcel was later subdivided and the house built in 1940, was demolished in 1989 and replaced by another residence.

While Dixon Harold and Elma MacQuiddy owned 509C Periwinkle Lane, they lived in a 1,400 square foot house at 559C Periwinkle Lane. 509c Periwinkle Lane was occupied by their son, Dixon Leroy MacQuiddy and his wife Dorothy. Dixon L. MacQuiddy was principal of Garfield Elementary School. By no later than 1948, Dixon and Dorothy had moved to what was now 559 Periwinkle Lane (1946 and 1948 *City of Santa Barbara, including Montecito, Directories*).

Dixon Leroy MacQuiddy, the son of Dixon Harold MacQuiddy and Amelia Enos MacQuiddy, was born in Concord, California on January 6, 1908. Sometime prior to 1935, Dixon married Dorothy Cook in Santa Barbara. During World War II, Dixon served in the U. S. Navy for three years before being discharged in 1946 (U. S. World War II Draft Cards, Young Men, 1940-1947). After moving to Montecito by at least 1948 Dixon and Dorothy's address was simply listed in the phone directory as Periwinkle Lane. In 1949 the address was listed as 559 Periwinkle Lane (*1948 and 1949 City of Santa Barbara, including Montecito, Directories*).

Eight years after the Moody-designed studio and carport were built at what is now 539 Periwinkle Lane, the lot was subdivided with the portion encompassing the studio and carport becoming a 0.17-acre, 7,405 square-foot lot with a street address of 539 Periwinkle Lane (Assessor's Records for 539 Periwinkle Lane; 1957 *City of Santa Barbara, including Montecito Directory*). The house built in 1940 was assigned a street address of 559 Periwinkle Lane. Dixon L. MacQuiddy and his wife, continued to reside at 559 Periwinkle Lane. After retirement, Dixon L. MacQuiddy joined the executive board of the Santa Barbara Museum of Natural History and in the early 1980s, became director of the Channel City Club (*1973, 1982 City of Santa Barbara, including Montecito, Directories*). Dixon Leroy MacQuiddy lived at 559 Periwinkle Lane until his death in Santa Barbara on October 7, 1982 (California, U. S., Death Index, 1940-1987).

3.3 Later History of the Property at 539 Periwinkle Lane (1982-2021)

As noted above, in 1957, the study parcel's address of 539 Periwinkle Lane first appears in the phone directory. That year, Amanda Jennings is listed as the occupant suggesting the studio was converted to residential use around this year. In 1960, the directory lists the property as vacant. In succeeding years, occupants included Gordon Knapp (1961), Michael Rogers (1965), Bonnie Stewart (1972), and Robert G. Edwards and his wife Ruth in 1973. It was under the ownership of Robert Edwards, an architect, that the first documented changes were made to the Moody-designed building. On November 5, 1973, Edwards received County of Santa Barbara Land Use Rider #59415 to add a 220 square-foot addition to an existing 564 square-foot building. The addition was designed to wrap around the southwest corner of the house. The addition included a front porch, expanded new and metal frame asymmetrical window units on the addition (County of Santa Barbara Land Use Rider, Permit #59415, November 5, 1973) (Figure 3).

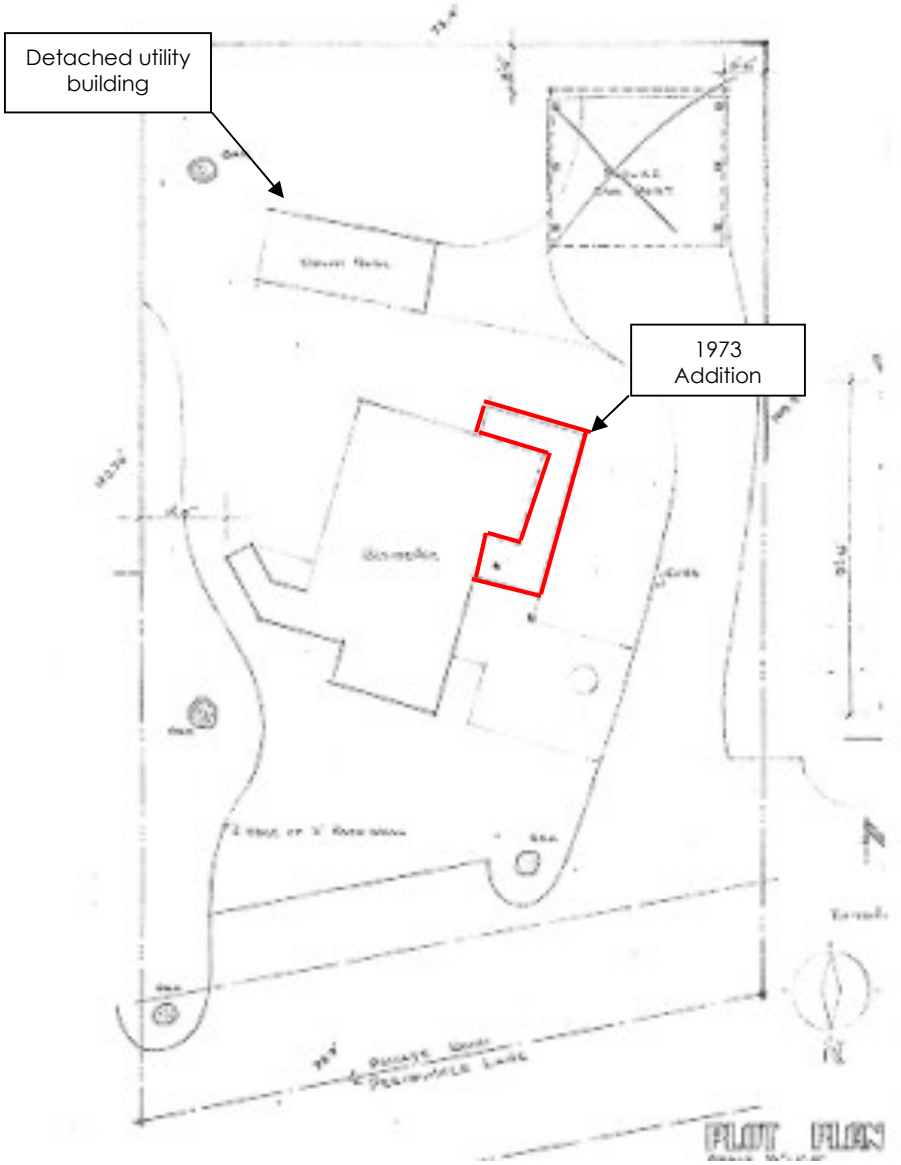

Figure 3, 1973 Site plan showing new addition to former studio (now house)

Three years later, Edwards received County of Santa Barbara Land Use Rider, Permit #66664, dated June 4, 1976, to demolish a Moody-designed carport and build in its place a new carport attached to an existing shed at an estimated cost of $1,500.00 (Figure 4). A utility building, added sometime after 1949, but before 1973, depicted on a 1976 sketch plan, was later demolished. The construction and demolition date for this structure could not be determined (See Figure 3). The Roberts owned the property until at least 1976. Subsequent owners include Albert A. Marin (1988). By July of 2020, the property was owned by the Mary Jane Barber Trust. On July 29, 2020, the owner was issued a permit to re-roof the house with a "metal roof of flat panels, no striations, color to match existing black asphalt shingles" (County of Santa Barbara Minor Building Permit, #20CNP-00000-00784, July 29, 2020). Currently the property at 539 Periwinkle Lane is owned by Richard and Lisa Scibird and Mackenzie McGonegle who purchased it from Jennifer Howell and Reid Harper on September 3, 2020.

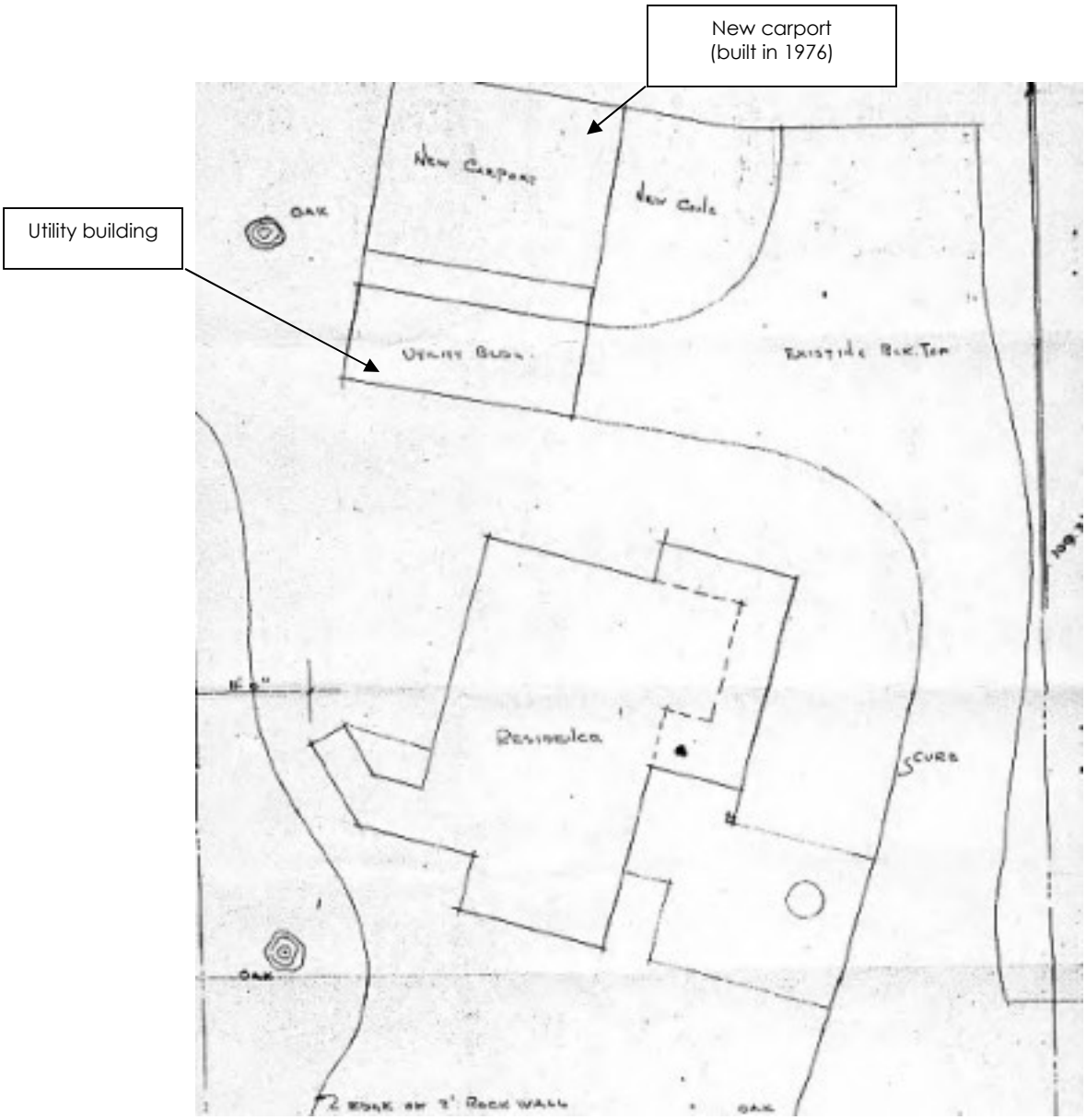

Figure 4, 1976 Site plan of new carport attached to an existing utility building

3.4 Harriet Moody (1891-1966)

It is Harriet Moody, a member of a talented and ambitious family, including an older brother, Bert, and three younger sisters, Brenda, Mildred, and Wilma, that is credited with the design of the so-called "Moody Sisters Cottages" (Figure 5). Harriet was born in Santa Barbara on May 9, 1891, the daughter of Mr. and Mrs. Elmer James Moody who had come to Santa Barbara from East Liverpool, Ohio in 1890. Harriet's father has been variously identified as a contractor who specialized in the building of California bungalows, as well as a schoolteacher, who subsequently became an insurance agent (*Santa Barbara News Press*, March 19, 1989: D-1 & D-3). Harriet received her formal schooling at Santa Barbara State Teachers College and her architectural training from working with both her father and a Mr. Serferly, who was a local

architect (*Santa Barbara Architecture*, 1975: 178). Between 1912 and 1922 Harriet Moody worked with her father, helping him design houses(https://en.wikipedia.org/wiki/Harriet_Moody).

Figure 5, Harriet Moody (photo circa: 1925)

After her father's retirement in 1922 Harriet took a job that year as Assistant City Engineer, under the supervision of City Engineer George D. Morrison. One of her responsibilities was to oversee subdivisions in Montecito and to assign names to many of its streets (*Santa Barbara Magazine*, Volume 21, No. 3, Summer, 1995: 21). Other responsibilities included the engineering of street grading and paving, and the installation of sidewalks, sewers, and storm drains. One of her largest projects, supervised by George Morrison was the city's installation, in 1923, of a public walkway and pergola leading from the top of the bluff to the beach. Called *Camino al Mar* (Way to the Sea), it was more commonly known as a Thousand Steps (in actuality there were approximately 150 steps). When completed the Thousand Steps project allowed public access to Santa Barbara's West Beach without having to wait for low tide and walk the half mile from West Beach, around the point. In 1925, Harriet and many other members of the city's engineering staff resigned in protest to the city's decision to build a breakwater at the base of Castle Rock. Years later, her sister, Mildred Moody, noted that Harriet predicted that the breakwater "would do exactly what it did---fill the harbor with sand" (*Santa Barbara News Press*, March 19, 1989: D-1).

After leaving her city position, Harriet and her former boss, George Morrison, formed a business partnership devoting much of their time to the development of planned neighborhoods in Goleta and Isla Vista (https://en.wikipedia.org/wiki/Harriet_Moody). The partnership lasted some seven years before Harriet decided, in 1932, to strike out on her own, this time joining in partnership with her sister, Mildred, with Harriet as the designer and Mildred

as the interior designer. The only other of her siblings to attend college and to become involved in the arts, Mildred first studied art at UCLA, and then finished her education at Santa Barbara State Teachers College. Her particular interest was painting in a technique known as *rosemaling*, a European folk art tradition in which furniture and interiors were hand painted using motifs, such as scrolls, flowers, and birds. Unlike Harriet and Mildred, the two other Moody sisters, Brenda, and Wilma, worked in the field of finance, Brenda as an escrow officer with the Security Bank and Title Company and Wilma as an assistant for the First Building and Loan Company (*Santa Barbara News Press*, April 2, 1996: B-1).

The first example of the distinctive "Moody English Cottage" was a studio designed by Harriet for her sister, Mildred. Located on Coast Village Road, it was built in 1932 as a studio space for Mildred's *rosemaling* business (*Santa Barbara News Press*, March 19, 1989: D-3). Harriet's design for the Coast Village Road studio, with its steeply pitched shake roof, picturesque massing, and small, diamond paned leaded windows, was an obvious reference to the small vernacular cottages popular during England's Tudor period. As Mildred noted of herself and her sister, "We were always interested in English things and fairy tales "We read lots of books about houses … maybe it came from our Scotch and Irish backgrounds" (*Santa Barbara News Press*, March 19, 1989: D-3). With its prominent location on a busy thoroughfare, the Coast Village Road studio received considerable attention and Harriet was soon commissioned to build houses in the same whimsical style. One of the Moody sisters' early commissions was Harriet's repurposing of the old Montecito Country Club clubhouse, located near the Biltmore Hotel (Transcript of oral interview, Mildred Moody, October 1, 1991). After cutting the former clubhouse into three parts and moving them on to separate lots, Harriet transformed the sections into houses. Built primarily between the Depression years and 1950 Harriet's houses often incorporated salvaged materials, such as finished lumber, windows, doors, and decorative elements gathered from older estates that either were being remodeled or demolished. Mildred Moody noted that she and Harriet employed "just about anything we could use in the construction of our houses" (*Santa Barbara News Press*, April 2, 1996: B-1). For almost all of their commissions the Moody sisters used Dixon Harold MacQuiddy as their contractor.

Harriet Moody's English Cottage tradition continued with a house built on Periwinkle Lane. Called *Pixie Cottage*, it was completed in 1936. In the meantime, the four unmarried Moody sisters moved to a two-story farmhouse on a 13-acre tract of land in Montecito. Known as *The Peppers*, the sisters purchased the property, in 1937, from Robert J. Jenckes, who had owned the property since 1919 (Myrick, second printing, 2001: 230). Other Moody-designed houses soon followed the completion of *Pixie Cottage*. These included, in addition to the project parcel at 539 Periwinkle Lane, four more houses on Periwinkle Lane, as well as a house at 2207 Alameda Padre Serra. In addition to designing new houses Harriet also remodeled existing residences. A row of Montecito cottages, located on Lemon Grove Lane, were remodeled by Harriet at the instigation of the property owner, who purchased the rental properties because the renters were making so much noise "he bought all the houses on the whole street of houses and had Harriet do them" (Transcript of oral interview, Mildred Moody, October 1, 1991: 31-32).

Harriet continued to build throughout the 1930s and 1940s. Mildred noted that she and her sister, in addition to planning the scheme of the house and its interiors, would choose the exterior colors, as well. According to Mildred Moody, "Our favorite was the color of eucalyptus leaves, a muted blue green, with the trim done in the same color, only deeper, or white," while "the roofs were frequently red, a deep red, not a yellow red" (*Santa Barbara News Press*, March,19, 1989: D-3). One of Harriet's largest and most important commissions was the design of the six houses on Rosemary Lane, built between circa-1943 and 1949. Harriet's last commissions included a house on Green Lane, built for Mrs. Robert Rivers in 1948 and the project parcel at 539 Periwinkle Lane, built in 1949 (Myrick, second printing, 2001: 230). During her career, Harriet garnered several awards, including a national Distinctive Small Houses Award and a Santa Barbara Beautiful Award. Harriet retired in 1950 having built 35 houses during her some two decade career in architecture. She died in March,1966, at the age of 74 (*Santa Barbara Architecture*, 1975: 178). The surviving Moody sisters, none of whom married, continued to live at *The Peppers* until they sold the house in 1967. Mildred Moody, the last remaining Moody sister, died in 1996, at the age of 99.

4.0 SITE DESCRIPTION

4.1 General Description and Setting

The property is located on the south side of Periwinkle Lane, a private street located east of the intersection of San Ysidro Road and East Valley Road. The surrounding neighborhood, with its winding streets, extensive oak groves and sycamore trees and lack of street improvements such as sidewalks and streetlamps, characterize its semirural setting. Built improvements on the project parcel include a single-family residence, a detached utility structure and a detached enclosed shed/carport.

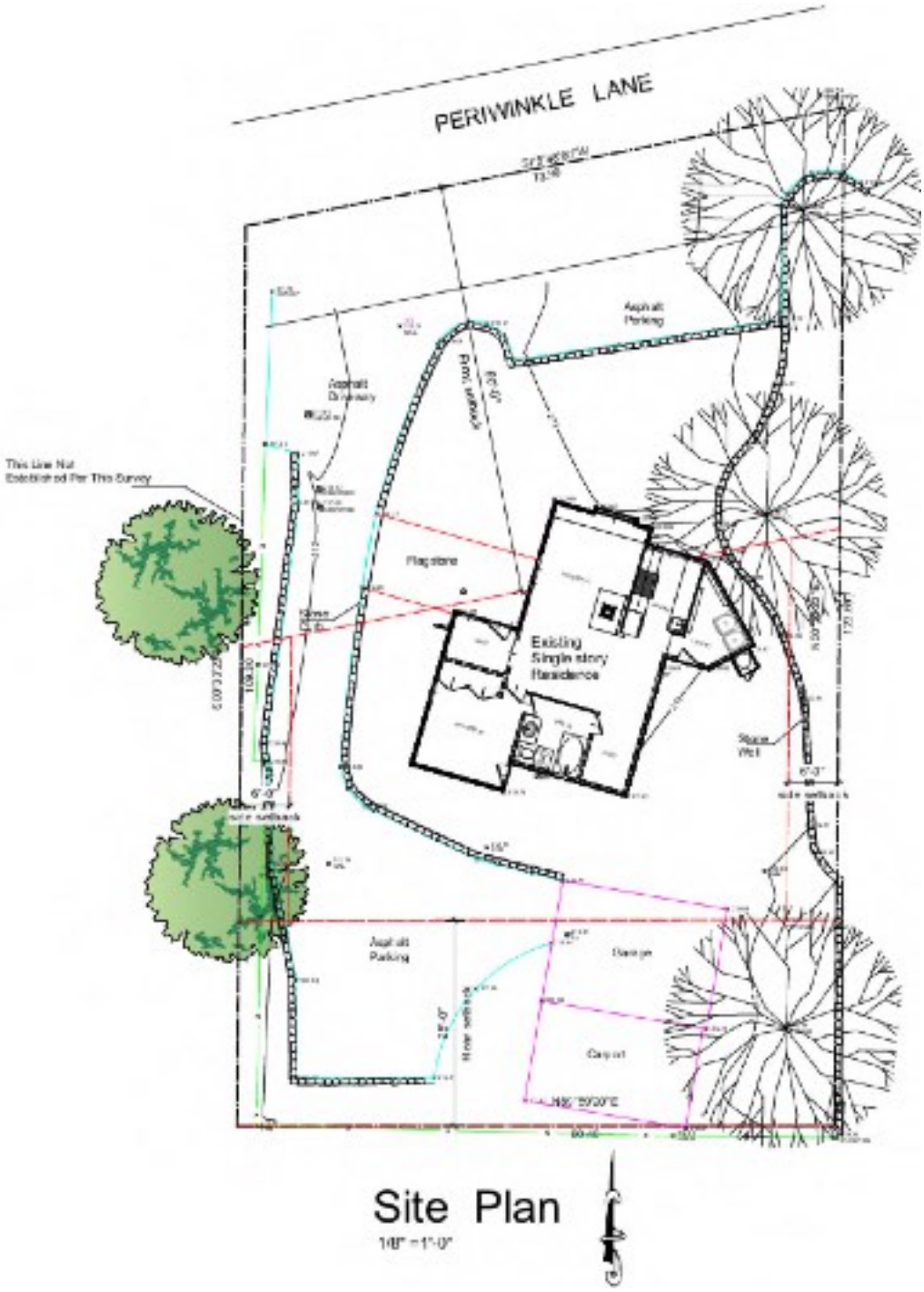

Figure 6, Site Plan

4.2. House

The 784 square-foot single-story building, designed by Harriet Moody in 1949 as an art studio was intended to emulate a picturesque vernacular style cottage (Figure 7). Set on a concrete slab foundation, the house has an irregular footprint with small additions extending off all four elevations. Exterior walls are board-and-batten style. The cottage's, complex, steeply

pitched, roof is composed of gable and shed elements. The roof is covered by standing seam, metal roofing installed in 2020. Fenestration is comprised of operable and fixed wood-framed multi-light and single-light windows.

Figure 7, North and west elevations, looking south

North Elevation

The north elevation has an irregular configuration composed of a main front gable roofed element flanked on either side by shed-roofed extensions (Figures 8 & 9). The main roof is an asymmetrical front gable type with an oriel style window 16-light fixed window. A recessed, shed-roofed wing at the west end of the elevation features a shallow porch sheltering the house's front door, which is flanked by an asymmetrical metal frame window. At the east end of the elevation, a broken-pitch extension of the front gable roof caps an asymmetrical one-light window flanked on its east by an angled extension of the cottage housing a utility room. This element of the elevation, which is in the process of being rebuilt, no longer retains its original siding.

Alterations and Modifications

- The existing entry porch and the window flanking the front door were installed in 1973;

and

- The laundry room with its asymmetrical window at the east end of the elevation was installed sometime before 1973 (see Figure 3). The asymmetrical window was likely added by Edwards as its window type matches those installed by Edwards on a 1973 addition. It is possible the laundry room was installed somewhat earlier, after the building was converted from a studio to residential use.

Figure 8, North and west elevations, looking south

Figure 9, North elevation, looking south

South Elevation

The south elevation has an irregular configuration composed of a main front gable element flanked on its west by a shed-roofed addition and on its east by recessed addition capped by a very low-pitched shed roof (Figures 10 & 11). The recessed addition at the east end of the elevation has been partially reframed as part of the as-built project. Fenestration is composed of a four-light wood window.

Alterations and Modifications

- The shed-roofed element at the west end of the elevation was added in 1973;
- A small extension housing a laundry room is documented by a 1973 site plan. This element was installed sometime before 1973 but a precise construction date is not documented by permits. The laundry room was later altered as its current configuration does not precisely match that depicted on a 1973 site plan (see Figures 3 & 4), which may depict an overhang (porch);
- The recessed wing at the east end of the elevation was partially stripped of its siding as part of the as-built project; and
- As part of the as-built project the board-and-batten style siding in the end gable has been removed. It is proposed for replacement by new board-and-batten siding.

Figure 10, South elevation, looking south

Figure 11, East end of the south elevation, looking north

East Elevation

This elevation has an irregular footprint composed of the original building which has been largely encapsultated by alterations and additions (Figures 12 – 15). As part of the as-built project, the central section of the elevation has been raised approximately 18 inches to provide for taller header height for the house's side door and siding in the front gable elment was removed for replacement. Another door set on a recessed shed-roofed addition at the east end of the elevation is a faux four-panel glazed door capped by a stain glass style transom.

Alterations and Modifications

- A recessed, shed-roofed element at the south end of the elevation was built in 1973;
- Because and fenestration were removed as part of the as-built project modifications on part of this elevation could not be assessed;
- The plate height along part of the elevation was raised as part of the as-built project; and
- A door, window, siding and some of the wall framing, were removed as a part of the as-built project.

Figure 12, East end of the south elevation, looking north

Figure 13, East elevation, looking west

Figure 14, South end of the east elevation, looking northwest

Figure 15, Partial south elevation depicting door on east elevation, looking north

West Elevation

This elevation has an L-shaped footprint composed of a recessed element capped by a side galbe roof and a slightly projecting shed-roofed element sheltering the house's shallow front porch (Figure 15). Fenestration is composed of a three-part, multi-light casement window at the north end of the elevation and a two-light fixed window near the south end of the elevatoin.

Alterations and Modifications

- An addition was constructed at the south end of the elevation in 1973. Alterations included the installation of a covered porch and a metal frame window unit near the south end of the elevation.

Figure 16, West elevation, looking southeast

Carport/Storeroom

A detached carport garage is located on the property (Figures 17 & 18). Built under County of Santa Barbara Land Use Rider, Permit #66664, dated June 4, 1976, the building is set on a concrete slab foundation. The storeroom is capped by a low-pitched side gable roof which

extends over the carport. Exterior walls are board-and-batten style with fenestration composed of asymmetrical fixed windows, a stain glass window and metal glazed sliding doors.

Alterations and Modifications

- This building appears to have originally been built as a storeroom sometime before 1973. In 1976, a permit was granted to add a carport to the building.

Figure 17, West elevation, looking southeast

Figure 18, North and east elevations, looking southwest

Landscaping and Hardscape

The property is informally landscaped with hedging, specimen plants and a few trees including a native oak tree off the northeast corner of the house. Hardscape includes a driveway leading to a carport, and a low sandstone retaining wall that extends along the east property line from the street frontage to the southeast corner of the property (see Figures 6 – 18).

5.0 SIGNIFICANCE ASSESSMENT

One potential resource, a house built in 1949 as an art studio requires evaluation. The existing landscaping, fencing, storeroom /carport are less than 50 years of age and do not require further evaluation.

5.1 County of Santa Barbara Significance Criteria

The County of Santa Barbara uses the following criteria to evaluated significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara's Appendix B to the Environmental Thresholds and Guidelines Manual, February 27, 2018*). A significant resource: a) possesses integrity of location, design, workmanship, material, and/or setting: b) is at least fifty years old; and c) demonstrates one or more of the following:*

A. *It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;*
B. *It is identified with persons or events significant in local, state, or national history;*
C. *It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;*
D. *It is representative of the work of a notable builder, designer, or architect;*
E. *It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;*
F. *It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;*
G. *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
H. *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;*
I. *It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

5.2 Previous Designations and Age

The house has not been the focus of a previous historic resources study or survey. The property is not a designate historic resource at County, State, or National levels. Built in 1949, the house meets 50-years-of-age criterion usually required for further evaluation. The detached storeroom/carport (built 1976) is less than 50 years of age and does not require evaluation. Please note the baseline for integrity is the condition of the house before the unpermitted, as-built alterations.

5.3 Application of the Integrity Criteria

1) Integrity of Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

The building remains at its original location. Therefore, it retains integrity of location.

2) Integrity of Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

A 220-square foot addition at the southwest corner of the building was added in 1973. The addition featured shed roofs, metal frame windows and a new porch. Sometime between 1973 and 1976 a metal frame window was installed at the east end of the north elevation. Further alterations were made in 2020 when a permitted was issued for the installation of a standing seam metal roof. In late 2020-early 2021 several as-built alterations were made including raising the plate height of a portion of the east elevation, removing board-and-batten siding from the east elevation, the west end of the north elevation and a front gable on the south elevation, and removing windows and a door from the east end of the south elevation and the center portion of the east elevation. A permitted metal roof was installed in 2020. The roof is not characteristic of Moody's cottage style architecture. However, because the street façade retains most of its original features, this change has not irretrievably impaired the house's ability to convey its original architecture.

Despite these alterations the house retains many features of its original design characteristic motifs of Moody's cottage style aesthetic, including a small-scaled footprint, board-and-batten siding, wood-framed multi-paned windows, and a steeply-pitched roof. Because the building was designed as a studio,, it lacks decorative details characteristic of a Moody-designed cottage, such as wood shutters and more detailed rafter tails. As a modest example of Moody's characteristic cottage aesthetic, that contributes to a larger grouping of Moody-designed houses on Periwinkle Lane the house retains integrity of design.

3) Integrity of Setting

Setting is the physical environment of a historic property.

While the setting of the house and adjacent Periwinkle Lane retains an informal semi-rural character defined by cottage style architecture, native oaks, lush plantings, and lack of streetside improvements, the demolition of one of the houses designed by Harriet Moody have somewhat affected the lane's ability to convey its historic appearance. However, because the street retains many of its pre-1960 era houses, including several designed by Harriet Moody, it conveys many of the qualities that have characterized the property since the 1940s. Therefore, the study property retains integrity of setting.

4) Integrity of Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The house has retained much but not all of its original exterior fabric, including much of its board-and-batten walls, three of its original windows, and portions of its roof assembly. Loss of historic building fabric includes siding at the south end of the west elevation, the east and west ends of the south elevation and portions of the east elevation, at least one original door and likely several original windows. While diminished the house retains sufficient of its original materials to convey the character of its original construction materials. Therefore, the house retains integrity of materials.

5) Integrity of Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The house retains sufficient of its original building materials to convey the character of its original construction methods. Therefore, the house retains integrity of workmanship.

6 Integrity of Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The house and streetscape on Periwinkle Lane retain sufficient integrity to convey their appearance between the early to mid-1940s, the period when Harriet Moody designed several houses in her signature cottage style aesthetic. Therefore, the property retains integrity of feeling.

Integrity of Association

Association is the direct link between an important historic event or person and a historic property.

Dixon H. MacQuiddy, a noted local contractor was responsible for construction of the house and several other residences on Periwinkle Lane which he developed as an enclave of modest cottage style houses in the 1940s and 1950s.

Summary Statement of Integrity

The house retains integrity of location, design, setting, materials, workmanship, feeling and association.

5.4 Application of the County of Santa Barbara Significance Criteria

The property at 539 Periwinkle Lane must also meet one or more of the following Significance Criteria to be considered a significant resource:

A. *It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;*
B. *It is identified with persons or events significant in local, state, or national history;*
C. *It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;*
D. *It is representative of the work of a notable builder, designer, or architect;*
E. *It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;*

F. *It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;*
G. *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
H. *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;*
I. *It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Criterion A: It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;

Designed by Harriet Moody in her characteristic cottage aesthetic, the house employs many features of her signature style including steeply-pitched gabled roofs, picturesque massing, and multi-paned fixed, casement or sash windows. The house at 539 Periwinkle Lane is a locally significant expression of this postwar cottage style, which tended to be less ornate and more schematized than its prewar iterations. While modest in scale and reductive in design, the cottage is a good exemplar of her aesthetic that contributes to a larger grouping of cottage style houses designed by Moody. Therefore, the house at 539 Periwinkle Lane, which embodies many features of her signature style, meets Criterion A.

Criterion B: It is identified with persons or events significant in local, state, or national history;

The house was built by and for Dixon Harald MacQuiddy, a locally prominent professional contractor who built almost all of the houses designed by Harriet Moody, including a cluster of houses on Periwinkle Lane and six houses on Rosemary Lane. In addition to his collaboration with Harriett Moody, MacQuiddy was responsible for the construction of many houses and commercial buildings in Santa Barbara County between the 1920s and the 1950s. Because MacQuiddy made substantial contributions to Santa Barbara architecture through his contracting business, the study property meets Criterion B.

Criterion C: It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

The house is a modest example of the Moody signature style characterized by an aesthetic which emphasized picturesque motifs recalling folk architecture of 16th and 17th century England. Because the house embodies the distinctive features of her style, albeit in a very reductive manner, the house meets Criterion C.

Criterion D: It is representative of the work of a notable builder, designer, or architect;

Designed by Harriet Moody, a locally significant designer, and built by and for Dixon H> MacQuiddy, a historically significant contractor, the house meets Criterion *D*.

Criterion E: It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;

The house on the study parcel is one of several Harriet Moody-designed houses on Periwinkle Lane, which convey a strong sense of time and place. The house, which contributes to this thematically related grouping of houses sharing similar development history and design theme, meets Criterion E.

Criterion F: It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;

Located close to the street frontage, the house forms part of a streetscape composed of several Moody-designed houses. Therefore, the house meets Criterion *F.*

Criterion G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

The house, designed as an artist's studio, is a more reductive interpretation of Moody's cottage aesthetic. While modest in design, and altered the house typifies Moody's characteristic architectural motif inspired by the folk architecture of rural England. Therefore, the house meets Criterion G.

Criterion H: It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;

The development history of Periwinkle Lane does not have a strong association with post-World War II residential development patterns, whose signature form was housing tracts. Therefore, the study property does not meet Criterion H.

Criterion I: It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. Substantial numbers of Moody-designed houses survive in Montecito and the City of Santa Barbara. Consequently, the house does not represent a rare surviving example of its type. Therefore, the house at does not meet Criterion I.

5.4.1 Summary Statement of Eligibility for listing as County of Santa Barbara Landmark or Place of Historic Merit

The house at 539 Periwinkle Lane meets Criteria A, B, C, D, E, F, and G. It does not meet Criteria H or I. While the house meets multiple criteria, alterations made in the 1970s including an addition and the insertion of several window that do not emulate Moody's original window types, have somewhat

eroded its ability to convey its original plan and design. Therefore, the house is eligible for listing as a County of Santa Barbara Place of Historic Merit rather than at the landmark level.

5.5 Eligibility for Llisting in the California Register of Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:
1.) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2.) *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
3.) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architecturally, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:
a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
b) Is associated with the lives of persons important in our past;
c) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;* or
d) *Has yielded, or may be likely to yield, information important in prehistory or history*.

The property will be evaluated under Criterion 3c, which is only the relevant criterion identified for the study parcel (*Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values)*.

The house is a modest example of Harriet Moody's signature Cottage style architecture. However, it has under several alterations, which have altered its original design. Therefore, while the property is eligible for listing at the local level, it is not eligible for listing in the California Register of Historical Resources.

5.6 Evaluation of Eligibility for Listing in the National Register of Historic Places

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

(a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) That are associated with the lives of persons significant in our past, or

(c) *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or*

(d) That has yielded, or may be likely to yield, information important in prehistory or history.

The house is a modest example of Harriet Moody's signature Cottage style architecture which is eligible for listing at the local level. Because it underwent several alterations, including replacement of its roofing material and insertion of metal frame windows units, it does not embody sufficient architectural or historical significance to be eligible for listing in the National Register of Historic Places.

5.7 Summary Statement of Historic Significance

The property at 539 Periwinkle Lane is eligible for listing as a County of Santa Barbara Place of Historic Merit. The property is not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places. Because the property is eligible for listing at the local level, it is a significant historic resource for the purposes of environmental review.

PHASE 2 SECTION

6.0 EVALUATION OF PROJECT IMPACTS

The following section of the report will evaluate the impact of the proposed project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state and national levels. Please see Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts to historic resources:

Historical resources are broadly defined as those cultural resources that are considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines contain specific direction as to what qualifies as a significant historical resource. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline provides a definition of "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, the State

Office of Historical Preservation, and others.

CEQA defines material impairment of a historic resource as follows:

(A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

(B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant*; or

(C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify it eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.* (Public Resources Code 15064.5 (b2).

(D) *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.*

(E) *A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

6.1 Secretary of the Interior's Standards

Under the Standards a future project encompassing alterations to east elevation of the main residence would be defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values (http://nps.ov/history/hps/tps/standards/rehablitation.htm).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed project:

Secretary of the Interior's Standards for Rehabilitation

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided*.
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.
4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*.
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.
9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*.
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.2 Project Description

Recent Permitted Alterations

- The existing standing-seam metal roof was installed in 2020 under County of Santa Barbara Minor Building Permit, #20CNP-00000-00784, July 29, 2020).

As-Built Alterations (Figures 19– 28)

- A section of the east elevation's exterior wall was dismantled and partially rebuilt with a taller plate height capped by a shed roof. Removal of construction materials included board-and-batten style siding, a door and window;

- Cladding on an end gable located on the south elevation was removed to allow insertion of a vapor barrier; and

- Board and batten cladding at the east end of the north elevation was removed to allow insertion of plywood sheathing and a vapor barrier.

Proposed Alterations

North Elevation (see Figures 19 - 22):

- Replace a non-historic asymmetrical window at the east end of the elevation with a divided light window emulating the house's original window type which featured divided lights;

- Replace a non-historic asymmetrical window, in a non-historic addition at the east end of the elevation with board-and-batten siding; and

- Add a four-light window to the east end of the elevation. The design of the window which would feature divided lights emulating the house's original window type.

South Elevation (see Figures 19, 20 and Figures 23 & 24):

- Add a four-light window to the end gable and install board-and-batten siding;

- Replace a non-historic one-light window with a four-light window designed to emulate the house's historic window type, which featured divided lights; and

- Replace a glazed wood door with a four light window in the recessed laundry room addition at the east end of the elevation.

East Elevation (see Figures 19, 20 and Figures 25 & 26):

- Reside the raised portion of the elevation with board and batten siding;

- Replace the board and batten siding on a utility door with louvers to provide ventilation for a water heater;

- Install as set of divided light French doors in place of a multi-light fixed window which was removed as part of the as-built project;

- Install board-and-batten siding over a door that was removed as part of the as-built project; and

- Remove a door and transom from a non-historic addition at the south end of the elevation and replace them with a four-light window.

West Elevation (see Figures 19, 20 and Figures 27 & 28):

- Replace a window in a 1973 addition with a pair of four-light windows whose design emulates the house's historic window type; and

- Replace an original set of three multi-light windows with a pair of four-light windows.

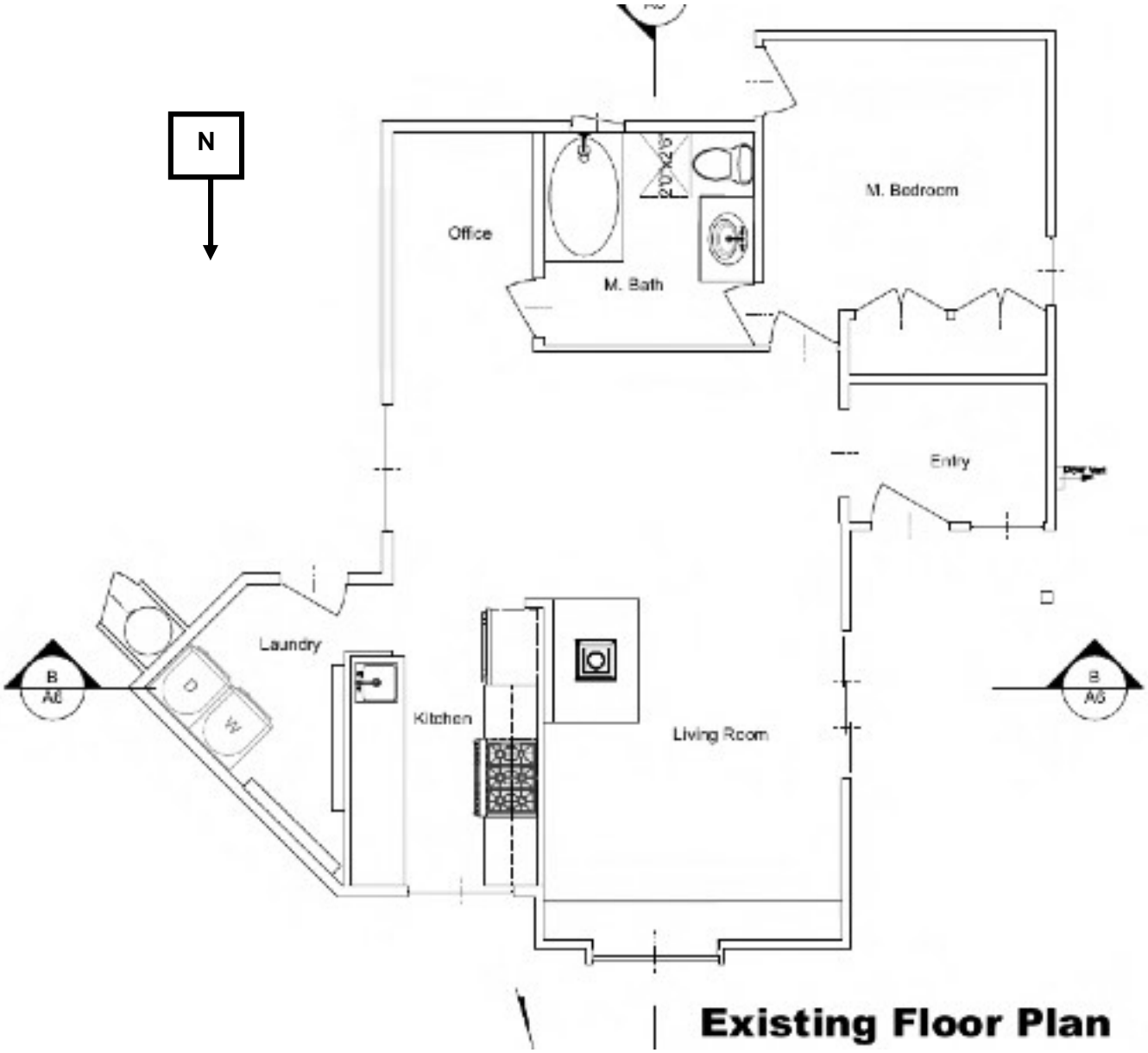

Figure 19, Existing floor plan

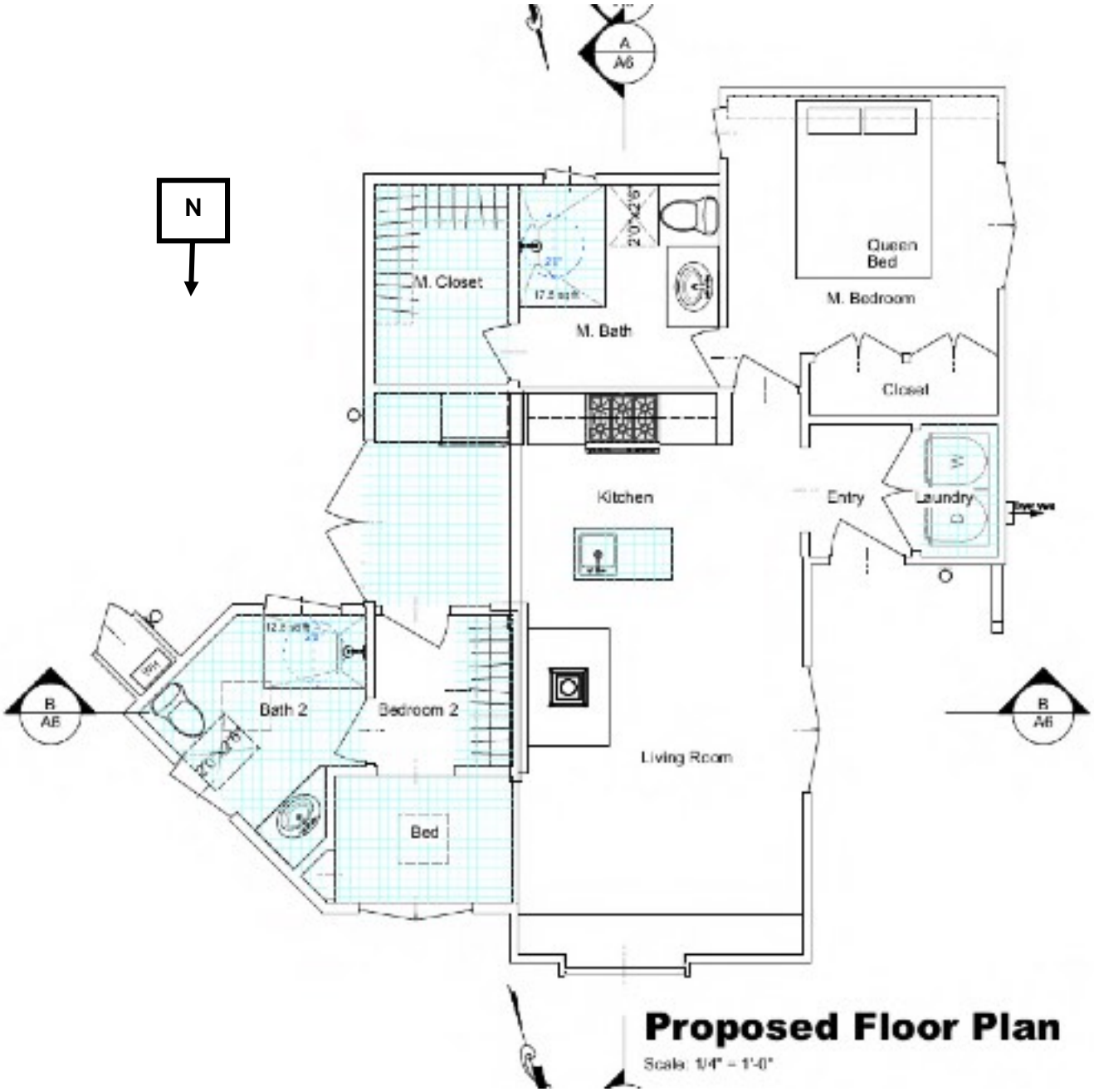

Figure 20, Proposed floor plan

Figure 21, Existing north elevation

Figure 22, Proposed north elevation

Figure 23, Existing south elevation

Figure 24, Proposed south elevation

Figure 25, Existing East Elevation

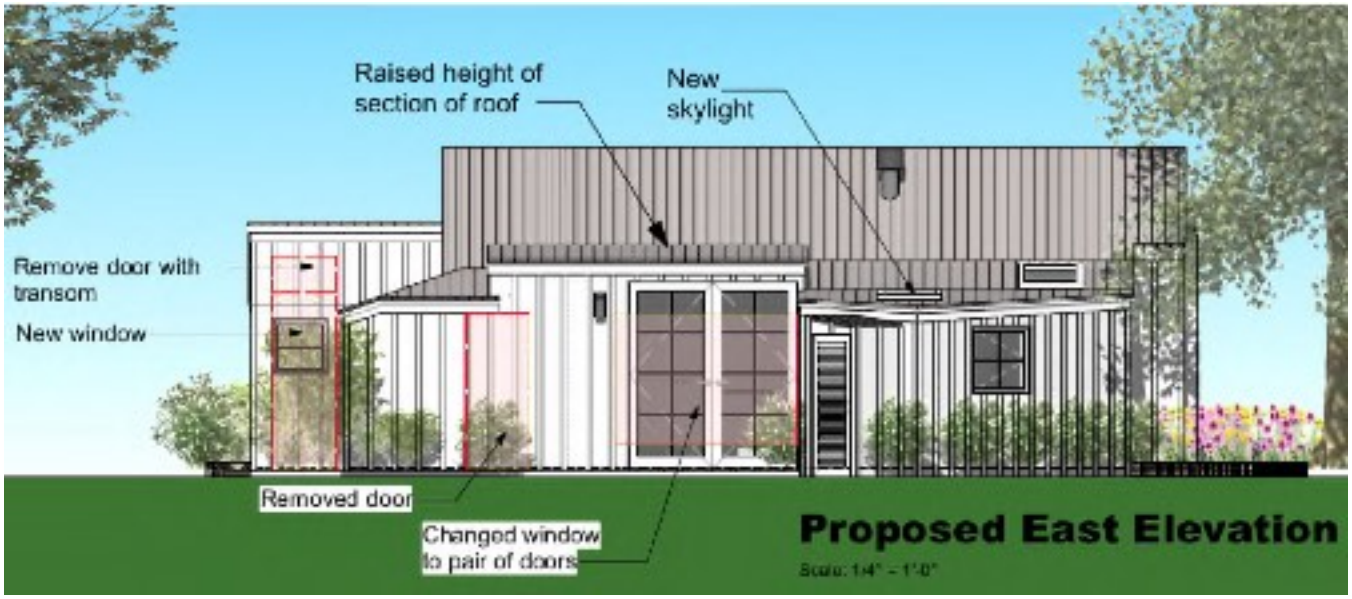

Figure 26, Proposed East Elevation

Figure 27, Existing West Elevation

Figure 28, Proposed West Elevation

6.3 Application of the Standards

The following Standards apply to the restoration aspect of the project:

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

Originally built as an art studio, the building was converted to residential use by the late 1950s. The as-built and proposed project would maintain a use existing for at least the last 62 years. Replacement of non-historic fenestration on the north, south, east, and west elevations with

period appropriate windows emulating the house's historic window types would enhance the building's visual cohesiveness by removing single-light windows that are out of character with the house's cottage style architecture. Raising the plate height on a portion of the east elevation is supportable as this change will not be visually prominent from the street as the new roof line as a very low pitch. One aspect of the proposed alterations, confined to the replacement of an original window at the north end of the west elevation is not supportable as it would remove on of the cottage's remaining original windows, which a characteristic feature of the house's cottage style architecture. Therefore, the following revision to the proposed plans is required:

- Retain the original window at the north end of the elevation depicted on Figure 28.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

Replacement of existing roofing with a standing seam metal roof was carried out with a permit, therefore it is considered an existing condition rather than an as-built alteration that requires evaluation under the Standards.

Loss of historic fabric from the as-built project includes sections of board and batten siding on the north and east elevations and a door, window on the south elevation of the washroom wing and a door and window on the east elevation. To ensure the project meets Standard 2, the following measures shall be implemented:

- Replacement board and batten siding shall match the original in material and appearance;
- Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars; and
- An original window at the north end of the west elevation shall be retained in place;
- Consider revising the water heater door to incorporate some board and batten siding.

Provided these measures are implemented the proposed project meets Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project does not propose the insertion of building materials from other historic properties. Therefore, Standard 3 does not apply to the project.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved*

Additions and modifications made by Robert E. Edwards have not achieved historic or architectural significance in their own right. Consequently, removal or alteration of these

features would not impair the historic resource.

Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved*.

As noted above, under Standard 2, loss of historic fabric from the as-built project includes sections of board and batten siding on the north and east elevations, a door and window on the south elevation of the washroom wing and a door and window on the east elevation. To ensure the project meets Standard 5, the following measures shall be implemented:

- Replacement board and batten siding shall match the original in material and appearance;
- Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars; and
- An original window at the north end of the west elevation shall be retained in place; and
- Consider revising the water heater door to incorporate some board and batten siding.

Provided these measures are implemented the proposed project meets Standard 5.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*.

The project does not propose replacement of historic building material because of deterioration. Therefore Standard 6 does not apply to the project.

Standard 7: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

Cleaning or treatment of specific elements of the building's historic fabric, if necessary, will be undertaken under the guidance of a County-approved historian. Provided this guidance is followed, the proposed project meets Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.

The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*.

The existing building footprint will not be altered and the massing and scale of the building would not be appreciably altered. Consequently, the building's spatial relationship with its setting would not change.

New fenestration emulates but does not copy historic building features allowing for a subtle differentiation between historic fabric and alterations.

As noted above, under Standards 2 and 6, loss of historic fabric from the as-built project includes sections of board and batten siding on the north and east elevations, a door and window on the south elevation of the washroom wing, and a door and window on the east elevation. The window on the east elevation is not visible for the street and the loss of this feature is partially offset by the use of divided light fenestration for a proposed set of French doors at the same location. To ensure the project meets the Standards the following measures shall be implemented:

- Replacement board and batten siding shall match the original in material and appearance;
- Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars; and
- An original window at the north end of the west elevation proposed for replacement shall be retained in place; and
- Consider revising the water heater door to incorporate some board and batten siding.

Provided these measures are implemented the proposed project meets Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired*.

After completion of the as-built and proposed changes the project would meet Standard 10 provided the guidance listed under Standards 2, 5 & 9 including retention of a window at the north end of the west elevation is implemented.

6.4 Summary Statement of Project Impacts

Provided the following measures are implemented the proposed project meets the Secretary of the Interior's Standards for Rehabilitation:

- Replacement board and batten siding shall match the original in material and appearance;
- Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars; and
- An original window at the north end of the west elevation proposed for replacement shall be retained in place; and
- Consider revising the water heater door to incorporate some board and batten siding.

7.0 SUMMARY AND CONCLUSIONS

- The Phase 1 component of the report re-evaluated the property at 539 Periwinkle Road for the presence of significant or potentially significant historic resources and found that the house is a significant historic resource for the purposes of environmental review as a potential County of Santa Barbara Place of Historic Merit.

- The Phase 2 component of the report conclude the proposed project meets the Secretary of the Interior's Standards for Rehabilitation provided the measures outlined in Section 6.4 for this report are implement. Therefore, implementation of the project with the guidance enumerated above, would not materially impair the house's integrity of design, materials, and workmanship. The proposed project would be consistent with County of Santa Barbara Historical and Archaeological Policies 1- 3) and Section F, Cultural Resources /Archaeology: Goal CR-M-1: *Preserve and Project Properties and Structures with Historic Importance in the Montecito Community to the Maximum Extent Feasible*. Project impacts to a significant historic resource are considered a less than significant impact (Class III) to significant historic resources.

8.0 BIBLIOGRAPHY, REFERENCES AND RECORDS CONSULTED DURING THE PREPARATION OF THIS REPORT

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1991 The Days of the Great Estates of Montecito and Santa Barbara: Volume II: The Days of the Great Estates. Glendale, California.

Santa Barbara City Directories, as cited in text.

Santa Barbara Magazine, Volume 21, No. 3, Summer, 1995.

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The following archives were used in the preparation of this report:

Maps
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APPENDIX A


20CNP-00000-00784

SANTA BARBARA COUNTY
PLANNING & DEVELOPMENT
BUILDING & SAFETY
Permit
Minor Building Permit FAX/EMAIL Application/Permit
Santa Barbara Office (805) 568-3030 Fax #568-3103
Santa Maria Office (805) 934-6230 Fax # 934-6258

SANTA BARBARA 011-220-003
24 hours advance notice required for inspection
Inspections #568-3118
Inspections #934-6232

Owner's Name: Mary Jane Parker Trust Phone # 530-503-817
Job Address: 539 Periwinkle Santa Barbara CA 93108 APN # 011-220-003
Mailing Address: Same as above City State Zip
Contractor's Name: GBT Sheet Metal License # 971310 Class C39, C43
Address: PO Box 60877 Phone 8057703871 Fax #
City Santa Barbara State CA Zip 93160 EMAIL gbtsheetmetal@gmail.com

TYPE OF PERMIT DESIRED: (This application is limited to the types of permits listed below).
☑ Residential ☐ Commercial ☐ Agricultural

BUILDING PERMIT:
☑ Reroof Permit: (replacing similar weight material) (Note: Verify High Fire Design Requirements for your work area).
Type of Material: Standing Seam Metal # of squares 12-11 # of existing roof layers 1
Weight (lbs per square foot) existing 3.9 new 1.2

SEDIMENT TRAPS REQUIRED FOR APPLIANCE CHANGEOUTS

PLUMBING PERMIT
☐ Water Heater ☐ Gas or ☐ Elect Capacity: ____ gallons BTU rating ____ Model # ____
☐ Water Line IF ____ ☐ Gas Line If ____ ☐ Sewer Line If ____ ☐ Backwater valve ☐ Vent system ☐ Grease trap

MECHANICAL PERMIT
☐ Forced Air Furnace ☐ Gas ☐ LPG BTU Rating ____ Model # ____
☐ Wall Furnace ☐ Gas ☐ LPG BTU Rating ____ Return Air Duct Size ____ (per manufacturer's specs)

ELECTRICAL PERMIT
☐ Electrical Service ____ Amps ☐ Overhead ☐ Underground ☐ Upgrade ☐ Temp. Power
☐ Subpanel Installation ____ Amps ____ # of circuits
☐ Motor Installation: ____ HP ____ HP ____ HP ____ HP ☐ Single Line Diag. Included

Comments/Scope of Work:
Metal roof installation of flat panels on structure. Color to match existing deck asphalt shingle.

Estimated Work Value $ 70,900.00 ☐ Smoke Detector/Carbon Monoxide Self Cert. attached (Residential $1000+)

THIS PERMIT BECOMES NULL AND VOID IF THE WORK AUTHORIZED UNDER THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS OF THE ISSUANCE OF THIS PERMIT OR IF THE WORK IS SUSPENDED OR ABANDONED FOR A PERIOD EXCEEDING 180 DAYS FROM THE DATE THE WORK WAS COMMENCED.
☑ I certify that I am licensed under the State Contractor's License law and my license is in full force and effect.
Workers Compensation Declaration: ☐ I hereby affirm under penalty of perjury, one of the following declarations:
☐ I have and will maintain a Certificate of Consent to Self Insure for Workers Compensation, pursuant to Sec. 3700 of the Labor Code, for the performance of work for which this permit is issued. OR
☑ I have and will maintain Workers Compensation Insurance as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My Workers Compensation Insurance Carrier and policy # are:
Carrier: Farmers ... Insurance Policy # WC138585 Expires 6-11-2021

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of the State of California, and agree that if I should become subject to the Workers Compensation provisions of Sec. 3700 of the Labor Code, that I shall comply with those provisions.

Contractor Signature ____ Date July 29, 2020
Permit Approved by ____ Date 7-30-2020 Fee $ 274.00
Work Inspected and Approved by ____ Date ____

County of Santa Barbara Roofing permit (July 29, 2020)

APPENDIX A

PROJECT PLANS

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Map Indexed ✓
Applicant Indexed ✓
Architectural Approval ✓

Application No. 1335

APPLICATION FOR LAND USE PERMIT
COUNTY OF SANTA BARBARA, CALIFORNIA

Locality MONTECITO Date AUG 16 — 1949

Application is hereby made to Build, Enlarge, Move, Alter, Change Use of, building in accordance (Strike out words not used) with provisions of county ordinances and state laws applicable thereto for the purpose and to the extent as herein set forth:

LOCATION—Lot No. 85 Block No. Subdivision [illegible]

Other Description ~~509~~-C PERIWINKLE LANE 539

Lot Dimensions Area 24,300 FT

Owner's Name D.L. & ELMA L. McQUIDDY Phone 92386

Owner's Address 539-D PERIWINKLE LANE

Contractor's Name and Address MacQUIDDY CONSTRUCTION Phone 92378

Architect's Name and Address HARRIET MOODY Phone 92332

Use to be made of buildings and premises

EXISTING BUILDINGS AND PREMISES

Present use of land (If vacant, so state)

Existing Main Building: Use RESIDENCE Floor Area 1400 Ft Height 1½ STORY

Existing Accessory Buildings: Use GARAGE Floor Area 418 FT Height 1 STORY

BUILDING FOR WHICH APPLICATION IS MADE

Proposed Main Building:
Use STUDIO Floor Area 564 FT Height 1 STORY Cost 3800

Proposed Accessory Buildings:
Use CAR PORT Floor Area 180 FT Height 1 STORY Cost 200.00

Diagram of Property and buildings With Dimensions as Shown on Back of This Sheet Is Part of This Application.

I have carefully examined and read the above application and know the same to be true and correct. All provisions of the ordinance and laws governing the use of property will be complied with, whether herein specified or not.

(Sign Here) (Owner or Authorized Agent)

Aug—16 Date 1949 Permit Issued by

539 PERIWINKLE LANE
~~1538 EAST VALLEY RD~~
MONTECITO
11-220-03

PERMIT NO.	DATE	NAME
1335	8/16/49	D.L. MAC QUIDDY (STUDIO & CAR PORT)

Codes in effect for this project include the following:

ALL CONSTRUCTION SHALL COMPLY WITH THE
CALIFORNIA RESIDENTIAL CODE: 2019 EDITION
CALIFORNIA PLUMBING CODE, 2019 EDITION,
CALIFORNIA ELECTRICAL CODE, 2019 EDITION,
CALIFORNIA MECHANICAL CODE, 2019 EDITION,
CALIFORNIA FIRE CODE, 2019 EDITION,
CALIFORNIA ENERGY CODE, 2019 EDITION,
CALIFORNIA GREEN BUILDING STANDARD CODE, 2019 EDITION
SANTA BARBARA COUNTY BUILDING ORDINANCE 4986
AND SANTA BARBARA COUNTY GRADING ORDINANCE 4766.
HIGH FIRE REQUIREMENTS 2019 CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA BUILDING CODE.

California Green Building Standards Code apply to new residential buildings, additions or **alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume or size. The requirements apply only to and/or within the specific area of the addition or alteration. Please address in plans as applicable.** [CGBSC 301.1.1]

County of Santa Barbara
Planning and Development
Glenn S. Russell, Ph.D., Director
Dianne Black, Director of Development Services
Jeff Hunt, Director of Long Range Planning

Construction Waste Management (CWM) Plan

Project Name: Scibird
Applicant:
Permit #:
(minimum 65% non-hazardous materials recycled and/or salvaged for re-use).
Waste Hauling Company: Marborg industries

The Subcontractor and or Contractor of record shall comply with the project's (CWM) Plan and Acknowledgement Sheet.

1. The project's overall rate of waste diversion will be a minimum of **65 %**.
2. This project shall generate the least amount of waste possible by planning and following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. Marborg industries will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to Marborg industries. The average diversion rate for commingled waste will be 50x%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. If the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal. (See notes below)

Notes:

1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
3. Marborg industries will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. Marborg industries will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. Marborg industries monthly report will track separately the gross weights and diversion rates

Best Management Practices for Construction Activities

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Sheet index:

A1	Project description, contacts, codes, notes
A2	Site plan
A3	Existing & proposed floor & roof plans
A4	Existing elevations
A5	Proposed elevations
A6	Sections

Vicinity map:

Scope of work:

Abate Violation: Construction performed without a building permit (21BDV- 00002 & 21ZEV-00007)
Proposed: Remodel existing residence, area of remodel = 247 sq. ft. Remove doors and windows, new doors and windows, new skylight, new standing seam metal roofing

Square footage:

	NET	GROSS
- Single level house	773	824
- WH closet	5	7
- Area of remodel	247	
- Deatached workshop	277	297
w/ attached carport	226	244

Site Data:

APN	011-220-003
Lot Size:	0.17 acre
Land Use Permit needed:	Yes
Comprehensive Plan:	SRR-1.8
Zone:	20–R-1
FEMA recovery map area	Yes
Property Use:	Single Family Residence
Year Built:	1950
Type of construction:	V-B
Occupancy:	R-3/U-1
Stories:	One
Very High Fire Hazard Severity Zone:	Yes
Fire Sprinklers:	No
MBAR Jurisdicition	Yes
Montecito Water District	Yes
Montecito Sanitary District	Yes
Structure of merit	Yes Moody sisters
Need Montecito Fire approval	Yes

Contacts:

Owners:
Richard and Lisa Scibird & Mackenzie McGonegle
539 Periwinkle Lane
Santa Barbara, CA 93108
(805) 689-9404
rscibird@gmail.com

Agent / Residential Designer:
Calvin Design / Sophie Calvin
P.O. Box 50716
Santa Barbara, CA 93150
(805) 969-0559
sophiecalvin@gmail.com

Structural Engineer:
Cedar Structural, Inc. / Mounir El-Koussa
1 N Calle Cesar Chavez, Ste. #102
Santa Barbara, CA 93103
(805) 455-6120
mounir@cedarstructural.com / Lic. # C86520

Land Surveyor:
Joel Avakian
208 Park Road, Ojai, CA 93023
joelfavakian@gmail.com
(805) 252-9385
Lic. #

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Sophie Calvin
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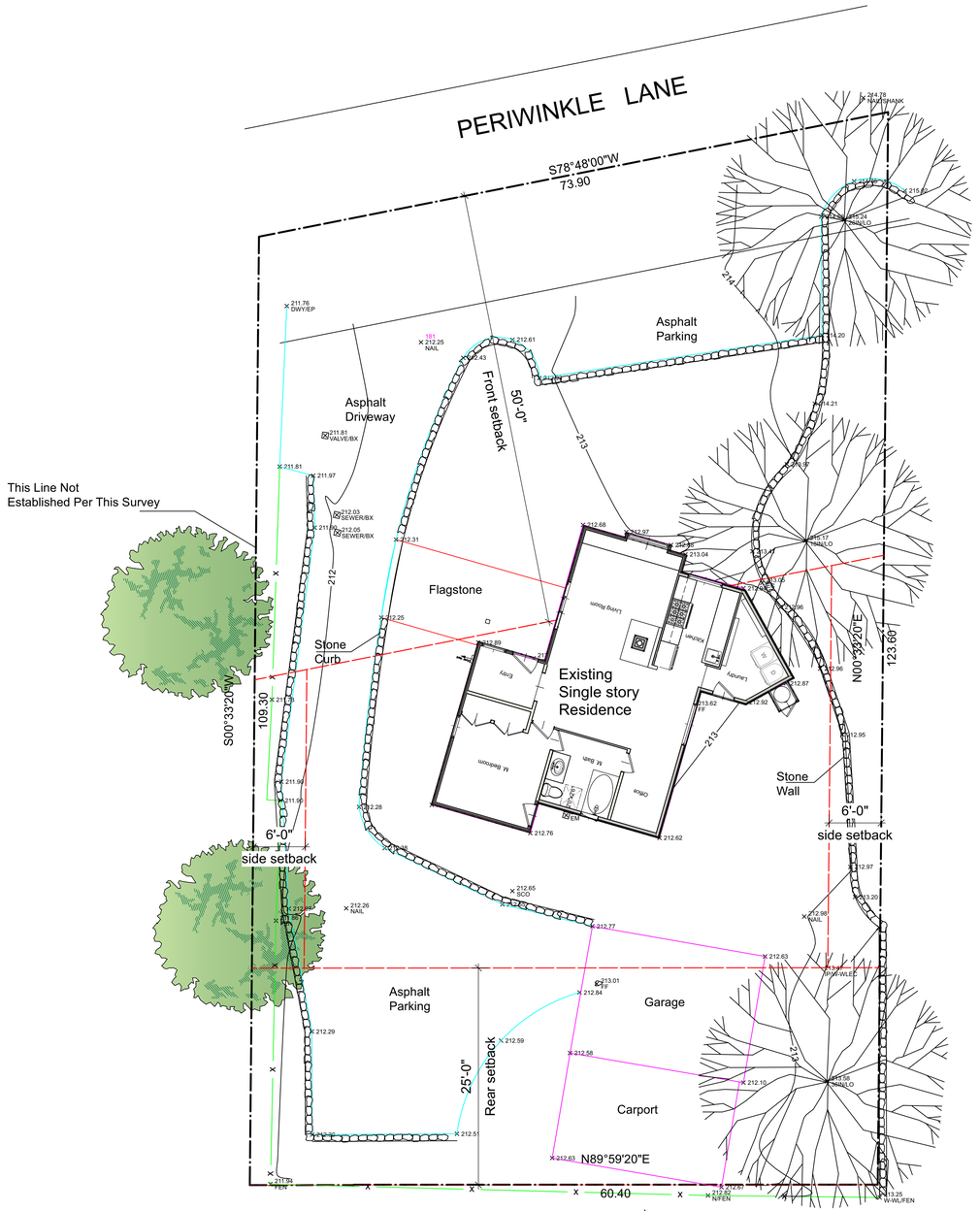
Santa Barbara, CA 93150
sophiecalvin@cox.net

Abate Planning and Builidng violations and remodel house for;
Scibird / McGonegle
539 Periwinkle Lane, Montecito CA 93108

Project description, contacts, data, codes & sheet index

April 20, 2021

A1



Site Plan

1/8" =1'-0"

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Abate Planning and Building violations and remodel house for;

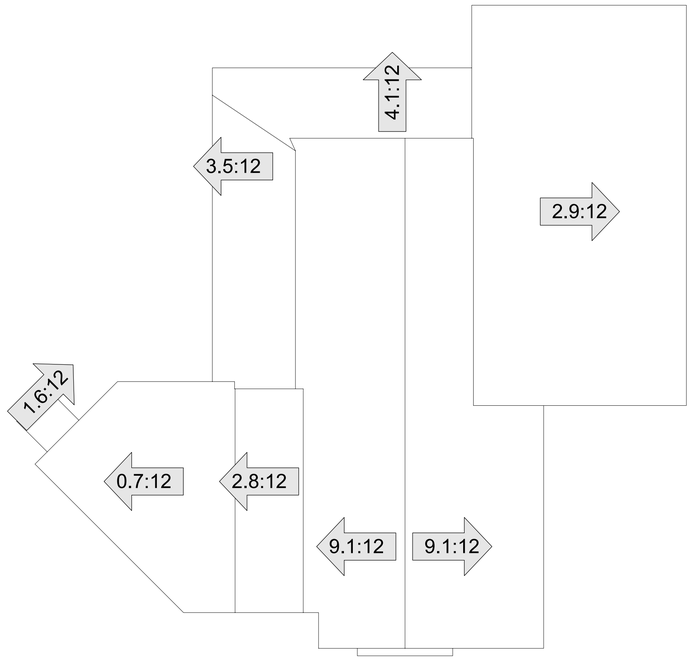
Scibird / McGonegle

539 Periwinkle Lane, Montecito CA 93108

Site Plan

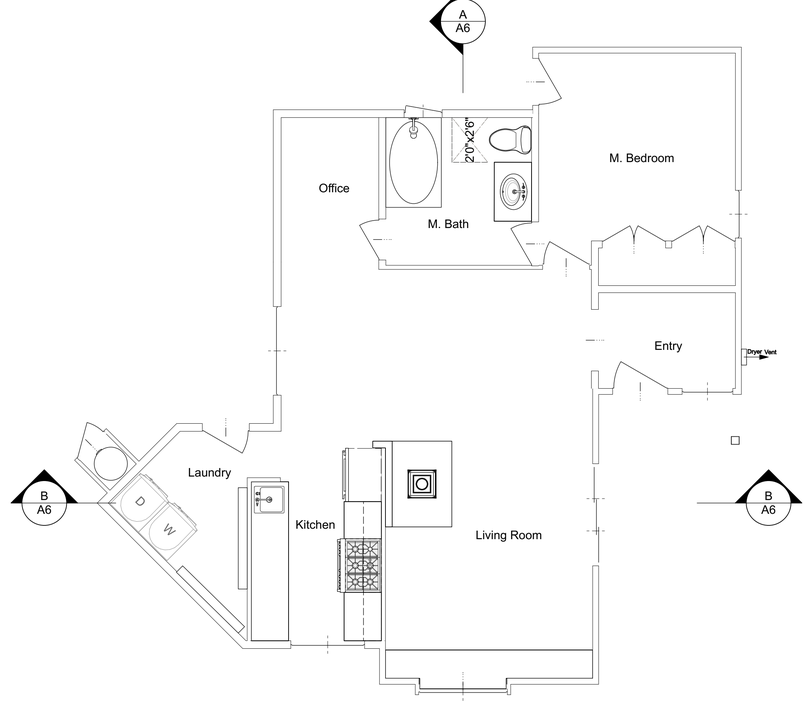
April 20, 2021

A2



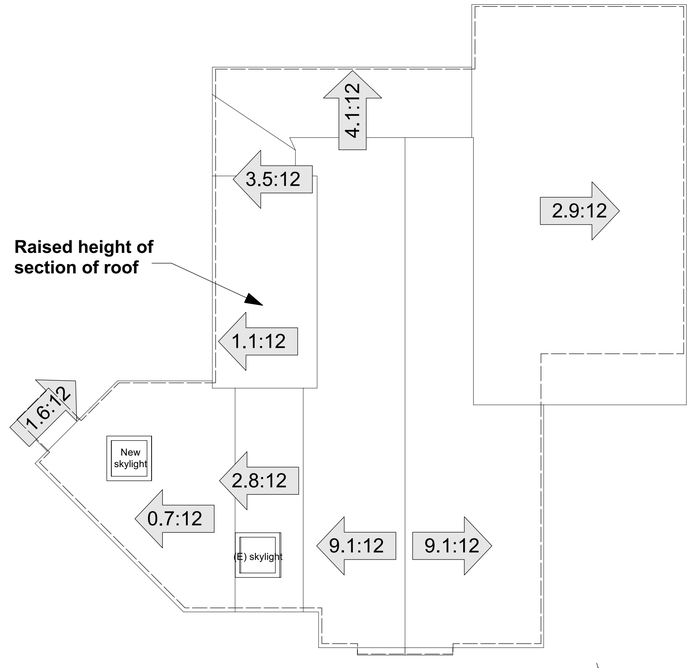
Existing Roof Plan

Scale: 1/4" = 1'-0"



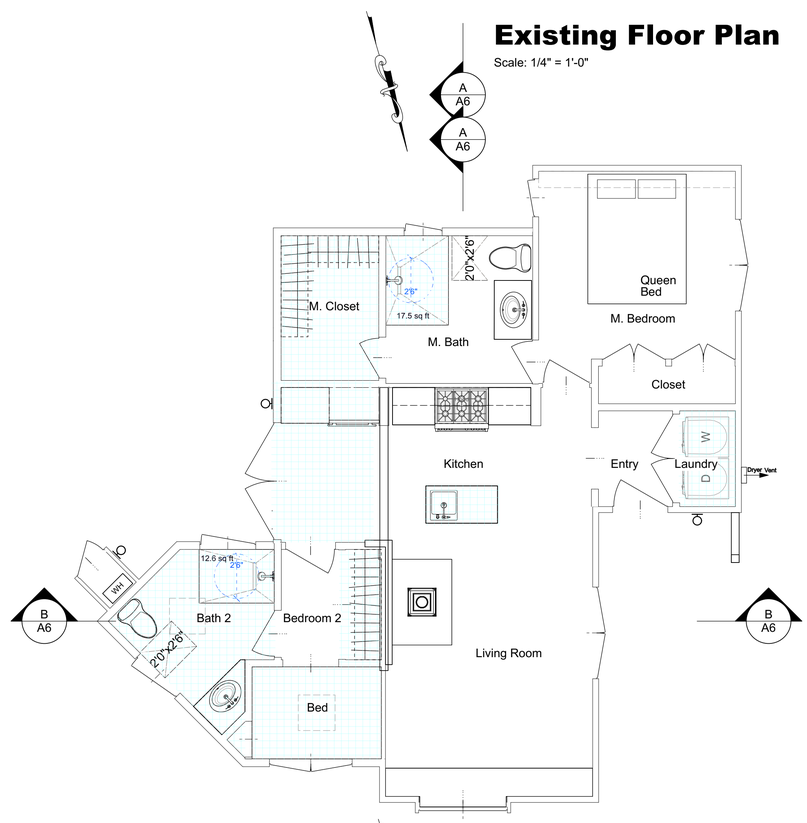
Existing Floor Plan

Scale: 1/4" = 1'-0"



Proposed Roof Plan

Scale: 1/4" = 1'-0"



Proposed Floor Plan

Scale: 1/4" = 1'-0"

Calvin Design
(805) 969-0559
Sophie Calvin
P.O. Box 50716
Santa Barbara, CA 93150
sophiecalvin@cox.net

Abate Planning and Building violations and remodel house for:

Scibird / McGonegle

539 Periwinkle Lane, Montecito CA 93108

Existing & Proposed Floor Plan & Roof Plan

April 20, 2021

A3

Existing North Elevation

Scale: 1/4" = 1'-0"

Existing South Elevation

Scale: 1/4" = 1'-0"

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Existing Elevations

April 20, 2021

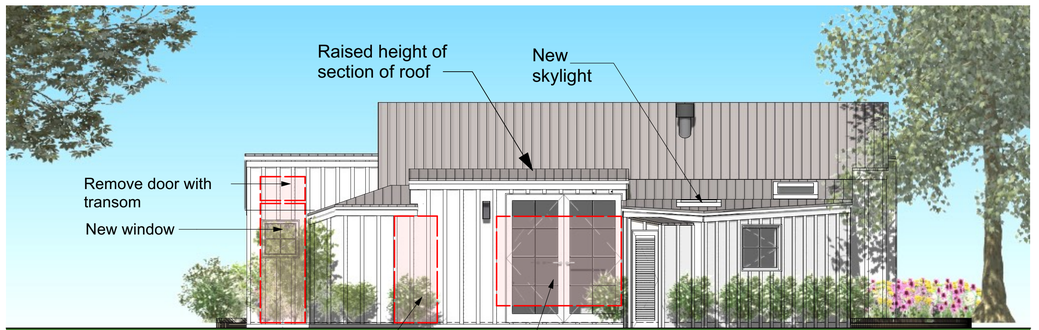
A4

Proposed North Elevation

Scale: 1/4" = 1'-0"

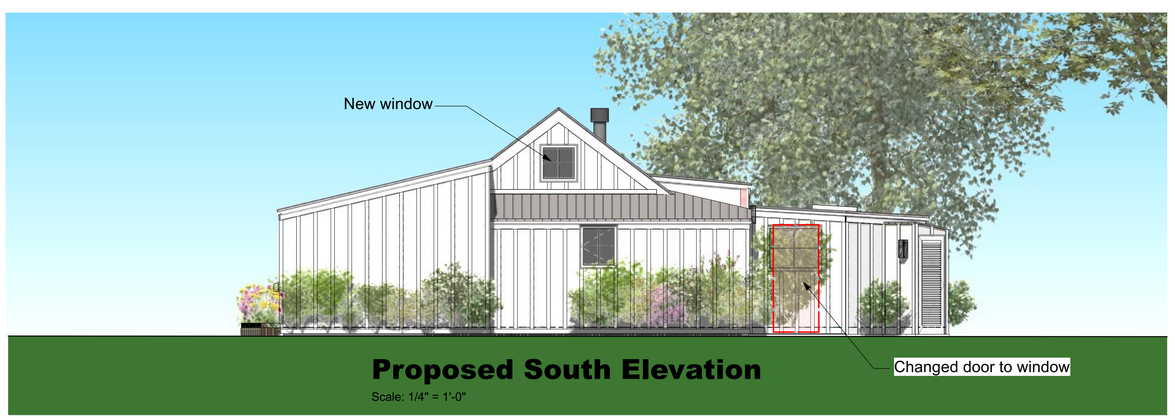
Proposed West Elevation

Scale: 1/4" = 1'-0"



Proposed East Elevation

Scale: 1/4" = 1'-0"



Proposed South Elevation

Scale: 1/4" = 1'-0"

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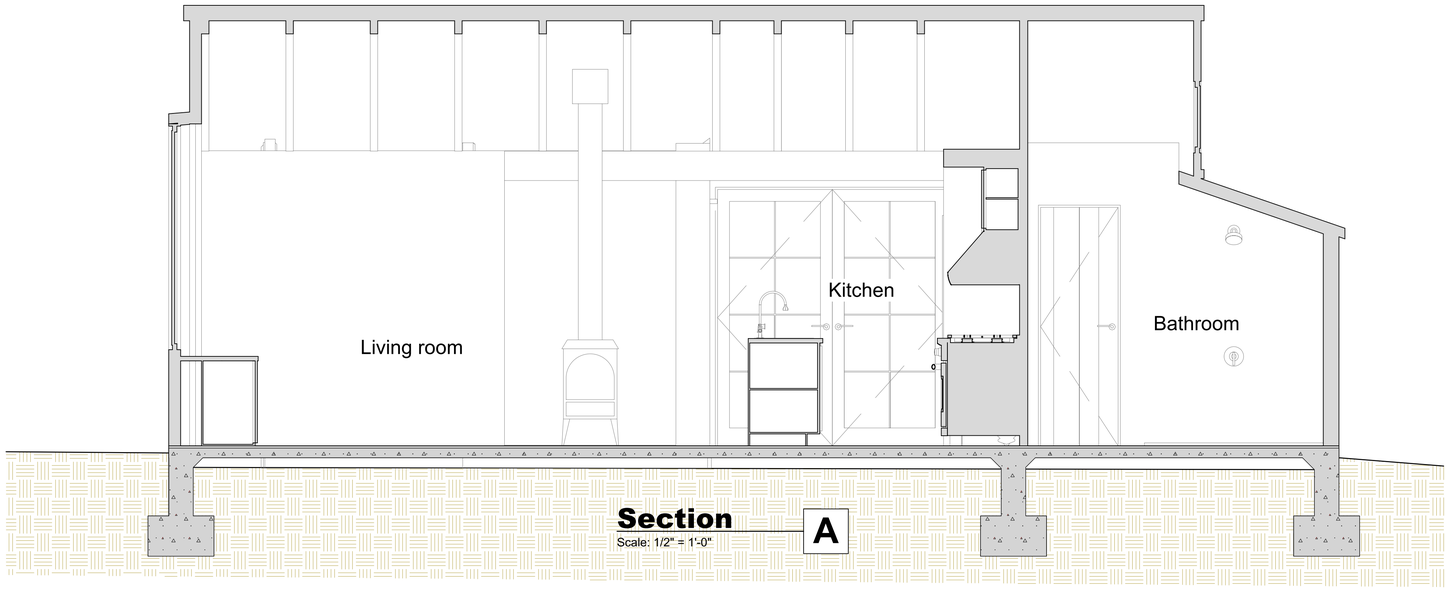
Proposed Elevations

April 20, 2021

A5



Section A

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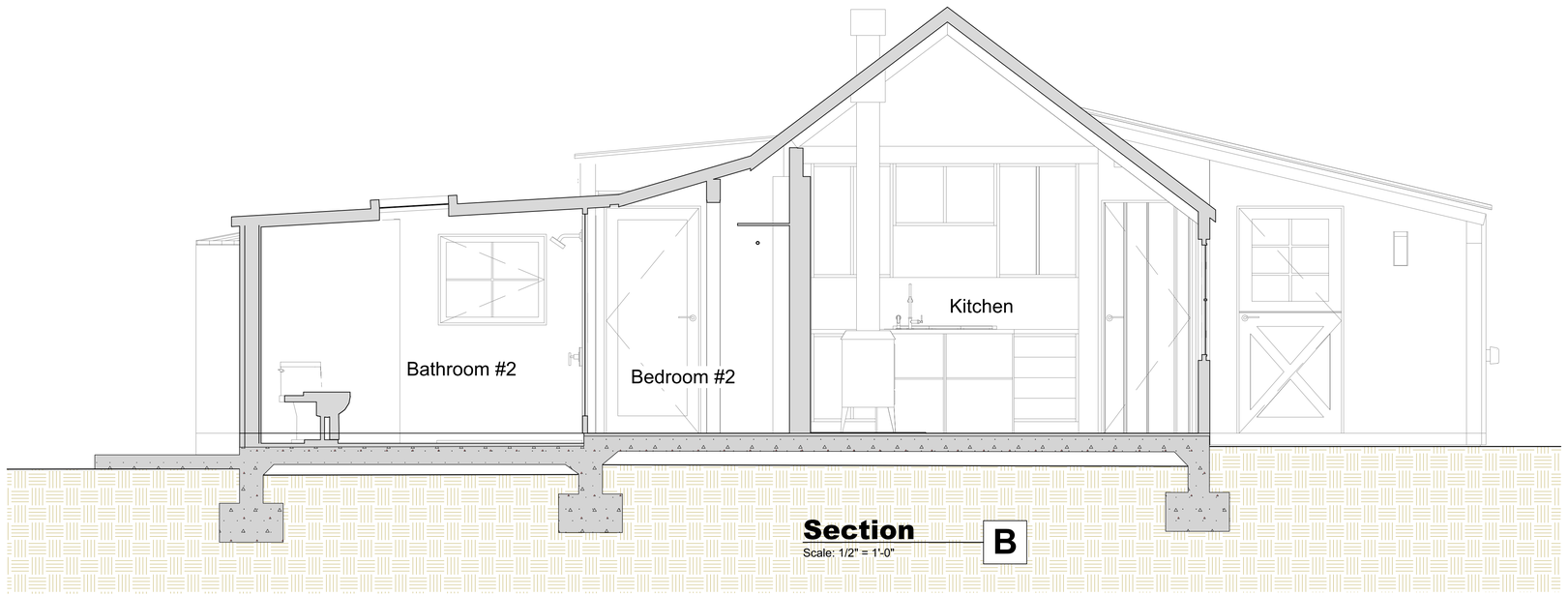

Section B

Scale: 1/2" = 1'-0"

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Abate Planning and Building violations and remodel house for:

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Sections

April 20, 2021

A6