

ATTACHMENT D: HLAC REOLUTION NO. 2013-01

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

DETERMINATION OF THE SANTA BARBARA COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION THAT THE MOODY SISTERS COTTAGE LOCATED AT 170 MIDDLE ROAD, MONTECITO, CALIFORNIA, ASSESSOR'S PARCEL NO. 009-170-028, MEETS THE ELIGIBILITY CRITERIA FOR A COUNTY HISTORIC LANDMARK AND IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE; AND DESIGNATION OF THE MOODY SISTERS COTTAGE AS COUNTY LANDMARK #50 PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT

RESOLUTION No. 2013-01

WHEREAS, the Santa Barbara County Historic Landmarks Advisory Commission (hereinafter "Commission") has considered the historical significance of a certain portion of the property located at 170 Middle Road, Montecito, California, (hereinafter "MOODY SISTERS COTTAGE") on Assessor's Parcel No. 009-170-028 and as shown on the map and legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of protection as a County Historic Landmark; and

WHEREAS, the Commission finds that the MOODY SISTERS COTTAGE is historically significant because:

1. It exemplifies or reflects special elements of the County's cultural, aesthetic, and architectural history. The cottage is an example in Santa Barbara County of the storybook style of architecture. This style, based on illustrations of fairy tales and popularized in the 1930's, consists of charming, whimsical, one-of-a-kind structures which defy standard architectural conventions to achieve something entirely new: a unique blend of art and architecture, whimsy and practicality, fantasy and reality.

The storybook cottages designed by Harriet Moody and her sisters are unique to Santa Barbara County. An example of their contribution to the County's architectural history should be a landmark for the edification of future generations.

2. It is representative of the work of a notable designer or architect, Santa Barbara designer Harriet Moody, assisted by her sisters Brenda, Wilma and Mildred, who designed and oversaw the construction of the Moody Sisters Cottage in 1941; and
3. It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation by being an example of the unique style of the Moody sisters, expressed through the playful and imaginative use of unique and decorative architectural details; and
4. 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, as it is one of only a handful of structures designed by the Moody sisters surviving in the County of Santa Barbara.

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

1. The MOODY SISTERS COTTAGE meets the eligibility requirements for a County Historic Landmark as described in County Code, Chapter 18A, Section 18A-3, and is worthy of protection.
2. The Historic Landmarks Advisory Commission hereby designates the MOODY SISTERS COTTAGE as a Historic Landmark, subject to the following conditions:
 - a. Except as set forth in subsection d. below, demolition, removal or destruction, partially or entirely, is prohibited unless an application has been submitted to the Historic Landmarks Advisory Commission and express consent in writing is first had and obtained from the Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of County Code, Chapter 18A.
 - b. Except as set forth in subsection d. below, no alterations, repairs, additions or changes (other than normal maintenance and repair) shall be made unless and until an application has been submitted to the Historic Landmarks Advisory Commission and all plans for such work have first been reviewed by the Commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all

such work shall be done under the direction and control of the Commission or other qualified persons designated by it.

- c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of the MOODY SISTERS COTTAGE to make any and all reasonable uses of the property that are not in conflict with the purposes of County Code Chapter 18A.
 - d. The interior of the MOODY SISTERS COTTAGE, as shown on Exhibit A, is not subject to the foregoing conditions of paragraphs 2.a. and 2.b.
 - e. The structure may be relocated intact from its current site to one selected by the property owner, upon receipt of the approval by the Historic Landmarks Advisory Commission.
3. This designation shall expire after a period of ninety days, unless prior to the expiration of ninety days the Board of Supervisors shall have confirmed the action of the Historic Landmarks Advisory Commission pursuant to County Code, Chapter 18A, Section 18A-2.

PASSED, APPROVED AND ADOPTED by the Santa Barbara County Historic Landmarks Advisory Commission at Santa Barbara, California, this 9th day of December, 2013 by the following vote:

AYES: Commissioners Lenvik, Johnson, Greenleaf, Glasgow, Duncan,
Wyckoff, Hom, Melcombe
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cunningham



Bob Cunningham
Chairman

Approved as to form:



Anne Rierson
Senior Deputy County Counsel

We hereby APPROVE AND CONSENT to designation of the Moody Sisters Cottage as a County of Santa Barbara Historic Landmark pursuant to County Code, Chapter 18A.

Mr. and Mrs. David Posnick, Owners

Date: 1/27/14





EXHIBIT A

Legal Description & Site Plan
for
170 Middle Road
Montecito, CA
APN: 009-170-028

LEGAL DESCRIPTION

Real Property in the unincorporated area of the county of Santa Barbara, State of California, described as follows:

THAT PORTION OF BLOCK 20, OF THE MONTECITO LAND COMPANY, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN RACK 1, MAP 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO BENJAMIN B. HORNER, ET UX, RECORDED IN BOOK 468, PAGE 113 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING ON THE EASTERLY LINE OF MIDDLE ROAD REFERRED TO IN SAID DEED; THENCE ALONG THE EASTERLY LINE OF MIDDLE ROAD AND THE WESTERLY LINE OF SAID HORNER PARCEL OF LAND, NORTH 129.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO FRED INGLIS, ET UX, RECORDED IN BOOK 593, PAGE 222 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID INGLIS LAND, EAST 226.09 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF THE INGLIS LAND, NORTH 24.40 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO PINA GASTON, RECORDED IN BOOK 792, PAGE 371 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID GASTON LAND, EAST 94.0 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO LEE A. HEILBRON, ET UX, RECORDED IN BOOK 831, PAGE 301 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID HEILBRON LAND, SOUTH 153.40 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID HORNER LAND, WEST 320.09 FEET TO THE POINT OF BEGINNING.

