PHASE 1-2 CULTURAL RESOURCES STUDY
HISTORIC RESOURCES
300 HOT SPRINGS ROAD
MONTECITO, CALIFORNIA

FINAL

Prepared for
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Casa Dorinda
300 Hot Springs Road
Santa Barbara, California

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1. INTRODUCTION

Because the property at 300 Hot Springs Road in Montecito is listed on the County's Potential Historic Resource List, the following combined Phase 1-2 Historic Resources Study was requested by the owners to determine the history and significance of the property, and to analyze the impacts upon it of the proposed Master Plan project (see Appendix for a Vicinity Map and Plans). The report meets the County requirements for a Phase 1-2 Cultural Resources Study. Alexandra C. Cole of Preservation Planning Associates (PPA) prepared the report.

2. PROJECT DESCRIPTION

The proposed Master Plan includes an addition to the Personal and Memory Care building, an addition to the existing kitchen, replacement of the maintenance building, construction of 21 new units for independent living, demolition of Cottage 8, demolition of the residence at 352 Hot Springs, remodel of the exteriors of the existing residences, remodel of some existing independent living units to add square footage, construction of a ~5,000 square foot grill on the croquet/lawn bowls area, a redesign of the parking area in front of the main house, demolition of the existing exit bridge and construction of a new wider bridge with pedestrian path, which will become the entry bridge, relocation of existing wrought iron main gate to this location and construction new piers adjacent to the proposed new bridge.

The historic resources on the property consist of the main house and the present exit bridge. The only elements of the proposed Master Plan which would have a potential significant impact on these historic resources would be the redesign of the parking area in front of the main house with a plaza containing two fountains, the construction of a one-story 5,000 square foot grill on the existing croquet court/lawn bowls area to the southwest of the main house, and the replacement of the lower exit bridge with a new bridge. Because these elements are the only ones related to the two historic resources, they are the ones within the proposed Master Plan which will be analyzed for potential impacts.

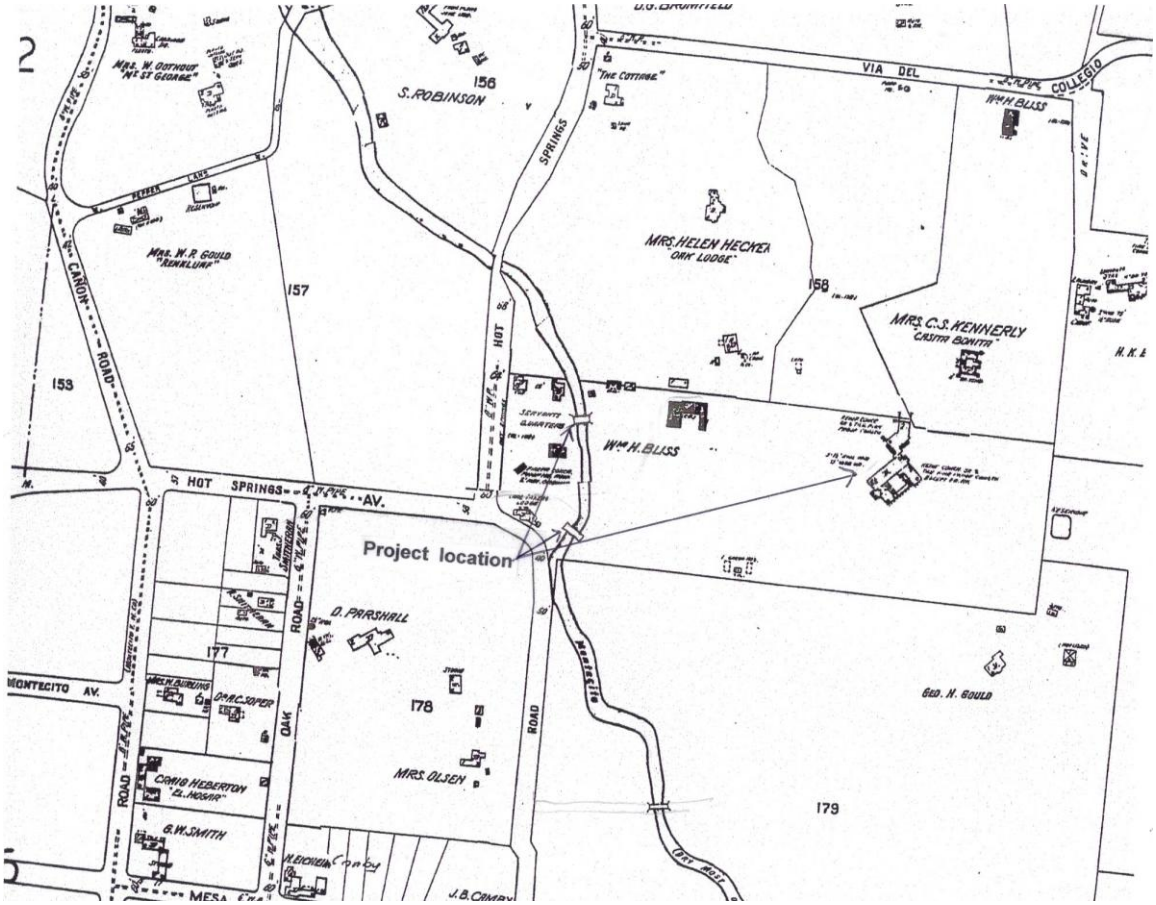
3. SITE AND BUILDING HISTORY

The land comprising present-day Montecito originally was the home of the Chumash Indians, who settled along the coast from Carpinteria to Goleta. A Chumash village, Shalawa, was located in present-day Montecito. When Spain began to colonize California with missions and pueblos, the land was claimed by King Carlos of Spain and then granted to the Franciscan fathers when the Presidio and Mission were founded in Santa Barbara between 1782-1786. The area became part of the Pueblo lands of Santa Barbara.

When Mexico became independent from Spain in 1822, it secularized the missions and sold off their lands in an attempt to break the Spanish hold in California. The Mexican government granted land in Montecito, along both sides of East Valley Road, to a number of former Presidio soldiers in lieu of pay. When California became a state in 1850, the City of Santa Barbara inherited a great deal of the land formerly belonging to Mexico, including the "Outside Pueblo Lands" east and west of the city. People wishing to own City land petitioned to the Common Council, who granted land up to forty acres, generally very cheaply.

During the late nineteenth century, a number of Eastern and Midwestern farmers settled in Montecito, lured by the warm climate and fertile soil. Much of this land was cleared of its dense native oaks and chaparral and turned to profitable farms and orchards by this first generation of American settlers.

The property at Casa Dorinda was once part of a large lot owned by George H. Gould, who bought 40 acres along Hot Springs Road from John P. Neal in 1886, and that same year sold 4 of those acres to Isaac Baxley. Baxley bought an additional 12 acres and built his house, called *Everdene*. In 1913, this acreage was purchased by Baron Vladamir de Stackelberg, who sold it in 1916 to William and Anna Bliss (Myrick 1991:417, 438).



Montecito Sanborn Map 1918

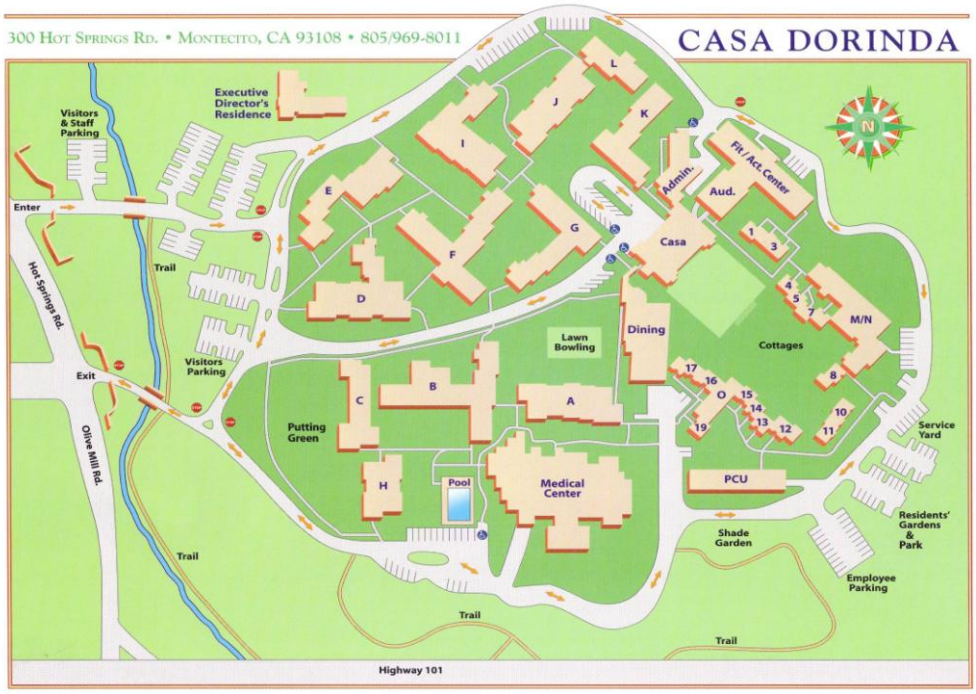
In 1918, the Blisses built an 80-room mansion on this acreage, designed in the Spanish Colonial Revival style by Carleton M. Winslow, a noted Los Angeles architect. The complex contained not only the main house, reached by an entrance bridge from Hot Springs Road over Montecito Creek, but also a caretaker's cottage immediately to the west of this bridge, a garage, and two servants' quarters immediately to the north of a service bridge (See Sanborn Map above).

When the Blisses died, the property in 1935 was inherited by Mrs. Bliss's daughter Mildred. Located in Georgetown, D. C., she gave the property in 1942 to the U. S. Navy to be used as a recuperation and recreation center for World War II veterans. In 1945 the property was returned to the Bliss family, who then sold it in 1946 to Dr. Homer Barnes, who developed the property as the Montecito School for Girls. At some time shortly thereafter, Dr. Barnes bought the adjoining Gould parcel to the south from John Barnes with the idea of creating a boys' school as well. The Girls' School fell upon hard times, and the property was sold in 1964 to Charles B. Herter, Jr. to develop cluster housing. This venture did not become realized, and in 1971 the Casa Dorinda Associates then developed the property as a retirement community, opening in 1975 (Myrick 1991, pp.482-84, 524-25).

When the project was first constructed, adding 14 new buildings surrounding the Bliss main house, the extant caretaker's house, two servants' quarters, and a garage were still indicated on a 1971 map. At some unknown time during development of Casa Dorinda, these four buildings were removed.

There are three potentially historically significant features on this property: the main house (1918) and the entrance and exit bridges (1918).

4. SITE AND BUILDING DESCRIPTION



Site Map of Casa Dorinda

Setting

The roughly rectangular 48-acre site extends along Olive Mill and Hot Springs Roads in Montecito. The grounds are extensively landscaped with mature trees, lawn, rocks, and bridges. As well as the main house, the complex consists of 14 residential buildings, 19 cottages, a dining room, fitness center, auditorium, Medical Center, and PCU.

Description

Main House

The main house is a two-story U-shaped building clad in stucco with hipped and gable red-tile roofs oriented to the west. A large three-story flat-roofed service wing is attached to the northwest corner, with one-half on grid with the main block and a rectangular one-half portion canted. A four-story tower rises from the west side of the courtyard. Three stucco exterior chimneys are attached to the east and south elevations, and two engaged chimney rise from the north and south roofs. The chief decoration is the Churrigueresque ornamentation on the central three bays of the west façade.

The west façade has an elaborate entrance set within the Churrigueresque molded concrete, supported on Doric columns which lead to paired wood plank doors with lion knockers and brass bosses (see Plates 1 and 2). The second floor is dominated by three paired eight-pane French doors in arched surrounds opening onto shallow wrought iron balconies set on decorative concrete curved bases. A shallow bay to the right of the front entrance has three evenly-spaced paired three-pane casement windows with wrought iron grilles on the first floor. The second floor of this shallow bay contains paired five-pane French doors set behind a shallow wrought iron Juliet balcony. Under the eaves are two small six-pane windows in decorative concrete surrounds. A modern French door has been cut into the façade on this right side.

To the left of the front entrance on the first floor are three single-pane windows with wrought iron grilles. The second floor contains paired five-pane French doors set behind a shallow wrought iron Juliet balcony.

The south elevation, well-hidden by the added covered walkway, has a shallow bay housing the library on the first floor and an azotea on the second floor, part of Mr. Bliss' original private wing. An exterior chimney is flanked by small windows in decorative concrete surrounds on the third floor, decorative wrought iron balconies over paired French doors on the second floor, and a window wall of four three-pane French doors with fixed single-pane transoms on the first floor. A modern rectangular dining room has been added at the southeast corner of the main residence.

The east elevation contains a courtyard, with decorative tile pavers, enclosed by the two wings of the main building. Its wall has three arched openings with paired four-pane French doors with decorative arched transoms. A shallow overhang is supported on concrete corbels, and the overhanging eaves are supported on painted brackets. Within the second floor of these wings, with French doors opening onto wrought iron Juliet balconies, were the living quarters for Mr.

and Mrs. Bliss. This courtyard leads east through triple arches to wrought iron gates opening to an expansive lawn below (see Plates 3-5).

Within the courtyard is the base of a four story hipped roof tower with a wood plank door, arched stained glass window, narrow third floor openings with multi-paned windows, and open fourth stories with rounded lookouts and arched openings flanked by slender columns with decorative capitals (see Plate 6).

The east elevation facing the lawn has a five-bay main block flanked by shallow two-story bays. The bay on the south has a hipped roof with a stepped exterior stucco chimney, and the bay on the north has a gable roof with stepped exterior chimney. The south bay has paired four-pane casement windows flanking the chimney, and the north bay has paired narrow four-pane windows set behind slender columns. Casement windows on the first floor are covered with decorative wrought iron grilles (see Plate 7).

The north elevation contains dramatic wrought iron boxed grilles covering the original music room and dining room four-pane windows. A recessed arched entry holds a paired four-pane French door with a decorative arched transom. A shallow three-story gable-roof bay and a two-story shed-roof bay extend from this elevation. Under the eaves are two small six-pane windows in decorative concrete surrounds (see Plates 8-10).

The service wing which extends from the northwest corner of the main block is irregular in shape with numerous bays, azoteas, and arched openings extending from it (see Plates 11-15). Generally, as was the case during this period, although its shape was complicated, it is much simpler architecturally, with plain wrought iron balconies and grilles. Windows are either four-pane casement or double-hung. On the first floor of the west elevation are five arched openings, three with French doors and two with wood doors.

Alterations

There appear to have been few alterations to the house. A new 10-pane French door has been added on the west façade. Judging from historic photographs, there were doors and arched transoms set into the two arches flanking the three central arches on the east elevation that are no longer there. The open balcony on the north wing housing Mrs. Bliss' apartment was originally enclosed by casement windows. The decorative metal scroll supports under the three balconies on the west elevation of the balcony have been removed (*Architectural Forum* January 1921in Frush 1973). Generally, the house remains intact.

<u>Exit Bridge</u>

The exit bridge, originally the entrance bridge, was built in 1918 with the estate house, outbuildings, and present entrance bridge. It is constructed of poured-in-place concrete, with three shallow arches attached at their base to the concrete-lined Montecito Creek channel and along the sides to the sandstone retaining walls of the channel. It is faced with a Montecito Coldwater sandstone veneer, quarried on-site. This local stone, located on the south side of the Santa Ynez range, is hard and a grayish-white color that weathers to buff (Cleek 1994:1). The coursed ashlar blocks are laid up in a symmetrical pattern and pointed with a fine mortar that

has been smoothed to form a ½" wide strip flush with the stones' surface. The central keystone supports the shallow arch. The bridge extends one block high along the roadway.

Entrance Bridge

The entrance bridge, originally the exit bridge, was built in 1918 with the estate house, outbuildings, and present exit bridge. It is constructed of poured-in-place concrete, with two shallow arches inset into the sandstone retaining walls of the channel and attached at its base to the concrete-lined Montecito Creek channel. It is faced with a Montecito Coldwater sandstone veneer, quarried on-site. This local stone, located on the south side of the Santa Ynez range, is hard and a grayish-white color that weathers to buff (Cleek 1994:1), Unlike the original entrance bridge, which was laid up in a formal coursed ashlar pattern, with evenly cut stone blocks finely pointed, this former exit bridge is faced with random rough-faced blocks with inset mortar. An irregular-shaped keystone at the center is surrounded by stones of various shapes and sizes. It is topped with rough-cut stones. This style of bridge, known as country-style or farmhouse style, was considered a functional style used on less-prominent areas of an estate (Peter DaRos, personal communication, May 2013). In this case it was the service bridge, and very possibly could have been the construction bridge when the Bliss estate was being developed.

5. SIGNIFICANCE CRITERIA

As required by CEQA regulations, the historical significance of the property at 300 Hot Springs Road will be evaluated in terms of its eligibility as a County of Santa Barbara Landmark or Place of Historical Merit and for listing on the California Register of Historic Resources (CRHR). CEQA defines a significant historical resource, for the purposes of review, as a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historic Resources or included in a local register of historic resources (Section 15064.5(a)). By definition, the CRHR also includes properties formally determined eligible for, or listed in, the National Register of Historic Places (NRHP), as well as selected State Historical Landmarks.

However, the fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in a historical resources survey, does not preclude the County from determining that the resource may be an historical resource (Section 15064.5(a)(4)).

Because the property at 300 Hot Springs Road has not yet been evaluated for significance through a prior survey, the purpose of this report is to determine whether this property contains what CEQA identifies as significant historical resources.

County of Santa Barbara Significance Criteria

The criteria for evaluating the significance of the property at 300 Hot Springs Road are found in the "County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element" (rev. 1993). To be considered significant a resource must possess integrity of location, design, workmanship, materials, and/or setting, and be at least 50 years old

or if not, be unique and in possession of extraordinary elements of integrity, design, construction or association.

In addition the resource must demonstrate one or more of the following:

1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state or nation;
2. Was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
3. Is associated with a particular architectural style or building important to the community, state, or nation;
4. Embodies elements demonstrating (a) outstanding attention to design, detail, or craftsmanship, or (b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large;
6. Illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. Is a feature or a cluster of features which conveys a sense of time and place that is important to the community, state, or nation;
8. Is able to yield information important to the community or is relevant to scholarly studies in the humanities and social sciences.

To evaluate a resource, each of the above elements is assessed and given a significance ranking, from 1 through 3 and E, corresponding to the terms little (1), good (2), high (3), and exceptional (E). Each element is ranked separately. The overall level or threshold of significance is determined by the sum of its individual rankings.

The resultant level of significance is used to determine what treatment a resource should be given within the planning process. An exceptional rating in any element indicates that the resource should receive special consideration, usually preservation, in the planning process. A good or high rating indicates that the resource is significant, and should be recognized, but not necessarily through preservation. A low rating indicates that the resource is not considered significant for planning purposes.

California Register of Historical Resources Criteria

The significance criteria for determining eligibility for the CRHR, as defined in Public Resource Code Section 5024.1, are as follows:

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 (PRC Section 5024.1).

The resource must also retain integrity of location, design, setting, materials, workmanship, feeling, and association. Additionally the resource must be over fifty years to qualify for the CRHR, unless of exceptional importance.

6. SIGNIFICANCE EVALUATION

Summary

Main house.

The main house at 300 Hot Springs Road is considered an historic resource according to CEQA guidelines. It is eligible as a County Landmark as designed by the noted local architect Carleton M. Winslow. The character-defining features of the house are the stucco walls and red tile roofs, the four-story tower, arched entries at the east courtyard, elaborate wrought iron window screens, and most notably the Churrigueresque ornamentation on the west façade. Its period of significance is from 1918-1946, the time period in which the Bliss family lived there.

The building has an Exceptional rating in the category of Architect/Designer. It has a High rating in the categories of Integrity, Association with an Event, Movement, Organization, or Person Important to the Community, State, or Nation, Architectural Style, Association with Broad Themes of Local, State or National History, and Conveys an Important Sense of Time and Place. It has a Good rating for Age and Construction and Materials.

Exit Bridge. The exit bridge has a High rating in the categories of Integrity, Association with an Event, Movement, Organization, or Person Important to the Community, State, or Nation, Embodies Outstanding Attention to Design, Association with Broad Themes of Local, State or National History, and Conveys an Important Sense of Time and Place. It has a rating of Good for Age and a Low for Architect/Designer. It is eligible as a County Place of Historic Merit for its design.

Entrance Bridge. The entrance bridge has a High rating in the categories of Integrity, Association with an Event, Movement, Organization, or Person Important to the Community, State, or Nation, Association with Broad Themes of Local, State or National History, and Conveys an Important Sense of Time and Place. It has a rating of Good for Age and a Low for Architect/Designer and Embodies Outstanding Attention to Design. It is not considered a significant historic resource because it is not outstanding in its attention to design and detail.

Analysis

County of Santa Barbara Guidelines

To assess the level of significance of the property according to County of Santa Barbara criteria, the integrity of the property was considered first. Integrity means that the resource retains the

essential qualities of its historic character. There are five components of integrity, including location, design, setting, materials, and workmanship.

Integrity of location means that the resource remains in its original location and has not been moved.

Integrity of design means that the resource accurately reflects its original plan, or that subsequent alterations have been made in a compatible style.

Integrity of setting means that buildings, structures and features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

Integrity of materials means that the physical elements present during the historic period are still present, or if materials have been replaced, the replacements have been based on the original
.
Integrity of workmanship means that the original character of construction details is still present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost.

Main house

Integrity 3. High. Retains integrity in at least three categories

Integrity of Location. The building retains integrity of location. It remains in its original location.

Integrity of design. The building retains integrity of design.

Integrity of setting. The property with the exception of the expansive lawn behind the main house, does not retain integrity of setting because of the infill of new buildings surrounding it.

Integrity of materials. The building retains integrity of materials.

Integrity of workmanship. The building retains integrity of workmanship. The original character of the construction details remain.

Age. 2. Good

The building is rated a 2 as being between 75 and 100 years old.

Association with an event, movement, organization, or person important to the community, state, or nation. 3. High

The property is associated with Anna Dorinda Blaksley Bliss who was a philanthropist important to the development of Santa Barbara institutions in the 1920s. Born in St. Louis in 1851, Mrs. Bliss and her husband William Henry Bliss moved from New York City to Montecito

when their house on Hot Springs Road was completed in 1919. Mrs. Bliss donated the money to build a Children's Wing for Cottage hospital in 1921.

More importantly she supported the founding of the Blaksley Botanic Garden in Mission Canyon. In 1926, Dr. Frederick Edward Clements, ecologist at the Carnegie Institute in Washington, D. C., called together a group of civic-minded Santa Barbarans and suggested establishing a botanic garden of native Californian plants in the City. His good friend Dr. Elmer J. Bissell then garnered the enthusiasm and support of Anna Bliss. Dr. Clements looked in Santa Barbara for an appropriate site and recommended an area in the upper reaches of Mission Canyon as ideal for such a garden. Mrs. Bliss then bought 13 acres in Mission Canyon and gave an endowment to establish a botanic garden to honor her father Henry Blaksley (*Guide to the Santa Barbara Botanic Garden* 1988:5).

Architect/Designer: E. Exceptional

The architect for the building is Carleton Monroe Winslow (1876-1946), whose work contributed greatly to the architectural style of Santa Barbara in the 1910s to 1930s. Winslow came to California from New York to be the supervising architect of the San Diego Exposition buildings, 1911-1916, for his employers, the architectural firm of Cram, Ferguson, and Goodhue. With offices in Santa Barbara and Los Angeles from 1917 to 1941, Winslow designed not only seven Billings Park houses, but also the Bliss house, Nelson house, and Wilder house in Montecito. He was also the supervising architect for James Osborne Craig's El Paseo and house for Bernhard Hoffmann on Garden Street. With his associate Richard H. Pitman, he designed the Santa Barbara Clinic building on State Street, the Knapp buildings, the Valley Club, and five wings of the Museum of Natural History. After the 1925 earthquake, he served on the Architectural Advisory Board to supervise the design for remodeling and new construction in downtown Santa Barbara (*Who's Who in California 1928-29;* Andree 1980).

Architectural Style or Building Type: 3. High

The house retains all the attributes associated with the Spanish Colonial Revival style, including its stucco walls and red tile roofs, the four-story tower, arched entries at the east courtyard, elaborate wrought iron window screens, and most notably the Churrigueresque ornamentation on the west façade.

Construction and materials: 2. Good

The residence rates a 2 for construction materials, including the use of simple stucco, terra cotta tile, and wood, because they are a good example of a type of building of which many examples still exist.

Traditional lifeways: N/A

Association with Broad Themes of Local, State or National History: 3. High

The Bliss house, built in 1918, is associated with the Regional Period (1915-1945) in the history of Montecito, a Golden Age when large estates were constructed for wealthy easterners and

Midwesterners as winter homes in a variety of period revival styles such as Mediterranean, Classical, Mission, Medieval, and Spanish Colonial Revival, suited to the area's Mediterranean climate. Many times the architects were easterners, such as Guy Lowell, or transplanted easterners, such as Bertram Goodhue, Reginald Johnson, Frances Underhill, Carleton Winslow, and George Washington Smith. Landscaping was often Beaux Arts-inspired, with grand vistas along a central axis opening from the main house. These estates were noted for their opulence and their vast gardens. The house rates a 3 for having a direct association with the theme of great estates during the Regional Period from 1915 to 1945. Part of the character-defining features of the main house is the long lawn stretching south from the house, which represents the Beaux Arts landscaping of the period.

Conveys an Important Sense of Time and Place: 3. High

The house presents a unified landscape defining a period existing between 75-100 years ago.

<u>Exit Bridge (former entrance bridge)</u>

The bridge in question is over 50 years of age and retains integrity of location, setting, design, materials, and workmanship. The owner, Anna Dorinda Bliss, is considered an important individual in the history of the community (Criterion 1). The stone mason is unknown (Criterion 2). It embodies elements demonstrating outstanding attention to a particular method of construction (Criterion 4). The core of the bridge is constructed of poured-in- place concrete with exposed form boards. Known as architectural concrete, this construction method was a period treatment which unabashedly celebrated the qualities and construction methods of the material. The sandstone veneer is especially well-laid and articulated. According to Peter Da Ros, third-generation stone mason, this stylish laying up of the sandstone blocks with the careful troweled pointing was expensive, the "top of the line" (Personal communication, Peter Da Ros, November 2012).

The bridge is associated with a traditional way of life important to the Italian stone masons such as Antonio Da Ros, John Goggia, John Arroqui, Innocente Buzzella, and Giovani Antolini, who settled here in Santa Barbara in the late nineteenth and early twentieth centuries and created the memorable stone work all over the city and Montecito (Criterion 5).

It illustrates broad patterns of cultural history in Montecito (Criterion 6). Montecito's greatest contribution to the architectural heritage of the community is its large estates built in the early twentieth century in the Mediterranean, Classical, and Italianate styles. Stone work was an essential feature of these landscapes, sometime with the buildings themselves and most often with walls and bridges, as represented by such Montecito estates as Riven Rock and Mira Vista. The bridge is directly related to this cultural history. The bridge is a feature which conveys a sense of time and place (Criterion 7). It stands as a reminder of these large estates, even as they have been subdivided for new use in modern times.

The exit bridge has a High rating in the categories of Integrity, Association with an Event, Movement, Organization, or Person Important to the Community, State, or Nation, Embodies Outstanding Attention to Design, Association with Broad Themes of Local, State or National History, and Conveys an Important Sense of Time and Place. It has a rating of Good for Age

and a Low for Architect/Designer. It is eligible as a County Place of Historic Merit for its design.

Entrance Bridge (former service bridge)

The bridge in question is over 50 years of age and retains integrity of location, setting, design, materials, and workmanship. The owner, Anna Dorinda Bliss, is considered an important individual in the history of the community (Criterion 1). The stone mason is unknown (Criterion 2). It does not embody elements demonstrating outstanding attention to a particular method of construction (Criterion 4). Unlike the former entrance bridge, which was laid up in a formal coursed ashlar pattern, with evenly cut stone blocks finely pointed, this bridge is faced with random rough-faced blocks, with an irregular-shaped keystone at the center surrounded by stones of various shapes and sizes. It is topped with rough-cut stones. The mortar is recessed and is not part of the design. This style of bridge, known as country-style or farmhouse style, was considered a functional style used on less-prominent areas of an estate, and although built by skilled stonemasons, was meant to be of lesser importance than the entrance bridge which would be seen by owners and guests (Peter DaRos, personal communication, May 2013).

The bridge is associated with a traditional way of life important to the Italian stone masons such as Antonio Da Ros, John Goggia, John Arroqui, Innocente Buzzella, and Giovani Antolini, who settled here in Santa Barbara in the late nineteenth and early twentieth centuries and created the memorable stone work all over the city and Montecito (Criterion 5). It illustrates broad patterns of cultural history in Montecito (Criterion 6). Montecito's greatest contribution to the architectural heritage of the community is its large estates built in the early twentieth century in the Mediterranean, Classical, and Italianate styles. Stone work was an essential feature of these landscapes, sometime with the buildings themselves and most often with walls and bridges, as represented by such Montecito estates as Riven Rock and Mira Vista. The bridge is directly related to this cultural history. The bridge is a feature which conveys a sense of time and place (Criterion 7). It stands as a reminder of these large estates, even as they have been subdivided for new use in modern times.

The entrance bridge has a High rating in the categories of Integrity, Association with an Event, Movement, Organization, or Person Important to the Community, State, or Nation, Association with Broad Themes of Local, State or National History, and Conveys an Important Sense of Time and Place. It has a rating of Good for Age and a Low for Architect/Designer and Embodies Outstanding Attention to Design. Because it is not outstanding in its attention to design and detail, it is not considered a significant historic resource.

California Register of Historic Resources (CRHR)

The main house is eligible for the California Register of Historic Resources under Criterion C for its association with the architect Carleton Winslow. The exit bridge (original entrance bridge) is eligible for the CRHR under Criterion C because it possesses high artistic value. The entrance bridge (original service bridge) is not eligible for the CRHR because it does not possess high artistic value.

7. POTENTIAL ADVERSE IMPACTS

Effects criteria

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the CRHR or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1,2)).

According to the latest CEQA guidelines, if alterations to significant historical resources follow 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), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The Standards for Rehabilitation are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall 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, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As well the County of Santa Barbara has several policies in place for the protection of historic resources. The applicable County policies governing historical sites are found in the *Santa Barbara County Comprehensive Plan. Land Use Element*, and the *Montecito Community Plan Update.*

The *Santa Barbara County Comprehensive Plan. Land Use Element* policies state:

Historical and Archaeological Sites 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 archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission (County of Santa Barbara Resource Management Department. 1992: 89).

The *Montecito Community Plan Update* policy states:

Section F. Cultural Resources/Archaeology

Goal CR-M-1: Preserve and Protect Properties And Structures With Historic Importance In The Montecito Community To The Maximum Extent Feasible (County of Santa Barbara Resource Management Department. 1995: 120).

Analysis

Main House

For the purposes of this study, the main house at 300 Hot Springs Road is considered eligible as a Santa Barbara County Landmark for its architect, Carleton M. Winslow and its Spanish Colonial Revival architectural style. The primary public elevation is the west façade of the house with its dramatic Churrigueresque details.

Proposed Alterations:

There are no proposed exterior alterations to the main house. There are three proposed projects that could have a potential significant impact on the main building. The open parking area in front of the façade of the main building will be re-landscaped with decorative pavers and two fountains. A grill will be constructed in the area where the croquet/lawn bowls court is located, to the southwest of the main house. New buildings will be constructed to the south of

the great lawn below the main house. Because no work is proposed for the main house, the relevant Standard for assessing impacts from the proposed Master Plan is Standard 9.

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

Front Plaza

The front plaza borders on the façade of the main house with its dramatic Churrigueresque ornamentation. The spatial relationship of the front of the building in relation to the main building has already been determined by the present motor court and parking lot. The proposed Master Plan alterations to create a plaza at this location are a positive benefit. The nearer of the two proposed fountains is 45 feet from the façade. Their proposed design, to be simple Spanish Colonial Revival in style, with plaster finishes, will be subservient to the main façade yet compatible with its style. The proposed paving, a permeable concrete paving, if kept flat and in a gray finish compatible with the color of the Churrigueresque ornamentation, will be compatible with the historic materials. Because the proposed plaza project meets Standard 9, it will not cause a significant impact to a historic resource.

The two ficus trees and the yucca flanking the front entry of the façade will be removed, This is a benefit to the main façade. They do not appear in historic photographs of the façade, and as well the ficus trees are destroying the fabric of the main house. With their removal the view of the ornamentation will be greatly improved.

Grill

A one-story 5,000 square-foot grill will be constructed on the site of the present croquet/lawn bowls court to the southwest of the main building. Because it is designed in the Spanish Colonial Revival style, is one-story to be subservient to the main building, and is sheltered from the main building by the covered walkway and dining room addition, it meets Standard 9 and will not have an impact on the main building.

Buildings Below the Great Lawn

A two-story building is proposed below the great lawn to the south of the main building. Because the ground slopes markedly from the main building southward, and because the proposed building is designed in the Spanish Colonial Revival style and is 450 feet from the main building, it meets Standard 9 and will not have a significant impact on the main building.

Exit Bridge

The exit bridge is considered eligible as a Santa County Place of Historical Merit for its design. Because the bridge has been damaged in previous storms, it is structurally unsafe and has to be replaced. Its removal will have a significant adverse effect on a historic resource. However the

inclusion of the following treatments within the proposed project will reduce the impacts to an adverse but not significant level (Class III):

1. The bridge shall be documented with large-format black and white photographs. These photographs with a copy of this report will be placed in a binder and deposited in the Montecito History committee archives.
2. The sandstone veneer and top stones shall be saved and reused in the new bridge. Because the new bridge will be longer than the existing bridge, new veneer and top stones to match the original shall be quarried from rock on-site.

Entry Gate

Located westerly of the current entrance bridge, it is not known when this gate was constructed. The original Winslow design had a far more ornate creation, and whether or not this gate is a proposed change that occurred in 1918 or is a later replacement is not currently known. The proposal is to reuse this existing gate at the new entrance. Because this new entrance is wider, the gate will have to be made wider. The proposal is to make the gate wider by adding a third bay to the existing, with a simpler design at the vertical piece that will attach to the entry pier. In this way, the existing design of the gate will be retained, yet the new piece will be simpler at the attachment next to the pier. In this way it will meet Standard 9 by differentiating the old from the new yet being compatible with it. Because the new gate design meets Standard 9, there will not be a significant impact to an historical resource

8. CONCLUSION

Because the proposed alterations meet Standard 9 of the Secretary of the Interior's Standards for Rehabilitation, there will be no significant impacts to historic resources.

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Maps

1918. "Montecito". Sanborn Fire Insurance Map (Montecito History Committee).

1924. "Montecito". Sanborn Fire Insurance Map (Montecito History Committee).

Archives Consulted

Montecito History Committee Archives
Gledhill Library

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10. PLATES*

* All photographs taken by Alexandra C. Cole in November 2012 and March 2013

Plate 1. North façade of main block. Facing south.

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1.0 INTRODUCTION

This report was prepared for the County of Santa Barbara Planning and Development Department as part of the development review process for the proposed Casa Dorinda Master Plan Update (Case No. 14RVP-00000-00005, February 2, 2015). The project parcels are located at APN 009-640-001, a 47.31-acre parcel encompassing the retirement community and APN 009-070-057, a one-acre parcel that is the site of the Director's residence. The parcels are located at 300 Hot Springs Road in Montecito, an unincorporated community in Santa Barbara County, California. The report will assist the County of Santa Barbara in ensuring compliance with the California Environmental Quality Act (CEQA) and the County's Santa Barbara County Comprehensive Plan, Land Use Element and the Montecito Community Plan Update as they apply to historic resources. Post/Hazeltine Associates prepared the report under contract to the County of Santa Barbara. The primary author of the report is senior partner, Pamela Post, Ph.D. The report will provide an evaluation of a Phase 1-2 Cultural Resources Study, Historic Resources (2014) prepared by and Alexandra Cole of Preservation Planning Associates.

1.1 Project History and Previous Studies

Casa Dorinda, a planned retirement community, is requesting County approval of a revised Major Conditional Use Permit (CUP) which comprises the "Master Plan" for the next 7 to 10 years (Draft Mitigated Negative Declaration: February 2, 2015: 1). The project encompasses a combination of demolition, renovation and new construction to meet the needs of the facility's residents for the foreseeable future. A detailed overview of the proposed project can be found in Section 1.0 of the Draft Mitigated Declaration (MND) that is currently being circulated.

In 2014 a Phase 1-2 Cultural Resources Study, Historical Resources (HRR) identifying potential significant historic resources on the project parcels and evaluating the impact of the proposed Master Plan project on significant historic resources identified in the report. The HRR concluded that the estate house built in 1918 and a concrete and sandstone bridge spanning Montecito Creek located on APN 009-640-001 were eligible for listing as significant historic resources at the County level and for listing in the California Register of Historical Resources (CRHR). Because these two resources are eligible for listing as significant historic resources at the local and state level they were determined to be significant historic resources for the purposes of environmental review (Preservation Planning 2014: 12).

2.0 REGULATORY SETTING

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 of 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*.

3.0 PEER REVIEW

The 2014 HRR identified three potential historic resources on the property including the main house built in 1918 and two bridges spanning Montecito Creek (Preservation Planning 2014: 2). After identifying the potential resources the report evaluated the potential resources by applying the significance criteria and integrity criteria established by the County of Santa Barbara. An application of the criteria determined the following:

- The HRR concluded that the estate house built in 1918 and a concrete and sandstone bridge (built in circa-1918) spanning Montecito Creek both located on APN 009-640-001 were eligible for listing as significant historic resources at the County level and for listing in the California Register of Historical Resources (CRHR). Because these two resources are eligible for listing as significant historic resources at the local and state level they were determined to be significant historic resources for the purposes of environmental review (Preservation Planning 2014: 12).

- The report determined that another bridge spanning Montecito (built in circa-1918) was not a significant historic resource at the County or state level (Preservation Planning Associates 2014: 12).

The County of Santa Barbara's Cultural Resources Guidelines for evaluating significance of potential historic resources are found in the "County of Santa Barbara Resource Management Department Cultural Resource Guidelines, Historic Resources" (1986: revised 1993). The guidelines define historical significance as follows:

> "*Significance is a qualitative designation which can be established by analyzing a resource within the contexts discussed in the cultural landscapes model, and by applying the criteria presented in this section.*"

3.1 Post/Hazeltine Associates Peer Review of the 2014 Historic Resources Study, Historic Resources

Section 1: Introduction (Preservation Planning: pg 1)

Discussion

Because the project is undergoing CEQA review a very brief statement should be made in the introduction indicating the project is undergoing CEQA level review and that the lead agency is the County of Santa Barbara.

Section 2: Project Description (Preservation Planning: pg 1)

Discussion

The project description is adequate to understand the overall scope of the project as it relates to the significant historic resources identified in the report.

Section 3: Setting and Building History (Preservation Planning Associates 2014: 1- 3)

The report provides a historical overview of the Bliss estate from the 19th century to the present.

Discussion

- The HRR provides a sufficient historical overview of the Bliss Estate property to provide a context for the report's subsequent significance analysis of the Bliss estate parcel.

- Less information is provided for the portion of APN 009-640-001 that was historically known as the Gould parcel (located south of the Bliss estate property as stated on page 3 of the HRR). While this parcel was not historically part of Casa Dorinda, a brief overview of its history is required since it is encompassed within the project area evaluated by the MND. This should include a statement regarding history of the existing olive grove located southwest of the main Casa Dorinda Campus. This data is needed to provide sufficient data to substantiate that the portions of the project parcels that were not part of the Bliss estate do not embody potentially significance. Therefore, the report should be amended to include this information.

Section 4: Site and Building Description (Preservation Planning Associates 2014: pgs 3 – 6)

The report provides a description of the surveyed buildings and a brief description of their setting.

Discussion

The House:

- The description of the house provides sufficient information for the subsequent analysis of significance and the evaluation of project impacts.

- One element of the house's immediate setting, the large rectangular lawn set on a raised terrace embellished with a balustrade and urns that extends off the house's south elevation requires a brief description since this element dates to the period of significance and is a character-defining element of the house's immediate setting.

Exit Bridge:

- The description of the exit bridge provides sufficient information for the subsequent analysis of significance and the evaluation of project impacts.

Entrance Bridge:

- The description of the entrance bridge provides sufficient information for the subsequent analysis of significance.

Landscape:

The HRR does not include a description of the exiting designed landscape or natural area. While these elements may not be of historic significance, sufficient information regarding the present-day appearance of the project parcels and their appearance during the period of significance must be offered to provide a basis for the subsequent significance evaluation and the analysis of project impacts. These descriptions can be brief, but need to include both the original Bliss estate property as well as other parcels such as the former Gould parcel. The description of the designed landscape should reference an article by Susan Chamberlin, Landscape Historian, in: *Eden, the Journal of the California Garden and Landscape History Society, Volume 14, No. 2, Spring 2011*, detailing the history of Casa Dorinda's landscaping, which was designed by the noted landscape designer, Peter Reidel with possible subsequent minor alterations by Beatrix Farrand.

Section 5: Significance Criteria (Preservation Planning Associates: 6 – 8)

This section of the report summaries CEQA as it applies to Historic Resources.

Discussion

This section appropriately summarizes CEQA as it applies to the project, no comments.

Section 6: Significance Evaluation (Preservation Planning Associates: 8 – 12)

This section of the report applies the integrity, age, association, and significance criteria listed in the "County of Santa Barbara Resource Management Department Cultural Resource Guidelines, Historic Resources" (1986: revised 1993) to the standing buildings within the project area that are more than 50-years-of-age.

Discussion

The House:

- The evaluation of the house provides sufficient data to substantiate the conclusions

regarding the significance of the house. Post/Hazeltine Associates concurs that the house is eligible for listing as a County of Santa Barbara Landmark.

Exit Bridge:

- The evaluation of the exit bridge provides sufficient data to substantiate the conclusions regarding the significance of this structure. Post/Hazeltine Associates concurs that the bridge is eligible for listing as a County of Santa Barbara Place of Historic Merit.

Entrance Bridge:

- The evaluation of the exit bridge does not fully substantiate the report's conclusion that the bridge does not achieve a comparable level of craftsmanship and design as the exit bridge, which was found eligible for listing as a County of Santa Barbara Place of Historic Merit. Both bridges are comparable in their design, materials and design being constructed of formed concrete faced with sandstone and designed to span channelized sections of Montecito Creek. The differences in design are most likely due, as noted in the report to a desire to subtly differentiate between the main estate drive and a secondary access, rather than the employment of lesser quality construction techniques or methods. This can be seen in the overall quality of the sandstone masonry of both bridges which are dressed to a very similar level of finish while employing a somewhat contrasting coursing and pointing style. Moreover, the HRR determined that the entrance bridge received a ranking of High in five categories which implies the resource is historically if not architecturally significant. Therefore based on the information presented in the report as well as an onsite inspection of this resource by Post/Hazeltine Associates, the entrance bridge would appear, based on the available evidence, to be eligible for listing as a County of Santa Barbara Place of Historic Merit since it embodies the same historical associations, construction techniques and overall level of craftsmanship exhibited by the exit bridge which was determined eligible for listing as a County of Santa Barbara Place of Historic Merit.

Landscape:

The report requires revision to include a section evaluating the potential significance of the designed and natural landscape. While the alterations carried out since 1971, including the construction of a large number of additional buildings to accommodate the transformation of the estate into a retirement community, which has substantially impaired the designed-landscape's integrity of setting, design, materials, and workmanship, the HRR must provide an evaluation of the landscape in order to substantiate a conclusion that a designed or natural landscape, constituting a significant historic resource for the purposes of environmental review does not exist on the property. This is especially important since the designed landscape represented the work of Peter Riedel, one of the region's most noted early 20th century landscape designers. This analysis should also include a brief analysis of the olive grove at the southeast corner of the larger project parcel (located on the former Gould parcel), even though this element of the project would not be directly affected by the proposed project since this element is more than 50 years of age and is visible on aerial photographs taken as early as 1938 and possibly as early as 1928. While the designed

landscape has not retained its integrity of design, the following elements of the designed landscape would appear to make a substantial contribution to the setting of the house:

- The rectangular terrace and its balustrade capped by urns off the south elevation (these features represent part of the designed landscape dating to the period of significance.
- The overall form of the great lawn off the south elevation of the house.

1) The channelized creek with its two bridges and their driveways may also contribute to the setting of the house. If they do not the report should provide a brief analysis supporting this conclusion.

2) It would be appropriate to insert a very brief analysis of the entrance gates in a review of the landscape since they are subsequently reviewed in Section 7 under "Entry Gate on page 16 of the HRR. This should clearly state if the gates are a contributor to the property's historic/architectural significance or if they are not significant for the purposes of environmental review.

Section 7: Potential Adverse Impacts (Preservation Planning Associates: 13 – 16)

This section of the report provides the following analysis of potential project impacts to historic resources:

- A brief summary of the regulatory framework and CEQA as it applies to historic resources in the project area.
- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- A summary of the Santa Barbara County Comprehensive Plan Land Use policies as they apply to significant historical and Archaeological resources.
- A summary of the section of the Montecito Community Plan Update as it applies to Cultural Resources/Archaeology.
- The proposed alterations to the setting of the house were evaluated and determined to meet Standard 9. Therefore, the project would result in a less than significant impact to significant historic resources.

- The proposed demolition of the exit bridge was determined result in a less than significant impact provided the bridge was documented prior to its removal and existing stone veneer and "top stones" (parapet) be reinstalled on the new bridge. New masonry is required to be quarried on-site to match the historic sandstone material.

Discussion

The need for evaluating a project's impacts to historic resources is summarized in Section 21084.1 of the Public Resources Code, which states: "A *project that may cause a substantial change in the significance of a historic resource is a project that may have a significant effect on the environment*." The report should include a section stating the impact thresholds for the proposed project. The report should also include a section outlining CEQA guidelines, as stated in Section 15064.5 of the PRC as they pertain to the

Casa Dorinda Master Plan Update Project. This section of the report should include an explicit statement stating under which criteria listed in *State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.* the potential resources are considered to be "historic resources" as defined by CEQA.

The House and its Setting:

The evaluation of the proposed alterations to the immediate setting of the house appropriately applies Standard 9 to this aspect of the project. It would be appropriate to apply Standard 10 to these changes since the construction of the new entrance court which abuts the house's entrance façade, would meet the definition of "related new construction called out in Standard 10. We would like to note that an application of Standard 10 would conclude that the proposed alterations, which would not remove historic hardscape or dramatically alter the setting of the entrance façade and could be removed in the future with no impact to the house's architectural integrity or integrity of setting would meet Standard 10.

The Entry Gate:

The evaluation of the proposed alterations to gates appropriately applies Standard 9 to this aspect of the project.

Exit Bridge:

The conclusion that the impact of the demolition and rebuilding of the exit bridge can be reduced to a less than significant level using the historic sandstone veneer on a new bridge of a somewhat different design could be greatly strengthened if the report concluded that both bridges are components of a significant historic resource which share the same attributes and historical associations. In that case, the proposed project, while removing one component of the resource would leave the other element (the entry bridge) intact, which would provide a sufficient amount of the original building material intact and in-place to convey those characteristics that make the bridges' an exemplar of early 20th century stone masonry and eligible for listing at the local level. Without this adjustment, it is difficult to conclude that the impact of the demolition of the bridge and its rebuilding to a different design using the existing sandstone veneer and new stonework could be reduced to less than significant level.

SUMMARY AND CONCLUSION

Pos t/Hazeltine Associates reviewed a Historic Resources Report, Historic Resources for the Casa Dorinda Master Plan Update and has concluded the following:

- The historical overview and descriptions as well as the analysis of significance for the house and exit bridge are substantiated.
- The entrance bridge would appear to be eligible for listing as a County of Santa Barbara Place of Historic Merit.
- A brief landscape historical overview and analysis should be added to the document to substantiate a conclusion that a significant designed-landscape or natural landscape does not exist on the project parcels.

- The analysis of project impacts to the setting of the house is through and substantiated with the proviso that Standard 10 be applied.
- The analysis of project impacts to the entry gate is through and substantiated
- The analysis of project impacts to the exit bridge requires further substantiation to strengthen the conclusion that project impacts from the proposed demolition and rebuilding can be reduced to a less than significant level (Class III).

Sources Consulted for the Report

Preservation Planning Associates
2015 Phase I-2 Cultural Resources Study, Historic Resources, 300 Hot Springs Road, Montecito, California.

Public Agencies

Santa Barbara County

2015 Draft Mitigated Negative Declaration 15NGD-00000-00003, Casa Dorinda Master Plan Update, Case No. 14RVP-00000-00005, February 2, 2015.

1993 County of Santa Barbara, Resource Management Department, Cultural Resource Guidelines, Historic Resources Element (1986, Revised 1993).

1982 County Resource Management Department, Land Use Element of the County of Santa Barbara Comprehensive Plan. Cultural Resources Guidelines: Archaeological, Historical, and Ethnic Elements.

State of California

CEQA guidelines as cited in text.

United States Department of the Interior, National Park Service (NPS)

1983 The Secretary of the Interior's Standards for Archaeology and Historic Preservation. F8 Fed. Reg. (Federal Register) 44716-68.

1992 The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. Brochure, Preservation Assistance Division, Washington, D.C.

1984 Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes. Charles A. Birnbaum, ASLA.

1996 The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Historic Landscape Initiative. Washington, D.C.

1983 Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs under Section 110 of the National Historic Preservation Act. 63 Fed Reg. 20495-20508.

1989 National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes (Revised 1999).

1990 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Revised 1997).

Phase 1-2 Cultural Resources Report, Historic Resources Letter Addendum

for

Casa Dorinda Master Plan Update Montecito, California
(APN 009-640-001 and APN 009-070-057)

Prepared

for

Casa Dorinda
c/o

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by

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1.0 INTRODUCTION

This Phase 1-2 Historic Resources Report, Cultural Resources Letter Report was prepared for Casa Dorinda as part of the development review process for the proposed Casa Dorinda Master Plan Update (Case No. 14RVP-00000-00005, February 2, 2015). The project parcels are located at APN 009-640-001, a 47.31-acre parcel encompassing the retirement community and APN 009-070-057, a one-acre parcel that is the site of the Director's residence (Figures 1 - 2a). The parcels are located at 300 Hot Springs Road in Montecito, an unincorporated community in Santa Barbara County, California. The Lead Agency for the project is the County of Santa Barbara. The project is undergoing CEQA level review (please see Section 2 for the regulatory framework for the project. The authors of the report are Pamela Post, Ph.D. (senior author) and Timothy Hazeltine of Post/Hazeltine Associates. Project plans are found in Appendix A of this document. Please refer to the 2014 Cultural Resources Study for photographs of the project area. Additional photographs are found in the Maps and Figures section of this report.

The Letter Report fulfills the recommendations outlined in a May 2015 Peer Review prepared by Post/Hazeltine Associates for a Phase 1-2 Cultural Resources Study, Historic Resources (2014) prepared by Alexandra Cole of Preservation Planning Associates as follows:

<u>Section 1 of the Report</u>

- *Because the project is undergoing CEQA review a very brief statement should be made in the introduction indicating the project is undergoing CEQA level review and that the lead agency is the County of Santa Barbara* (Post/Hazeltine Associates 2015: 6).

<u>Section 3 of the Report</u>

- *Less information is provided for the portion of APN 009-640-001 that was historically known as the Gould parcel (located south of the Bliss estate property as stated on page 3 of the HRR). While this parcel was not historically part of Casa Dorinda, a brief overview of its history is required since it is encompassed within the project area evaluated by the MND. This should include a statement regarding history of the existing olive grove located southwest of the main Casa Dorinda Campus. This data is needed to provide sufficient data to substantiate that the portions of the project parcels that were not part of the Bliss estate do not embody potentially significance. Therefore, the report should be amended to include this information* (Post/Hazeltine Associates 2015: 6).

Section 4 of the Report

b) Evaluate the Project Area for the presence or absence of a significant Designed Landscape; and

c) Review the proposed CUP to evaluate its potential impacts on significant historic resources should they be present in the project area.

- *One element of the house's immediate setting, the large rectangular lawn set on a raised terrace embellished with a balustrade and urns that extends off the house's south elevation requires a brief description since this element dates to the period of significance and is a character-defining element of the house's immediate setting*.

Landscape:

The HRR does not include a description of the existing designed landscape or natural area. While these elements may not be of historic significance, sufficient information regarding the present-day appearance of the project parcels and their appearance during the period of significance must be offered to provide a basis for the subsequent significance evaluation and the analysis of project impacts. These descriptions can be brief, but need to include both the original Bliss estate property as well as other parcels such as the former Gould parcel. The description of the designed landscape should reference an article by Susan Chamberlin, Landscape Historian, in: Eden, the Journal of the California Garden and Landscape History Society, Volume 14, No. 2, Spring 2011, detailing the history of Casa Dorinda's landscaping, which was designed by the noted landscape designer, Peter Riedel with possible subsequent minor alterations by Beatrix Farrand.

- *The rectangular terrace and its balustrade capped by urns off the south elevation (these features represent part of the designed landscape dating to the period of significance.*
- *The overall form of the great lawn off the south elevation of the house.*

1) The channelized creek with its two bridges and their driveways may also contribute to the setting of the house. If they do not, the report should provide a brief analysis supporting this conclusion.

2) It would be appropriate to insert a very brief analysis of the entrance gates in a review of the landscape since they are subsequently reviewed in Section 7 under "Entry Gate on page 16 of the HRR. This should clearly state if the gates are a contributor to the property's historic/architectural significance or if they are not significant for the purposes of environmental review (Post/Hazeltine Associates 2015: 6 – 7).

Section 7 of the Report

Exit Bridge:

The conclusion that the impact of the demolition and rebuilding of the exit bridge can be reduced to a less than significant level using the historic sandstone veneer on a new bridge of a somewhat different design could be greatly strengthened if the report concluded that both bridges are components of a significant historic resource which share the same attributes and historical associations. In that case, the proposed project, while removing one component of the resource would leave the other element (the entry bridge) intact, which would provide a sufficient amount of the original building material intact and in-place to convey those characteristics that make the bridges' an exemplar of early 20th century stone masonry and eligible for listing at the local level. Without this adjustment, it is difficult to conclude that the impact of the demolition of the bridge and its rebuilding to a different design using the existing sandstone veneer and new stonework could be reduced to less than significant level (Post/Hazeltine Associates 2015: 7-9).

1.2 Report Format

This Phase 1-2 Cultural Resources Study, Historic Resources Letter Report will apply the guidelines for historic property studies outlined in the County of Santa Barbara, *Cultural Resources Guidelines, Archaeological, Historical and Ethnic Elements* (County of Santa Barbara: 1993, updated February 2011).

1.3 Project Description

The following project description is derived from the Draft Negative Declaration 15NGD-00000-00003, Casa Dorinda Master Plan Update, Case No. 14RVP-00000-00005, February 2, 2015):

The applicant, Casa Dorinda is requesting approval of a revised Conditional Use Permit (CUP) which comprises the "Master Plan" for the retirement community for the foreseeable future. Build-out of the Master Plan over the next 7 to 10 years would result in a net increase of 96,767square feet of new development including 19 new residential units. Currently, Casa Dorinda consists of 30 buildings housing independent living, personal and memory care units and support buildings. The current CUP encompasses two separate parcels, APN 009-640-001 (47.31 acres) and APN 009-070-057 (1 acre). The CUP Update also proposes to demolish an existing concrete and stone veneer bridge and replace it with a new span at the recommendation of the project's civil engineer. The CUP Update also proposes to relocate the historic metal gates at the existing main entrance on Hot Springs Road to the new main entrance gates.

2.0 REGULATORY SETTING

The Effects Criteria outlined in Section 7 (POTENTIAL ADVERSE IMPACTS) of the Phase 1-2 Cultural Resources Study, prepared by Preservation Planning Associates provides the regulatory setting for the identification of potential significant historic resources and the evaluation of potential project impacts to significant historic resources outlined in this report. Further guidance for evaluating impacts to significant historic resources is found below in Section 2.1.

2.1 CEQA Guidance

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.*

In determining the impact of a project on a significant historic resource, CEQA regulations require the application of the Secretary of the Interior's Standards to the question of whether the project results in a substantial adverse change to the resource

and in particular those physical characteristics or character-defining spaces and features that convey its historical significance.

CEQA Guidelines Section 15064.5(b)(3) state, *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 (Secretary's Standards, Weeks and Grimmer, 1995) shall be considered as mitigated to a level of less than a significant impact on the historic resource*.

While compliance with the Secretary's Standards indicates that a project may have a less than significant impact on an historical resource, the converse of this does not hold. Failure to comply with the Secretary's Standards is not, by definition, a significant impact under CEQA. CEQA recognizes that alterations that are not consistent with the Secretary's Standards still may not result in significant impacts on the historical resource. Therefore, the significance of project impacts on an historical resource can be evaluated by determining:

- Whether a project is in conformance with the Secretary's Standards (less-than-significant impact);
- Whether a project is in substantial conformance with the Secretary's Standards and does not result in material impairment (less-than-significant impact); or
- Whether a project is not in conformance with the Secretary's Standards and results in material impairment (significant impact).

The above criteria are important not only in determining whether the project would have a significant impact on a significant cultural resource, but also in considering effective mitigation measures and/or alternatives.

An adverse effect is defined by as an action that will diminish the integrity of those aspects of the property that make it eligible for the listing at the local or state level, or in the NRHP.

CEQA defines an <u>adverse effect</u> in the following manner:

A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

CEQA defines material impairment of a historic resource in the following manner:

A. *Demolishes or materially alters in a 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 its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (State CEQA Guidelines Section 15064.5).*

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. Therefore, in determining the impact of a project on an "historical resource" CEQA regulations require the application of the Secretary of the Interior's Standards to determine if the project results in a substantial adverse change to the resource or those physical characteristics or character-defining spaces and features that convey its historical significance.

3.0 ADDITIONAL HISTORIC CONTEXT

This additional information fulfills the following request for additional information regarding the history of the former Gould estate: *While this parcel was not historically part of Casa Dorinda, a brief overview of its history is required since it is encompassed within the project area evaluated by the MND. This should include a statement regarding history of the existing olive grove located southwest of the main Casa Dorinda Campus* (Post/Hazeltine Associates 2015: 6). Please refer to the site plan in Appendix B for the location of the resources discussed below.

3.1 Former George Huntington Gould Property

In 1871 the southerly section of APN 009-640-001 was part of a 50-acre parcel owned by W. H. Dow. Sometime before 1886 Dow sold the property as well as surrounding acreage to John P. Neal who later sold a 40-acre portion of the parcel to George

Huntington Gould a local attorney. No substantial improvements appear to have been made to the property by either Dow or Neal.

George Huntington Gould (1851-1926)

George Huntington Gould was born In New York on November 4, 1851. A graduate of Harvard University in 1872, he later went on to obtain a law degree from the University of the City of New York. George practiced law in New York City for a period of time before relocating to Santa Barbara where his brother, Charles, had moved earlier (George's brother, William, also moved to Santa Barbara). In 1886 George acquired a 40-acre undeveloped property from John P. Neal. Shortly after buying the property Gould sold 10 acres of the lot while retaining the remainder for his estate. George, unlike his two brothers who had lavish homes designed for their estates, built a modestly-sized house located near the northeast corner of the parcel (the house was located in the vicinity of the existing double row of olive trees). Around its immediate area he planted an expansive lawn and garden beds set with lush flowers and exotic plants and trees, allowing the remainder of the property to remain in a natural state (Myrick 1991: 163). George practiced law in Santa Barbara, specializing in corporate and water litigation. Gould and other members of his extended family acquired extensive tracts of land in Montecito between the 1880s and the early 20th Century. Gould developed some of his properties with extensive olive groves, which were processed in a stone olive mill, which gave its name to Olive Mill Road. It is possible that the two rows of olive trees on his estate were planted by Gould either as an ornamental feature or as part of larger grove of olive trees (Figure 3 and Appendix B). Gould's estate, in addition to his residence, included three outbuildings (1918 Sanborn Fire Insurance Map of Montecito). Gould also owned other property in Montecito including a major portion of the San Leandro Ranch, a 367-acre parcel surrounding Cold Springs Creek, as well as acreage located at the east end of Montecito. A life-long bachelor Gould continued to live on his Olive Mill Road estate until his death on January 26, 1926.

After Gould's death in 1926, the property was sold in circa-1932 Chase Real Estate map lists the owner as Ernest Stauffer Jr. By 1937 the former Gould estate had been subdivided and a 28.81-acre lot was owned by "Barnes" (1937 Chase Real Estate map of Montecito). It is not known if this Barnes was a member of Anna Bliss's family (her daughter, Mildred's maiden name was Barnes). The Sanborn Fire Insurance Map of 1942 indicates the former Gould property was, by that time, owned by Fred A. Alred. Shortly after Homer Barnes (no relation to the family of Anna Bliss's first husband) purchased Casa Dorinda from Mildred Bliss he acquired the former Gould property as the site for a private boys' school. It appears that Barnes made a number of alterations to the property as the 1958 Sanborn Fire Insurance Map depicts a building and arbor near the northwest corner of the property. Most of the new construction undertaken in the 1970s and later was located on the former Bliss estate, consequently the former Gould property was left in a semi-natural state with development relegated to an area

abutting the former property line (at the approximate location of the existing service yard) with the former Bliss estate. The most notable change to the property was the removal of Gould's estate house and outbuilding, which left the stone entrance gates and the rows of olive trees as the only remnants of Gould's occupancy.

3.2 Casa Dorinda Property

<u>The designed landscape</u>

History of the Casa Dorinda Landscape (1918 - 1935)

Before Bliss acquired the property it was the location of Everdene, an estate developed by Isaac Rieman Baxley in 1886 on property he had purchased from George Huntington Gould. The extent of Baxley's improvements to Everdene is unclear although it is known that he built a residence on the property (Myrick 1991: 437-238). The history of the designed landscape on Anna Bliss's Casa Dorinda estate is delineated by historian Susan Chamberlain in an article in the Spring 2011 issue of *Eden, the Journal of the California Garden & Landscape Society*. While the article focuses on Beatrix Farrand part-time residency in Montecito, it does provide information about the design and construction of Casa Dorinda's designed landscape in 1918. Chamberlin's review of documentation on file at the Montecito History Committee, the Dumbarton Oaks Research Library, and the Architecture and Design Collection, University of California, Santa Barbra revealed that while Bliss had initially hired San Francisco artist Bruce Porter to design the gardens she changed her mind and retained Santa Barbara architectural designer, Peter Riedel to develop a scheme for the landscaping (Eden, Vol. 14, No. 2, Spring 2011: 15-19). We would like to note that while the noted landscape architect Beatrix Farrand was consulted on the estate's landscape both during Anna Bliss's lifetime and the subsequent occupancy of her daughter Mildred Bliss; there is no documentation that she contributed in a substantial way to the design of the gardens (Eden, Vol. 14, No. 2, Spring 2011: 15-19). While Riedel designed the gardens it is somewhat less clear what input he had on the design of the access drives and bridges that formed integral components of the landscape scheme.

As designed by Riedel the landscape was organized around an axis that provided views north towards the Santa Ynez Mountains and south towards the Pacific Ocean. The landscape exhibited a visual hierarchy with more formal architectural spaces extending off or adjacent to the house's north and south elevations gradually merging into naturalistic plantings of oak trees, which were the estate's dominant tree type. The area off the north elevation which was the formal entrance to the house featured a motor court and lawn which extended towards the north. On the south side of the house a paved terrace with a flight of sandstone steps led down to a turfed rectangular terrace surrounded on three sides by a masonry balustrade embellished with urns set on rectangular plinths (Figures 4 – 7 and see Appendix B). Off the south side of the terrace a short flight of steps led down to an expanse of turf that extended

south. This area of lawn was bordered by informal plantings of native oak trees that gradually melded into the surrounding oak woodland. The estate's formal flower garden, composed of an almost triangular plot divided into a complex geometry of planting beds by narrow pathways was located off the west side of the house. Two informally designed estate drives, which emphasized sinuous curves rather than axiality extended from Hot Springs Road to the estate. The upper drive which crossed Montecito Creek via a concrete bridge clad in sandstone veneer provided access to the estates service yard while the southerly estate drive which passed through a set of elaborate wrought iron gates was the formal entrance to the estate (Figure 8). The southerly drive's concrete and stone bridge featured a more formal scheme for its rusticated stonework; this was perhaps, a subtle reference to the status of this driveway as the estate's principle entrance (Figure 9). Both bridges cross a concrete and stone-lined channel (Figure 10). The estate, like others in Montecito, included in addition to the landscaped grounds, a guesthouse, tennis court and an array of service buildings and staff quarters. As noted above, the lack of plans detailing Riedel's scheme makes it difficult to be completely certain regarding the attribution of specific elements to him, although, based on surviving correspondence, we can be fairly certain that Beatrix Farrand did not play a significant role in the design of the gardens (Eden, Vol. 14, No. 2, Spring 2011: 16). The high point in the garden's history occurred in 1919 when King Albert and Queen Elisabeth of the Belgians planted a *Sequoidendron giganteum* on the property (the tree died sometime in the 1970s) (Eden, Vol. 14, No. 2, Spring 2011: 16). It is likely that Bliss continued to make changes to the estate landscaping until her death in 1935, although these changes are not well documented by surviving documents.

Peter Riedel (1873-1954)

Peter Riedel (Johannus Petrus Bruinwold Riedel), who designed the estate gardens for Anna Bliss, was born in Wier, the Netherlands, in 1873 (Padilla 1961: 187). From an early age Riedel was determined to pursue a career in horticulture and in 1892 he graduated from the Agricultural and Horticultural College at Wageningen (Padilla 1961: 187). Within a few years of his graduation Riedel left his homeland and immigrated to the United States. In 1895 Riedel settled in San Bernardino, where he purchased a ranch. Seven years later Riedel, who was anxious to work with exotic plants, began working as the keeper of the extensive grounds of the Hotel Del Coronado, near San Diego. In 1905, just a few years after his appointment, Riedel moved to Santa Barbara where he became a partner with the early twentieth century horticulturalist, Francesco Franceschi, in his Southern California Acclimatizing Association (SCAA). Two years later, in 1909, Franceschi left the partnership and Riedel became the sole proprietor of the SCAA. Riedel continued to publish seed catalogues for a number of years, as well as propagate and maintain many of the plant varieties introduced by Franceschi (Padilla 1961: 188-189).

In addition to his work as a horticulturist Riedel had a strong interest in landscape design. In the succeeding years his work as a designer took up more and more of his

time and eventually he decided to close his nursery to the public (Padilla 1961: 188). In addition to his landscape design for the Gould estate, Riedel designed, among others, the gardens for the Frederick Gould estate (1908), George Knapp estate (1913), and John D. Wright's estate, "Quien Sabe" (1921-1925). Riedel, who always had a strong interest in public education began, in 1935, to teach high school, college, and adult education classes in horticulture (some of these classes were taught on the grounds of Franceschi Park) (Padilla 1961: 189). After his semi-retirement, in 1942, Riedel devoted much of the remaining years of his life to continuing his teaching adult education classes and to writing a horticultural book. Titled, *Plants for Extra-Tropical Regions- A Catalog of the Plants that Are, Have Been, and Might Be Grown Where the Orange and Avocado Thrive, Including Brief Mention of Others Every Plantsman Should Know*, the book (unfortunately never completed) was a compilation of all the tropical and subtropical plants introduced by Francesco Franceschi to California (Padilla 1961: 189-190). Peter Riedel died in Santa Barbara after a brief illness on December 4, 1954.

History of the Casa Dorinda Landscape (1936 - 2015)

After Anna Bliss's death in 1935 the property passed to her daughter Mildred Barnes Bliss. Bliss and her husband, who owned Dumbarton Oaks in Washington D.C., made few changes to the estate which they intended to sell. During World War II the Blisses offered the estate the use of the estate as a rest and recuperation center, which does not appear to have resulted in substantial changes to the gardens. The conversion of the estate into a private school by Dr. Homer Barnes in 1946(no relation to the first husband of Anna Bliss) does not appear to have resulted in substantial changes to the garden's hardscape. Around the same time Barnes purchased the parcel that extended along Casa Dorinda's south property line that had once been owned by George Huntington Gould. Barnes does not appear to have made substantial alterations to the estate's designed landscape although it is likely that the property's landscaping did not receive the same attention that Anna Bliss had lavished on her estate.

Barnes' school was not a financial success and in 1964 the property was sold to Charles B. Herter Jr. who intended to develop cluster housing on the property. Herter's project was not realized and he sold the parcel to Casa Dorinda Associates in 1971 who would transform the property into a retirement community. It was during this time that the former estate's landscape underwent substantial alterations including the construction of additional buildings, the installation of new roads, the rerouting of the main entrance across the former service bridge and the installation of new landscaping. These changes were so extensive that only a few elements of the original designed landscape including the access drives, bridges, and the south terrace and a portion of the lawns off the north and south elevations remained in place. Other surviving landscape elements may include a portion of the east driveway and its retaining walls that extended along the east property line. In subsequent years the former service buildings off the northwest corner of the property have been removed. In the late

1980s new gates were installed on the entrance drives existing onto Hot Springs Road and the wrought iron gates installed by Bliss on the original entrance drive were relocated to the former service drive. The most notable surviving elements of the landscape are the native oak trees that are scattered throughout the property.

3.3 The parcel at 352 Hot Springs Road (APN 009-070-057)

The Casa Dorinda Master Plan does not propose alterations to the property at 352 Hot Springs Road, which is the site of a house built in 1955 (see Figure 2). Because the project does not proposed alterations to the parcel's existing improvements, further study of this parcel is not required.

3.4 Description of the Existing Landscape

The following description is derived from an onsite survey and a review of material archived at the Montecito Association's Montecito History Committee. Further documentation of Casa Dorinda's landscape during Bliss's occupancy is provided by period photographs, aerial photographs taken between 1928 and 1938 and the January 1921 issue of Architectural Forum which profiled the house and gardens and an article by historian Susan Chamberlin published in the Spring 2011edition of Eden the Journal of the California Garden & Landscape History Society (Eden, Vol. 14, No. 2, Spring 2011) was also consulted.

The existing landscape encompasses a mix of naturalistic areas with fragments of the elements of a designed landscape. While native oak trees are scattered throughout the property they reach their greatest concentration in the area south of the lower service drive. In this area the landscape is essentially oak woodland intermixed with introduced plants and trees including a double row of olive trees on the former Gould estate. Oak trees also predominant along the street frontage on Olive Mill Road and Hot Springs Road where the channelized banks of Montecito Creek are spanned by three bridges (the two bridges that were once the entrance and exit bridges for the Casa Dorinda estate are the focus of this study, the other bridge which is on the former Gould estate is not a focus of this Letter Report). The bridges and channelized creek employ similar materials in the form of concrete and native sandstone.

The existing gate piers and wing walls on the street frontage were installed during the 1970s and 1980s and, with the exception of the wrought-iron gates on the current entrance drive postdate the Bliss's occupancy of the property. The landscape becomes more formal as the driveways approach the former estate house and surrounding buildings and features added when the property was transformed into a retirement community. In this area areas of lawn and landscaping, composed of introduced plants and trees, provide a landscaped setting for the buildings. Surviving remnants of the Bliss period landscaping include the lawn area and elevated terrace

off the south side of the house, the channelized creek banks and the two bridges as well as a portion of the driveways leading from the street frontage towards the house.

It is likely that the estate drive, bridge and cobblestone retaining walls off the eastern side of the house also date to Anna Bliss's occupancy, although this not clear from surviving documentation. The most notable surviving element of the designed landscape is the raised rectangular terrace capped by a parapet ornamented with urns that extends off the house's south elevation. This feature, which is substantially intact is depicted on a photograph taken in 1921 and may have been designed by Carlton Winslow and the remaining expanse of lawn off the south end of this terrace (Architectural Forum, January 1921). The rest of original designed landscape surrounding the house was substantially altered beginning in the 1970s when the original lawn and motor court off the south side of the house was converted into a large paved parking area surrounded by two-story buildings and virtually all of the flower gardens were removed. Additionally, the estate's two most notable specimen trees, a Guadalupe cypress and a giant sequoia dating to Anna Bliss's occupancy have died (Eden, Vol. 14, No. 2, Spring 2011: 16).

4.0 ADDITIONAL EVALUATION AND ANALYSIS

4.1 Evaluation of Significance for Components of the Designed Landscape

The former Gould Estate and the remaining elements of the designed landscape on the former Bliss estate and the former George H. Gould estate will be evaluated for historic/cultural significance using the guidelines established by the County of Santa Barbara for the evaluation of potential historic resources.

County of Santa Barbara Significance Criteria for Potential Historical Resources

The criteria to be used in determining the preliminary historic and architectural significance of buildings and/or properties in the County of Santa Barbara are:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (*County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element*: 1986, Revised January, 1993).

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:

1) *is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state or nation;*

2) *was designed or built by an architect, engineer, builder, artists, or other designer who has made an important contribution to the community, state, or nation;*
3) *is associated with a particular architectural style or building type important to the community, state, or nation;*
4) *embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;*
5) *is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community-at-large;*
6) *illustrates broad patterns of cultural, social, political, economic, or industrial history;*
7) *is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;*
8) *is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.*

The level of significance for these criteria is established by rating each significance attribute of the resource (detailed below) according to the following scale:
The integrity, age and association of the property will be given a significance ranking ranging from 1 to 3 (with E for exceptional). The property's level of significance will be based on ranking of each category.

E = exceptional
3 = high; very good
2 = good
1=fair

<u>Integrity</u>

E = pristine integrity in all 5 categories
3 = good integrity in at least 3 categories
2 = good integrity in at least 1 category
1 = fair to poor integrity in all categories
Integrity means that the resource retains the essential qualities of its historic character. These guidelines recognize five components of integrity: location, design, setting, materials, and workmanship.

Integrity of Location

Integrity of location means that the resource remains at it original location.

<u>Casa Dorinda Designed Landscape</u>

Most of the designed landscape installed by Anna Bliss has been removed. Therefore, only the following elements retain their integrity of location:

- raised terrace off the house's south elevation; The remaining portion of the lawn; extending off the house's south elevation; and
- The channelized creek and two bridges which remain at their original location.

Therefore, these elements of the designed landscape receive a ranking of good (2) for integrity of location while the designed landscape as a whole receives a ranking of fair to poor (1) for integrity of location

Former Gould Property

Only three elements of the designed landscape, the two rows of olive trees, the pedestrian bridge and stone gate piers survive on the former Gould property (see Figure 3 and Appendix B). Please note that the flood control channel and gate piers on the former Gould property were the focus of a previous Historic Resources Study prepared by Post/Hazeltine Associates and will not be further evaluated. This element of the designed landscape receives a ranking of good (2) for integrity of location while the designed landscape as a whole receives a ranking of fair to poor (1) for integrity of location.

Integrity of Design

Integrity of design means that the resource accurately reflects its original plan. However, it is rare to find structures that have not been modified in some manner. Therefore, the County guidelines recognize that building additions that accurately incorporate design elements found in the original structure do not compromise a building's integrity of design.

Casa Dorinda Designed Landscape

Most of the designed landscape installed by Anna Bliss has been removed. Therefore, only the following elements retain their integrity of design:

- The raised terrace off the house's south elevation; The remaining portion of the lawn extending off the house's south elevation;
- The channelized creek and two bridges which remain at their original location.
- The position of the two drives extending off the frontage road (Hot Springs Road and Olive Mill Road); and
- The two stone and concrete bridges crossing Montecito Creek, which retain their original materials in good condition.

Therefore, these elements of the designed landscape receive a ranking of good (2) for integrity of design while the designed landscape as a whole receives a ranking of fair to poor (1) for integrity of design.

Former Gould Property

Only one element of the designed landscape, the two rows of olive trees survive on the former Gould property. This element of the designed landscape receives a ranking of good (2) for integrity of design while the designed landscape as a whole receives a ranking of fair to poor (1) for integrity of design.

Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

Casa Dorinda Designed Landscape

Because of the extensive alterations carried out since the early 1970s including the construction of numerous buildings, new landscaping and driveways, the designed landscape surrounding the former estate house does not retain its integrity of setting. Therefore, the designed landscape receives a ranking of poor (1) for integrity of setting.

Former Gould Property

While only one element of the designed landscape, the two rows of olive trees survive on the former Gould property, the oak woodland remains. Therefore, the former Gould estate receives a ranking of good (2) for integrity of setting.

Integrity of Materials

Integrity of materials means that the physical elements present are still present, or if materials have been replaced, the replacement(s) have been based on the original.

Casa Dorinda Designed Landscape

Both bridges and the channelized creek bed which retain their original concrete and stone construction materials retain their integrity of materials. The raised terrace off the south elevation, which retains its original retaining walls, parapet, steps and urns, has also retained its integrity of materials. Therefore, the bridges, channelized creek and the south terrace receive a ranking of very good (3) for integrity of materials.

Because of the extensive alterations carried out since the early 1970s, including the construction of numerous buildings, new landscaping and driveways, the designed landscape surrounding the former estate house does not retain its integrity of materials since most of the original materials including planting and hardscape have been

removed. Therefore, the designed landscape receives a ranking of poor (1) for integrity of materials.

Former Gould Property

Since only one element of the plantings of Gould's designed landscape, the two rows of olive trees, survive on the former Gould property, the former Gould estate receives a ranking of good (2) for integrity of materials in regards to the landscape.

Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship have been lost.

Casa Dorinda Designed Landscape

Both bridges and the channelized creek bed which retain their original concrete and stone construction materials retain their integrity of materials and can convey the quality of their original construction. The raised terrace off the south elevation, which retains its original retaining walls, parapet, steps and urns, can still convey the quality of its original materials. Therefore, the bridges, channelized creek and the south terrace receive a ranking of very good (3) for integrity of workmanship.

Because of the extensive alterations carried out since the early 1970s including the construction of numerous buildings, new landscaping and driveways, the designed landscape surrounding the former estate house can no longer convey its workmanship or the design quality of the original designed landscape. Therefore, the designed landscape receives a ranking of poor (1) for integrity of workmanship.

Former Gould Property

Since only one element of the plantings from the designed landscape, the two rows of olive trees survive on the former Gould property, the former Gould estate cannot convey the quality of workmanship that characterized the estate's designed landscape. Therefore, the former Gould estate receives a ranking of good (2) for integrity of material in regards to landscape.

Age

E = 125 years old or older
3 = 100 years old or older
2 = 75 years old or older
1 = 50 years old or older

Comment: A "E" designation is based on the premise that any manmade feature which survives for 125 years or more is intrinsically exceptional and therefore subject to special consideration be virtue of its age, irrespective of other ratings.

Casa Dorinda Designed Landscape

Built between 1918 and 1935 the landscape designed by Peter Riedel receives a ranking of 2 for age.

Former Gould Property

Designed for John Huntington Gould between the mid-1880s and 1925 the former Gould estate can only convey its appearance for the post World War II period, therefore, it receives a ranking of 1 for age.

Association

The following evaluation will determine the property's potential historic, architectural or cultural attributes:

Association with an event, movement, organization, or person that/who has made an important contribution to the community, state or nation;

E = Resource has a central or continuous association with an event…
3 = Resource has a direct association with an event…
2 = Resource has an indirect association with…
1 = Resource has a distant association with…
Comment: The significance of the event, movement, organization, or person must be established before this criterion is applied.

Casa Dorinda Designed Landscape

The raised terrace off the south elevation of the original house, two bridges and channelized creek retain sufficient integrity to convey their association with the Casa Dorinda estate and receive a ranking of 3 for their association with Anna Bliss's Casa Dorinda estate.

Former Gould Property

Only one element of the designed landscape's plantings, the two rows of olive trees, can still convey the association of the property with George Huntington Gould. Therefore, this element of the landscape receives a ranking of 3 for its association with George Huntington Gould.

Association with a Designer: *Was designed or built by an architect, engineer, builder, artist, or other designer important to the community, state or nation*:

E = a designer that has made important contributions to the community and to the state or nation.
3 = a designer that has made important contributions to the community.
2 = an "attributed to" designer who made important contributions to the community.
1 = designer is unknown.
Comment: This significance attribute focus on overall designer contributions rather than on the aesthetic merits of the design itself.

Casa Dorinda Designed Landscape

The raised terrace off the south elevation of the original house represents the work of either Carlton Winslow or Peter Riedel. Since both designers are of regional significance, the south terrace receives a ranking of E for association with a designer.

Former Gould Property

The design of the Gould estate garden cannot be attributed to a designer. Therefore, this element of the landscape receives a ranking of 1 for designer.

Association with an Architectural Style or Building Type: *Is associated with a particular architectural style or building type, important to the community, state, or nation:*

E = retains all of the attributes associated with its style or type or is a good example of its style or type if few survive.
3 = retains most of the attributes associated with it style or type or is remodeled in a recognizable style that does not destroy the original style or type.
2 = retains few, but sufficient attributes associated with its style or type.
1 = undecipherable as a style or type or is one of many examples of its style or type.

Comment: Vernacular building types and industrial architecture are equal in research to well defined and studied architectural styles.

Casa Dorinda Designed Landscape

The raised terrace off the south elevation of the original house retains all of its character-defining architectural detail including its form, materials and decorative detailing. Therefore, the terrace receives a ranking of 3 since it retains almost all of its original features and design elements. The former service bridge (the current entrance bridge) retains all of its original materials and is an intact example of an early 20th century stone and concrete bridge that is almost 100 years of age. Therefore, the former service bridge receives a ranking of 3 for Association with an architectural style

or building type. The designed landscape as a whole does not retain sufficient integrity to convey its original type. Therefore, it receives a ranking of 1 for association with an architectural style or building type.

Former Gould Property

The landscape of the former Gould estate which does not retain its integrity of design, receives a ranking of 1 for association with an architectural style or building type.

Construction and Materials

E = outstanding or very early example if few survive.
3 = outstanding or very early example if many survive; good example if few survive.
2 = good example if there are many examples of any material(s) and/or method(s) not generally in current use.
1 = common example of any method(s) and/or material(s).

Comment: examples of outstanding construction methods or structural materials include those which successfully address challenging structural problems, or which are treated as visible elements that contribute significantly to the resources overall design quality, or which exhibit fine craftsmanship.

Casa Dorinda Designed Landscape

The raised terrace off the south elevation of the original house retains all of its character-defining architectural detail including its form, materials and decorative detailing. Therefore, the terrace receives a ranking of 3 since it retains almost all of its original features and design elements. The former service bridge (the current entrance bridge) retains all of its original materials and is an intact example of an early 20th century stone and concrete bridge that is almost 100 years of age, it in conjunction with the former entrance bridge and stone and concrete channel are representative of the quality of construction for bridges and other site improvements found on some early 20th century Montecito estates. Therefore, the former service bridge receives a ranking of 3 for Association with an architectural style or building type. The designed landscape as a whole does not retain sufficient integrity to convey its original type. Therefore, it receives a ranking of 1 for construction and materials type.

Former Gould Property

The former Gould estate which does not retain its integrity of design, receives a ranking of 1 for association with an architectural style or building type.

Traditional Lifeways

E = resource has a central association with a tradition spanning three or more generations.
3 = resource has a direct association with a tradition spanning three or more generations
2 = resource has a direct association with a tradition spanning two generations or an indirect association with a tradition spanning two or more generations.
1 = resource has a distant association with a tradition spanning two or more generations.

Comment: traditional lifeways, as used here, pertain to cultural patterns that have attained antiquity commensurate with the age requirement to which tangible resources are held. A central association ("E" rating) implies a quality of uniqueness between the resource and the tradition.

Casa Dorinda Designed Landscape

As noted in the 2014 Historic Resources Study this criterion is not applicable to the former Casa Dorinda property.

Former Gould Property

The former Gould estate, which functioned as a private estate between the mid-1880s and circa-1946 does not have an association with a traditional lifeway.

The following analysis incorporates an evaluation of the resources that are a focus of this Letter Report under the following criteria;

Association with Broad Themes or Local, State, or National History

E = resource has a central association with theme(s)
3 = resource has a direct association with themes(s)
2 = resource has an indirect association with theme(s)
1 = resource has a distant association with theme(s)

Comment: The theme and its significance must be established before this criterion is applied. A helpful measure of this criterion is to consider how useful the resource would be for teaching or writing about cultural history.

Conveys (an) Important Sense of Time and Place

E = an individual resource or a unified urban or rural landscape which defines a period of 100 or more years ago.

3 = an individual resource or a unified urban or rural landscape which defines a period of 75 or more years ago.
2 = an individual resource or a unified urban or rural landscape which defines a period of 50 years or more.
1 = an individual resource or a unified urban or rural landscape which defines a period less than50 years old.

Comment: A useful measure of this criterion is to consider the resource(s) has/have a prominence that contributes to a historic, visual, or environmental continuity. Would a typical resident notice the resource(s) and remember it/them?

Analysis

Casa Dorinda Designed Landscape

The designed landscape as a whole does not retain sufficient integrity of design, setting, materials or workmanship to contribute in a substantial way to the resource's association with the Regional Culture Period. However, some surviving elements of the designed landscape including the elevated terrace and lawn off the south elevation and the two bridges and channelized segment of creek at the west end of the parcel to contribute to the ability of the resource to convey its association with the theme of great estates during the regional cultural period.

The former exit bridge, while exhibiting a more rusticated finish than the former entrance bridge, embodies the same level of association with this theme since both bridges are constructed of the same materials, used in a similar fashion, exhibit the same level of integrity and differ only in their finishing, which was most likely a conscious choice of the landscape architect or client since it provided a subtle distinction between the formal entrance to the property and driveway that led to the service area on the west side of Montecito Creek. The employment of a visual hierarchy that distinguished service areas from formal spaces was a distinguishing feature of Montecito estates created during the first three decades of the 20th century. Because the former exit bridge is closely tied to the property's association with the theme of Great Estates, this surviving element of the designed landscape along with the other bridge and the section of channelized creek form a visually distinguishable element of the landscape that contributes to the ability of the property to convey its association with the Regional Culture Period. Therefore, the former exit bridge and stone and concrete channel which it spans substantially contribute to the property's association with the Regional Culture Period and are therefore, eligible for listing as a County of Santa Barbara Place of Historical Merit.

The raised terrace extending off the house's south elevation is an intact architectural feature closely associated with the setting of the house, which has already been determined to be a significant historic resource for the purposes of environmental

review. Therefore, the designation for the house should be amended to include the terrace as a significant contributor to the house's architectural significance.

Former Gould Property

The former Gould estate, which functioned as a private estate between the mid-1880s and circa-1946 does not retain sufficient integrity of design, setting, materials or workmanship to contribute in a substantial way to the resource's association with the Regional Culture Period. While the landscape as a whole is not eligible, the two rows of olive trees, which have a direct association with George Huntington Gould which form a landscape feature for at least 100 years is eligible for listing as a County of Santa Barbara Place of Historical Merit.

Conveys (an) Important Sense of Time and Place

> *E = an individual resource or a unified urban or rural landscape which defines a period of 100 or more years ago.*
> *3 = an individual resource or a unified urban or rural landscape which defines a period of 75 or more years ago.*
> *2 = an individual resource or a unified urban or rural landscape which defines a period of 50 years or more.*
> *1 = an individual resource or a unified urban or rural landscape which defines a period less than50 years old.*

Comment: A useful measure of this criterion is to consider the resource(s) has/have a prominence that contributes to a historic, visual, or environmental continuity. Would a typical resident notice the resource(s) and remember it/them?

Entrance Bridge (former service bridge)

As noted in the 2014 Historic Resources Study the former service bridge is constructed of the same board formed concrete with stone veneer as the former entrance bridge (now the exit bridge), while differing in the style of its stone veneer which is more rusticated and its mortar-pointing which does not exhibit the same level of refinement as the original entrance bridge (now the exit bridge), which likely, as noted above, subtly distinguished the service drive from the estate's formal entrance. Both bridges as well as the stone-lined channel form a distinguishable entity that recalls the association of the property with the Anna Bliss's Casa Dorinda estate. Therefore, these three features receive a ranking of 3 for their ability to convey an important sense of time and place.

5.0 ADDITIONAL EVALUATION OF PROJECT IMPACTS

Rerouting of the Original Entrance Drive and Rebuilding of the Bridge:

Under CEQA the proposed demolition of 1930 Infirmary wing meets the definition of direct impact as defined in CEQA Guidelines Section 15064 and 15358. Application of the Secretary of the Interior's Standards as well as the guidance found in Section CEQA Section 21084.1 will guide the evaluation. In assessing the level of impact of the proposed demolition on the identified significant historic resources the definition of "substantial adverse change" and "material impairment" outlined under CEQA guidelines is employed: "substantial adverse change means "demolition, destruction relocation, or alteration of the resource such that the significance of a historic resource would be materially impaired."

As noted under CEQA guidelines the key issue in analyzing project impacts to significant historic resources is determining whether the proposed project would affect the status of the complex of buildings determined by this report to be eligible for listing as a County of Santa Barbara Landmark, the California Register of Historical Resources and the National Register of Historic Places.

As noted in CEQA guidelines a project that meets the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* is considered to presumptively have a less than significant impact on significant historic resources. However, the fact that a project does not fully meet the Standards does not necessarily result in substantial adverse impact under CEQA. In order to meet the definition of substantial adverse impact a project must alter a resource to the extent that it is no longer eligible for listing as a significant historic resource (or results in its loss of status as a listed historic resource) as defined in CEQA Guidelines Section 15064.5.

Analysis of the proposed project on the seven aspects of integrity as they apply to rerouting of the entrance drive, and rebuilding the former entrance bridge to span Montecito Creek slightly north of its existing location. :

For the purposes of this review the significant historic resource are the two bridges and stone-lined channel and the function of the two driveways as entrance and exist drives for the property. The set of wrought-iron gates at the location of the current entrance drive are also contributors while the two sets of gate piers are non-contributors as they postdate the period of significance (1918-1935), the occupancy of Anna Bliss.

Location:

Implementation of the proposed project would result in the relocation of the gate piers (non-historic) slightly to the north and east of their existing location and relocate the bridge north of its existing location. Because the entrance gate piers are not original

and were rebuilt after the period of significance to a different design and configuration, the rebuilding of the gate near but not at its current configuration would have a less than significant impact to the setting of the bridges and nearby estate house. The relocated bridge would span the creek close to its original location and this impact is considered to be supportable since the general placementof the two driveways and the gates have already been altered and the relocated bridge and driveway would not impair other significant landscape features dating to the period of significance. Moreover the existing concrete and stone-lined creek bed as well as the original service bridge would remain in place which would provide for the rentention of a sufficient amount of the building fabric of the original bridge and creek improvements in place to interpret the original appearance and condition of this feature of the former Bliss estate.

Design:

The following section of the report analyzes impact of the proposed project on the bridges and creek channel:

a) Contribution of these resources on the former estate's historic and architectural Significance

The former entrance bridge, former service bridge and concrete and stone-lined creek channel contribute to the setting of the estate house and its ability to convey its historic associations.

b) Impact of the dismantling and rebuilding of the bridge on significant historic resources

As noted in the Cultural Resources Study prepared in 2014, the removal of the former entrance bridge would have a significant adverse effect on a historic resource. However, because the bridge is one component of an assemblage of features including the former service drive (exit) bridge as well as the concrete and stone-lined creek, that form a distinguishable entity, the retention of the other bridge and the channelized creek would leave sufficient original construction material and features to interpret this surviving element of the estate's historic hardscape. However, the proposed demolition, as noted in the 2014 report would not fully meet Standard 2, since the bridge would be demolished and does not meet the intent of Standard 2 which encourages the retention of historic fabric.

However, because the other surviving elements of the historic landscape and hardscape, including the former exit bridge (built of the same materials to a comparable level of craftsmanship) and concrete and stone-lined channel this area of the former Bliss estate would still be able to convey the essential features of its historic appearance and would not be substantially compromised. Moreover, the new bridge

which would be built of concrete with stone veneer salvaged from the existing bridge would broadly emulate in form, configuration and appearance of the historic bridge.

3) Setting:

Demolition of the existing bridge and its relocation and rebuilding as well as the realigning of the former entrance drive would not substantially impact the setting of estate house since buildings, landscaping and new driveways, which postdate the period of significance now obscure sightlines from the house towards the historic driveways and bridges. Moreover, the rebuilt bridge which would broadly emulate the historic bridge in materials and form would not substantially impact the surviving elements of the channelized creek or the former exit bridge.

4) Materials:

The new bridge would reuse the existing stone veneer and stone parapet. This would provide sufficient of the original materials to recall the original appearance of the bridge. The impact of demolition on the resource's integrity of materials is acceptable because the other bridge, which would retain its historic materials in place, can interpret the bridges' original concrete and stone materials. However the loss of the original concrete bridge elements is significant. Therefore, the proposed demolition of the former entrance bridge would as noted in the 2014 Cultural Resources Study substantially impact the original entrance bridge's s integrity of materials.

5) Workmanship:

The impact of this change on the resource's integrity of materials is a significant adverse effect as noted in the 2014 Cultural Resources Study. However, this impact is reduced by retention of the former service bridge which exhibits as slightly more rustic, but comparable finish (the primary differences being the style of the mortar pointing and a more rusticated arrangement of stone veneer).

6) Feeling:

A resource's feeling is conveyed by the retention of historic fabric and the historic plan and massing as well as the resource's integrity of setting. The implementation of the proposed demolition scheme would somewhat diminish some aspects of the resource's integrity of feeling most notably in the ability of original entrance bridge to contribute to the setting of the other bridge and the concrete and stone-lined channel. However, since the new bridge and realigned driveway would maintain the visual character of these features it would not substantially impact the overall resource's integrity of feeling. Therefore, the proposed demolition and replacement of the bridge would not substantially impact the resource's integrity of feeling.

7) Association:

A resource's ability to convey its historic associations is enhanced by the retention of historic building fabric, the historic plan and massing of the resource as well as its integrity of setting and feeling. The implementation of the proposed demolition and replacement scheme for the former entrance bridge would somewhat diminish some aspects of the resource's integrity of association by removing a structure associated with the history of property during the period of significance. However, since the other bridge dating to Bliss's occupancy and the channelized creek would remain, and because these features do not make a substantial visual contribution to the setting of the estate house, the proposed demolition and replacement of the former entrance bridge would not substantially impact the resource's integrity of association.

Project Impacts to the Olive Trees

The proposed project would not impact the setting of the olive trees which would remain in place. Therefore, project impacts to the olive trees which are eligible for listing as a County of Santa Barbara Place of Historic Merit would be less than significant (Class III). In order to ensure the preservation of the olive trees the Tree Management Plan that will be prepared for the property should incorporate the preservation of the olive trees.

Summary of Project Impacts to Significant Historic Resources:

The two bridges and the stone-lined channel derive their architectural and historical from their ability to convey the historic function as the component of the estate's designed landscape and from their status of as examples of early 20th century concrete and stone masonry. This is accomplished through the retention of character-defining fabric.

Implementation of the proposed scheme for demolishing and rebuilding the former entrance bridge to a slightly different plan would diminish the resource's overall integrity by removing historic fabric. However, since the other concrete and stone bridge as well as the concrete and stone-lined channel would remain in place the ability of this resource, which is composed of two bridges and the channelized creek, would maintain sufficient of its historic fabric and design features to maintain its eligibility for listing as a County of Santa Barbara Place of Historical Merit. Moreover, after implementation of the project and the mitigation measures outlined in the 2015 Mitigated Negative Declaration, the resource would maintain its eligibility for designation as a County of Santa Barbara Place of Historic Merit. Therefore, for the purposes of CEQA review project impacts to significant historic resources resulting from the demolition and rebuilding of the former entrance bridge can be reduced to a less than significant (Class III) provided the measures outlined in the 2014 Cultural Resources Report and in Section 4.10 of the Draft MND are implemented.

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Maps

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Map & Figures

Figure 1
Location Map for Casa Dorinda, Montecito, California

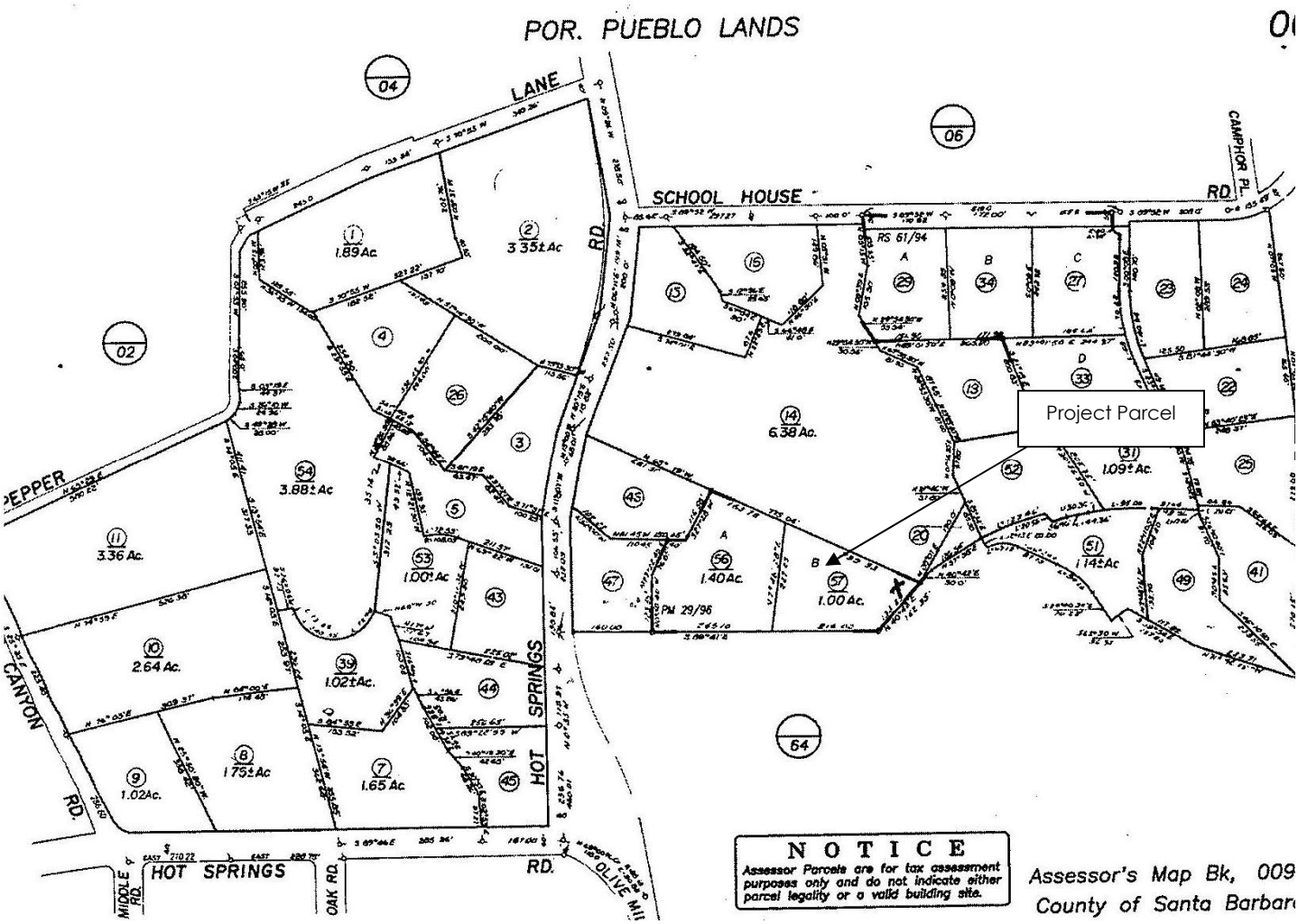

Figure 2.1
Parcel Map for APN 009-070-057)

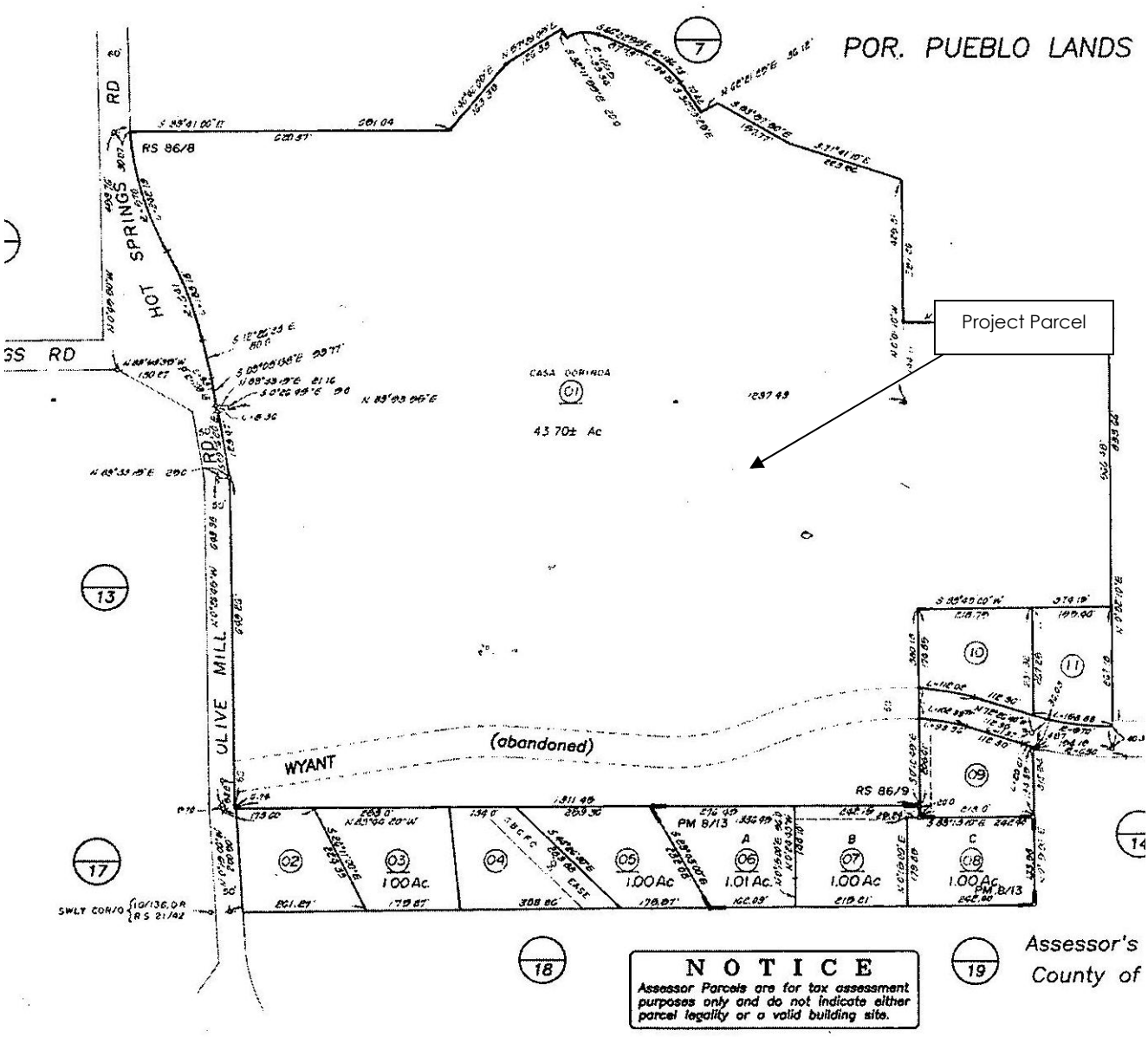

Figure 2.1
Parcel Map for APN 009-640-001)

Figure 3
Olive Trees

Figure 4
Terrace off South Side of House

Figure 5
Terrace off South Side of the House

Figure 6
Terrace off South Side of House

Figure 7
Terrace off South Side of House

Figure 8
Existing Entrance Bridge

Figure 9
Existing Exit Bridge

Figure 10
Concrete and Stone-Lined Channel

APPENDIX A

Project Plans

SITE PLAN LEGEND

- (E) BLDG FOOTPRINT
- NEW CONSTRUCTION
- (E) BUILDING TO BE REMODELED - NO NEW SQ. FT.
- STRUCTURES OR IMPROVEMENTS TO BE REMOVED AND/OR RELOCATED
- EXISTING OPEN SPACE EASEMENT = 809,976 SQ. FT.
- PROPOSED OPEN SPACE EASEMENT = 859,320 SQ. FT.
- (E) PARKING SPACES
- (N) AND/OR MODIFIED PARKING SPACES
- (E) TREE TO BE SIGNIFICANTLY IMPACTED
- (E) TREE TO BE REMOVED

NEIGHBORHOOD MAP

EXISTING SITE PLAN

Scale: 1" = 50 ft

CASA DORINDA Master Plan

300 Hot Springs Road
Montecito, CA 93108

ARCHITECT:

CEARNAL ANDRULAITIS
ARCHITECTURE
INTERIOR DESIGN

LANDSCAPE ARCHITECT:

DAVID R. BLACK & ASSOCIATES
LANDSCAPE ARCHITECTURE URBAN DESIGN

CIVIL ENGINEER:

MAC Design Associates
CIVIL ENGINEERING ~ LAND PLANNING ~ BRIDGE DESIGN

ENVIRONMENTAL CONSULTANT:

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

PROJECT MANAGER:

Steinfeldt & ASSOCIATES

CONTENTS:
EXISTING SITE PLAN

JOB NUMBER:	12-021
DRAWN BY:	LL
CHECKED BY:	

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SUBMITTALS

DATE	TYPE
11.25.13	MBAR CONCEPT
01.10.14	CUP SUBMITTAL
03.14.14	CUP RE-SUBMITTAL
10.15.14	CUP RE-SUBMITTAL

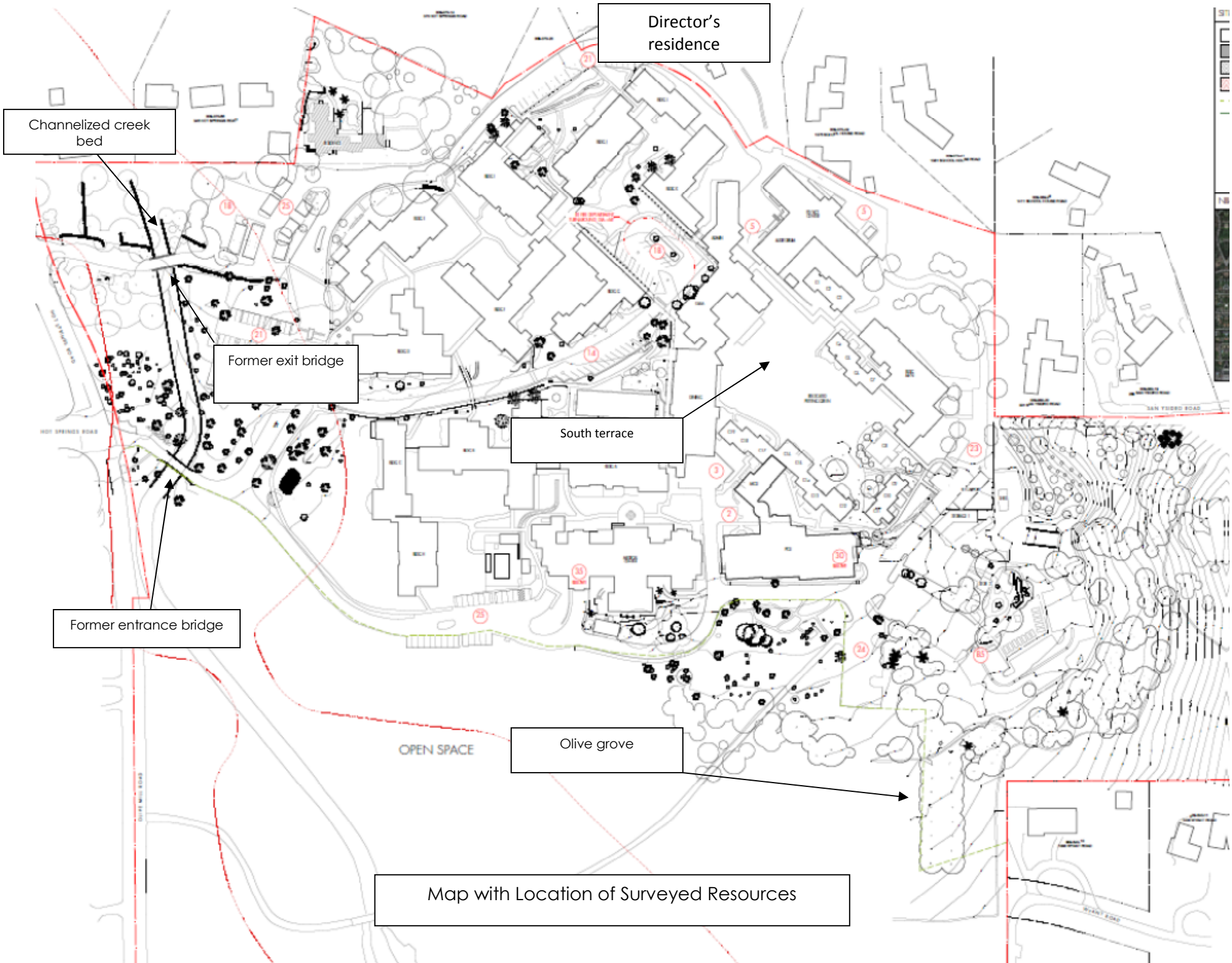
ISSUE DATE: 10.15.14

A-101

SHEET OF

APPENDIX B

map depicting location of surveyed resources



Map with Location of Surveyed Resources