

LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

April 9, 2014

County of Santa Barbara
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By hand delivery and by email to
sbcob@co.santa-barbara.ca.us

RE: Pearl Chase Society Appeal of the County Historic Landmarks Advisory Commission
Decision Re: Juarez-Hosmer Adobe, County Landmark 34; Supplemental Letter

Dear Chair Lavagnino and Members of the Board of Supervisors,

This office represents the Pearl Chase Society (“PCS”) in this matter. PCS is an all volunteer, not-for-profit conservancy dedicated to preserving Santa Barbara’s historic architecture, landscapes and cultural heritage. PCS has a long history of working with landowners and agencies to preserve our region’s rich heritage. PCS has communicated its concerns to the owner of the Hosmer Adobe and sought to prevent the destruction of this important part of Montecito’s history. This appeal is the first time in the PCS’ history that PCS has had to file an adversarial appeal of a land use matter concerning any historical structure.

This letter supplements the letter of January 22, 2014, appealing the Historic Landmarks Advisory Commission (“HLAC”) decision of January 13, 2014 with respect to the Juarez-Hosmer Adobe, County Landmark 34 (“Decision” or “Project”). The January 13, 2014 letter briefly identified the grounds for appeal. This letter will explain and provide evidence to support this appeal.

At the HLAC hearing, there was a motion and a second to continue the item, and have staff return with additional information regarding “[w]hether the demolition of the adobe would be consistent with the Secretary of the Interior’s Standards for Reconstructing Historic Buildings”, and “[a]dditional information as to whether similar situations have been encountered with historic adobes elsewhere in California and efforts to remedy the situation”. (Exhibit 1, HLAC Action Letter, 1/13/14). Unfortunately, HLAC proceeded to approve the Project on a 5-3 vote (Commissioners Cunningham and Lenvik absent; Noes – Duncan, Johnson, Wittausch) without this vital additional information.

Discussed below, it appears that demolition and reconstruction of the adobe is *not* authorized by the Secretary of the Interior’s standards and guidelines, and that substantial additional information is necessary including: a report from an expert in adobe rehabilitation and peer review of the report(s), environmental review pursuant to the California Environmental Quality Act (“CEQA”), an assessment of the Project’s consistency with applicable policies of the General Plan including the Montecito Community Plan, and an assessment of how demolition and reconstruction would affect the significance and landmark status of Landmark #34. These points are discussed in more detail below.

1. Project Overview

On January 13, 2014 HLAC voted to authorize a reconstruction project in lieu of a rehabilitation project for County Landmark 34, the Juarez-Hosmer Adobe. These two types of projects are fundamentally different, and the Secretary of the Interior authorizes either rehabilitation or reconstruction depending on the circumstances. Specifically, “Rehabilitation may be considered as a treatment”, in circumstances where “repair and replacement of deteriorated features are necessary”. The Secretary of the Interior describes Rehabilitation as follows:

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials.

(Exhibit 2, Secretary of the Interior’s Guidelines for Rehabilitation.)

By contrast, “Reconstruction may be considered as a treatment”, in circumstances where “a contemporary depiction is required to understand and interpret a property’s historic value (including the re-creation of missing components in a historic district or site)”. The Secretary of the Interior describes Reconstruction as follows:

Whereas the treatment Restoration provides guidance on restoring or recreating building features, the Standards for Reconstruction and Guidelines for Reconstructing Historic buildings address those aspects of treatment necessary to recreate an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as it did at a particular and most significant time in its history. The difference is, in Reconstruction, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, **this treatment can be justified only rarely and, thus, is the least frequently undertaken.** (emphasis added.)

(Exhibit 3, Secretary of the Interior’s Guidelines for Reconstruction.)

The above makes clear that reconstruction is a treatment of last resort, when most or all of the historic resource is gone. The Adobe and water tower are extant (currently existing) however, and while they clearly require rehabilitation, HLAC’s decision to approve reconstruction is premature and appears to be improper.

2. HLAC's Jurisdiction and Role

HLAC's review of this project was undertaken in furtherance of the Board's Resolution designating the Hosmer Adobe structures and then several large trees onsite as a County Historical Landmark. (Exhibit 6.) The Resolutions expressly prohibit the "demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first had and obtained from the Santa Barbara County Historic Landmark Advisory Commission." (Exhibit 6, Resolutions 94-593 and 98-265.) In this circumstance, HLAC was not sitting as an advisory body, but as a decisionmaking body, exercising the jurisdiction and discretion granted in the Board's designation resolution. As such, HLAC's action was subject to CEQA, and it is evident that HLAC would have benefitted from a CEQA environmental review document that more completely described the project, independently evaluated its impacts, and considered alternatives that could avoid any significant impacts. As the Board sits in appeal of the HLAC action, it too is entitled to the benefit of a CEQA document.

3. Inadequate Justification for HLAC Decision

The Juarez-Hosmer Adobe "stands as one of the few remaining examples of adobe architecture in the southwest" (HLAC Resolution 94-1). In light of this, it is very concerning that HLAC approved the demolition and reconstruction of this valuable structure without a report from an expert in adobe rehabilitation, without any peer review of the Taylor & Syfan report, and without conducting any environmental review pursuant to CEQA.

a. Inadequate Evaluation of Conditions of Existing Structures

There are several recognized experts in the specific sub-field of rehabilitation of historic adobes, but none were retained to evaluate the exiting condition of the adobe, or to review the applicant's report prepared by the engineering firm Taylor & Syfan. Taylor & Syfan does not have the adequate level of expertise required to make an authoritative judgment regarding whether it is possible to rehabilitate the adobe. Mr. Aguilar, identified as an adobe rehabilitation specialist, prepared a short letter concluding that he suggests "reconstructing" the adobe using adobe bricks manufactured on-site. However, it is unclear how this suggestion differs from the original rehabilitation plan to "repair the adobe walls with new adobe blocks of the same permeability and density." While Mr. Aguilar's experience in adobe construction is relevant, it fails to answer the fundamental question whether and how the structures can be best rehabilitated.

There are many examples of successful rehabilitation of highly deteriorated historic adobe structures. These include the San Miguel Mission, our own Covarrubias Historic Adobes (in the City of Santa Barbara), and dozens of 300 year old structures in New Mexico. Given the significance of the Juarez-Hosmer Adobe, before resorting to reconstruction, the possibility of rehabilitation must be conclusively ruled out.

Additionally, it has been the County's practice, when considering projects potentially affecting historical resources, to undertake independent peer review of conclusions and recommendations offered by experts under an applicant's employ. (*See*, for example, 1542b Miramar Beach Drive (APN 009-345-026).)

Without further evaluation by an expert in adobe rehabilitation, and independent peer review of any such analysis and recommendations, it was premature to reach the drastic and irrevocable determination that the Juarez-Hosmer Adobe cannot be rehabilitated, and instead may be demolished and a replica constructed in its place.

b. Inadequate Environmental Review

Due to our region's rich cultural, archaeological and historical background, Santa Barbara County has heretofore recognized the importance of complying with CEQA's environmental review process to assist and advise in the evaluation of projects. Santa Barbara County's Environmental Thresholds and Guidelines Manual provides extensive detail of the processes that should be followed when considering projects that may affect significant historical resources. (*See* Environmental Thresholds and Guidelines Manual, Cultural Resources Guidelines, Archaeological, Historical, and Ethnic Elements, pp. 45-55.)

HLAC determined that their January 13th action was exempt from CEQA under CEQA Guidelines Section 15331, which provides:

Consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

However, an exemption from CEQA is not authorized for the Project, because: 1) reconstruction of a historic structure that is extant and can be rehabilitated or restored is not permissible under the Secretary of the Interior Guidelines; 2) the Project will cause a substantial adverse change in the significance of a historical resource; and 3) because unusual circumstances exist resulting in a reasonable possibility that the activity will have a significant effect on the environment.

- i. Secretary of Interior Guidelines Prohibit the Demolition and Reconstruction of Historical Structures With Extant Features, Which Must Be Rehabilitated or Restored

The Secretary of the Interior's Standards for Reconstruction provide that "Reconstruction will be used to depict vanished or non-surviving portions of a property". (Exhibit 4). However, the Adobe is extant, and accordingly the "depiction" of vanished or non-surviving portions of the

property is simply not applicable. The Secretary of the Interior's Standards for Rehabilitation allow for the replacement of distinctive features where warranted by the severity of deterioration. (*See* Exhibit 5). Moreover, the Guidelines provide that "[i]f the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate." (Exhibit 2). Accordingly, rehabilitation is clearly contemplated by the Secretary of the Interior's Standards and Guidelines for Rehabilitation for cases like this. Demolishing and reconstructing the adobe, when rehabilitation can be accomplished, is not consistent with the Secretary of the Interior's standards and guidelines, which provide for a hierarchy in which preservation is pursued where possible, followed by rehabilitation, and finally reconstruction only as a measure of last resort.

ii. Categorical Exemptions are Not Permissible for Any Project Causing a Substantial Change to the Significance of a Historical Resource

CEQA Guidelines § 15300.2 (f) provides that "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." Guidelines § 15064.5 elaborates as follows:

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

- (1) Substantial adverse change in the significance of an historical resource means *physical demolition*, destruction, relocation, or alteration of the resource or its immediate surrounds such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or . . .
- (3) 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 significant impact on the historical resource.

(Emphasis added.)

The Project will cause a substantial adverse change in the significance of an historical resource because the Project constitutes the physical demolition of the structures protected by Landmark #34, and materially impairs their significance. (Guidelines § 15064.5 (b)(1).) The Project would materially impair the Landmark #34 because it involves demolition of all the structures including necessarily the physical characteristics that convey their historical significance and justify

their listing as a local landmark, and their eligibility for inclusion in the California Register of Historical Resources¹. (Guidelines § 15064.5 (b)(2)(A).) Finally the impacts of the Project are not mitigated to a level of less than significant because, as discussed in the above section, the Project does not follow the Secretary of the Interior's Standards. (Guidelines § 15064.5 (b)(3).)

For these reasons, a categorical exemption may not be used for this Project. (Guidelines §§ 15300.2 (f) and 15064.5)

iii. Categorical Exemptions are Not Permissible When a Project Has a Significant Impact Due to Unusual Circumstances

CEQA Guidelines § 15300.2 (c) provides that "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances". This independent third basis also prevents the use of a Categorical Exemption for the Project.

It is an unusual circumstance under CEQA that the Project involves complete demolition and reconstruction of a recognized historical structure, when the structure is fully extant. As made clear by the Secretary of the Interior's guidelines, reconstruction is appropriate for non-surviving buildings, and relies heavily on researching and documenting the historic significance and significant features for an accurate re-creation, which, under the Guidelines, is primarily undertaken for educational purposes. Here, the historical features and significant features are readily apparent because the structure is an extant historical landmark. To destroy and re-create such a structure, when the Secretary of the Interior's standards and guidelines allow substantial flexibility for the replacement of extensively deteriorated, damaged, or even missing features, is unusual and creates the potential for significant adverse impacts to the historical significance of Landmark #34.

c. Absence of General Plan Policy Consistency Analysis

In addition to being a listed County historic landmark, the Hosmer Adobe is also specifically identified as a historic site in the South Coast area in the County's Comprehensive Plan. (Conservation Element, p. 216.) The Montecito Community Plan (MCP) articulates several policies applicable to historic resources, and which HLAC should have considered before approving the Project. Specifically, MCP Policy CR-M-1.1 provides "[t]he historic adobes of Montecito should be protected to the maximum extent feasible by incorporating their preservation into any plans for

¹ HLAC Resolution No. 94-1 (Exhibit 1) makes clear that Landmark #34 meets the criteria necessary to be considered eligible for inclusion in the California Register of Historic Places, including its association with the lives of persons important to local and regional history (*see* Criterion 2, http://ohp.parks.ca.gov/?page_id=21238) and its embodiment of the distinctive characteristics of a type and method of construction (*see* Criterion 3, http://ohp.parks.ca.gov/?page_id=21238).

development of those parcels.” MCP Policy CR-M-2.1 provides “[s]ignificant cultural, archaeological, and historic resources in the Montecito area shall be protected and preserved to the extent feasible.”

The Montecito Community Plan addressed the subject parcel specifically. The Montecito Community Plan established a set of site-specific Development standards that required that the “Hosmer Adobe shall be preserved as a community resource and shall not be removed or damaged.” Action H-M-1.2.4, Montecito Community Plan page 57-58. Significantly, prior to the Montecito Community Plan treatment, the parcel was zoned for a single house, and was upzoned to allow for 16 dwelling units. See MCP EIR, pages 11-15 to 21. The Montecito Community Plan EIR proposed as mitigation that “The Hosmer Adobe shall be dedicated to the County as a community resource and shall not be removed or damaged.” EIR page 11-18. It is apparent that the MCP coordinated an upzoning of the parcel’s residential density as a means to providing the Landowner with additional development and value to ensure the continued, future preservation of the Adobe, in accordance with the MCP’s general policies requiring ‘incorporation of preservation of historic adobes of Montecito into plans for development’ (MCP Policy CR-M-1.1), the protection and preservation of significant historic resources (MCP Policy CR-M-2.1), and the parcel specific mandate that the Hosmer Adobe “shall be preserved.” Action H-M-1.2.4.

An analysis of the Project’s consistency with the County’s General Plan policies and the specific mandates and development standards of the Montecito Community Plan must be evaluated as a matter of CEQA compliance and to guide any land use decision that affects Landmark #34. Because of the lack of information substantiating HLAC’s decision, discussed above, there is no basis for a finding that the Landmark #34 structures will be protected and preserved to the maximum extent feasible as required by the MCP.

d. Absence of Analysis of the Project’s Effect on the Status and Significance of Landmark #34

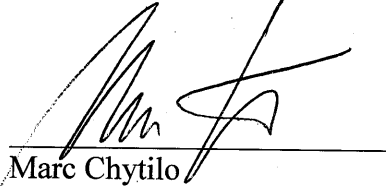
The Project would result in the destruction and reconstruction of historic structures protected by Landmark #34, and pursuant to the Secretary of the Interior’s Standards for Reconstruction, the structures must be clearly reclassified and identified as “contemporary re-creations.” (Exhibit 3.) HLAC approved the change from a rehabilitation to a reconstruction project without any analysis of the effect of that change to the status and significance of Landmark #34 as contemplated by the Secretary of the Interior’s Standards and required by CEQA. This analysis must precede any decision to approve a reconstruction, in which the historic structures would be demolished and forever lost, and replaced with contemporary re-creations.

4. Conclusion

For the above reasons, we respectfully request that the Board grant our appeal, and deny the Project as proposed. We request that before HLAC consider any proposed revisions to the rehabilitation plan for Landmark #34, the Board direct staff to prepare an environmental review document consistent with the requirements of CEQA, require an evidence-based report prepared by a bona fide expert in adobe rehabilitation, including an independent peer review of the report, and perform a consistency analysis with the requirements of the General Plan and Montecito Community Plan.

Respectfully submitted,

LAW OFFICE OF MARC CHYTILO



Marc Chytalo
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- Exhibit 1: HLAC Action Letter, 1/13/14
- Exhibit 2: Secretary of the Interior's Guidelines for Rehabilitation
- Exhibit 3: Secretary of the Interior's Guidelines for Reconstruction
- Exhibit 4: Secretary of the Interior's Standards for Reconstruction
- Exhibit 5: Secretary of the Interior's Standards for Rehabilitation
- Exhibit 6: HLAC and Board Resolutions, Juarez-Hosmer Adobe and Three (Now Two) Trees



**Santa Barbara County
Historic Landmarks Advisory Commission**

January 29, 2014

VIA CERTIFIED MAIL

Mr. Clay Aurell
AB Design Studio
27 E. Cota Street, Suite 503
Santa Barbara, CA 93101

VIA CERTIFIED MAIL

Mr. Brian Kelly
Manager of 461 San Ysidro Rd. LLC
1486 East Valley Road
Santa Barbara, CA 93108

RE: HLAC Meeting of January 13, 2014
Juarez-Hosmer Adobe County Landmark No. 34

Agenda Item #5: Determine whether to approve or request modifications or impose conditions upon the proposed changes to the rehabilitation plan due to the immediate condition of the water tower and other structures on the site, and further, discuss a proposal to change the rehabilitation project to a reconstruction project due to the deteriorated condition of the structures. The review will include a proposed pool, spa and a proposed wall extension into the canopy of the historic fig tree and landmarked landscape. The property is shown as Assessor's Parcel Number: 009-060-049 located at 461 San Ysidro Road in the Montecito area, First Supervisorial District.

Determine that the above actions are exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (1995), Weeks and Grimmer.

Dear Mr. Aurell:

At the Historic Landmarks Advisory Commission meeting of January 13, 2014, the Commission took the following actions:

- 1) Commissioner Wycoff moved, seconded by Commissioner Duncan, and carried by a vote of 7 to 1 (Commissioners Cunningham and Lenvik absent; NO - Glasgow) to:
 - a. Approve the proposed change of the project from rehabilitation to reconstruction of the water tower and cottage structures with the condition of approval that the project follow the Secretary of the Interior's Standards for Reconstructing Historic Buildings, (Weeks and Grimmer 1995); and
 - b. Determine that the above action is exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (Weeks and Grimmer 1995).

- 2) Commissioner Duncan moved, seconded by Commissioner Johnson, to continue review of the proposed changes to the adobe and the proposed addition of a new pool, spa, and wall extension to the Historic Landmarks Advisory Commission's meeting of February 10, 2014, with staff to return with additional information regarding:
 - a. Drawings and materials for the proposed new pool, spa, and wall extension;
 - b. Whether the demolition of the adobe would be consistent with the Secretary of the Interior's Standards for Reconstructing Historic Buildings;
 - c. Additional information as to whether similar situations have been encountered with historic adobes elsewhere in California and efforts to remedy the situation; and
 - d. The condition to return to Montecito Board of Architectural Review (MBAR) for review in order to gain their input of the new proposed pool, spa and wall extension.

Motion failed by a vote of 4 to 4 (Commissioners Cunningham and Lenvik absent; NOES – Greenleaf, Glasgow, Hom, Melcombe).

At this point in the proceedings Ms. Katie Hay, a representative of the property owner, stepped to the podium and formally withdrew the request for the proposed new pool, spa, and wall extension.

- 3) Commissioner Greenleaf moved, seconded by Commissioner Glasgow, and carried by a vote of 5 to 3 (Commissioners Cunningham and Lenvik absent; NOES – Duncan, Johnson, Wittausch) to:
 - a. Approve the proposed change of the project from rehabilitation to reconstruction of the adobe structure, which includes the demolition of the existing adobe, with the condition of approval that the project follow the Secretary of the Interior's Standards for Reconstructing Historic Buildings, (Weeks and Grimmer 1995); and

- b. Determine that the above action is exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (Weeks and Grimmer 1995).

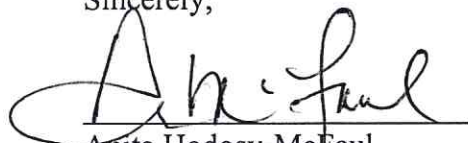
Decisions of the Historic Landmarks Advisory Commission may be appealed to the Board of Supervisors pursuant to Santa Barbara County Code Section 18A-7, as stated below:

Sec. 18A-7. – Appeal from decision of Historic Landmarks Advisory Commission.

Any interested person may appeal in writing to the Board of Supervisors from any action of the Historic Landmarks Advisory Commission filed with the Clerk of the Board of Supervisors within ten days from the date of such action, or in the case of the affected property owner, within ten days of service of notice of the action by certified mail to the owner of the property as appears on the latest available county assessor's records, and the Board of Supervisors shall set a public hearing, duly advertised once in a newspaper of general circulation in the county at least ten days before the date of such hearing, to consider such appeal, and the Board of Supervisors may confirm, modify or set aside any or all such actions of the Historic Landmarks Advisory Commission.

If this decision is appealed, the appeal application must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

Sincerely,



Anita Hodosy-McFaul
Secretary to HLAC

xc: Ms. Katie Hay, Central Coast Real Estate, LLC, 606 Alamo Pintado Road, #3-255, Solvang, CA 93463
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Supervisor Salud Carbajal, First District
Montecito Planning Commissioners
Anne Rierson, Deputy County Counsel
Zoraida Abresch, Supervising Planner
Anne Almy, Supervising Planner
Julie Harris, Planner
HLAC File



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

REHABILITATION the approach



When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

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Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

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Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective

measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

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-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

[Storefronts](#)

Interior Features

[Structural System](#)

[Spaces/Features/Finishes](#)

[Mechanical Systems](#)

Site

Setting

Special Requirements

[Energy Efficiency](#)

[New Additions](#)

[Accessibility](#)

[Health + Safety](#)

THE STANDARDS

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.



This two-story brick commercial building—with its corner storefront—was originally constructed ca. 1876, then remodeled in 1916 in the Craftsman style and given a new, distinctive roofline. It served a number of uses, including a hotel, boarding house, saloon, restaurant, liquor store, warehouse, and office furniture showroom. The red brick walls had been painted several times over the years. Rehabilitation work included removal of multiple paint layers using a chemical stripper and thorough water rinse; spot repointing with matching mortar; and appropriate interior alterations. The building is now being used as a retail shop. Photos: NPS files.

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Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

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Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the

Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

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Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings (see nav bar, right).

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Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)



STANDARDS FOR RECONSTRUCTION AND GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS

RECONSTRUCTION the approach



-GUIDELINES-

The Approach

Research + Documentation

Building Exterior

Building Interior

Site

Setting

Special Requirements

Energy Efficiency

Accessibility

Health + Safety

THE STANDARDS

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

Choosing Reconstruction as a Treatment

Whereas the treatment Restoration provides guidance on restoring—or re-creating—building features, the **Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings** address those aspects of treatment necessary to re-create an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as it did at a particular—and most significant—time in its history. The difference is, in **Reconstruction**, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed building must be clearly identified as a contemporary re-creation.



In the 1930s reconstruction of the 18th century Governor's Palace at Colonial Williamsburg, Virginia, the earliest archeological remains of the brick foundation were carefully preserved in situ, and serve as a base for the reconstructed walls. Photo: The Colonial Williamsburg Foundation.

Research and Document Historical Significance

Guidance for the treatment Reconstruction begins with **researching and documenting** the building's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic building on the site or in a setting can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building, as it evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

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Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment **Reconstruction**. The goal of physical research is to identify features of the building and site which are essential to an accurate re-creation and must be reconstructed, while leaving those archeological resources that are not essential, undisturbed. Information that is not relevant to the project should be preserved in place for future research. The archeological findings, together with archival documentation, are then used to replicate the plan of the building, together with the relationship and size of rooms, corridors, and other spaces, and spatial relationships.

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Identify, Protect and Preserve Extant Historic Features

Closely aligned with archeological research, recommendations are given for **identifying, protecting, and preserving** extant features of the historic building. It is never appropriate to base a **Reconstruction** upon conjectural designs or the availability of different features from other buildings. Thus, any remaining historic materials and features, such as remnants of a foundation or chimney and site features such as a walkway or path, should be retained, when practicable, and incorporated into the reconstruction. The historic as well as new material should be carefully documented to guide future research and treatment.

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Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for Reconstruction work itself. Exterior and interior features are addressed in general, always emphasizing the need for an *accurate depiction*, i.e., careful duplication of the appearance of historic interior paints, and finishes such as stencilling, marbling, and graining. In the absence of extant historic materials, the objective in reconstruction is to re-create the appearance of the historic building for interpretive purposes. Thus, while the use of traditional materials and finishes is always preferred, in some instances, substitute materials may be used if they are able to convey the same visual appearance. Where non-visible features of the building are concerned—such as interior structural systems or mechanical systems—it is expected that contemporary materials and technology will be employed. Re-creating the

building site should be an integral aspect of project work. The initial archeological inventory of subsurface and aboveground remains is used as documentation to reconstruct landscape features such as walks and roads, fences, benches, and fountains.

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Energy Efficiency/Accessibility/Health and Safety Code Considerations

Code requirements must also be met in **Reconstruction** projects. For code purposes, a reconstructed building may be considered as essentially new construction. Guidance for these sections is thus abbreviated, and focuses on achieving design solutions that do not destroy extant historic features and materials or obscure reconstructed features.

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [REHABILITATING](#) - [RESTORING](#)- **[reconstructing](#)**

[main](#) - [credits](#) - [email](#)



STANDARDS FOR RECONSTRUCTION AND GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS

standards for reconstruction



-GUIDELINES-

The Approach

Research + Documentation

Building Exterior

Building Interior

Site

Setting

Special Requirements

Energy Efficiency

Accessibility

Health + Safety

THE STANDARDS

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

[Guidelines for Reconstruction-->](#)

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [REHABILITATING](#) - [RESTORING](#)- **reconstructing**

[main](#) - [credits](#) - [email](#)



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for rehabilitation



1. A property will 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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

[Storefronts](#)

Interior Features

[Structural System](#)

[Spaces/Features/Finishes](#)

[Mechanical Systems](#)

Site

Setting

Special Requirements

[Energy Efficiency](#)

[New Additions](#)

[Accessibility](#)

[Health + Safety](#)

THE STANDARDS

[Guidelines for Rehabilitation-->](#)

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)

JUAREZ-HOSMER ADOBE AND THREE (NOW TWO) TREES



LANDMARK NUMBER: 34

KNOWN AS: Juarez-Hosmer Adobe aka Hosmer Adobe/Colonel Dinsmore Place; Thomas Hosmer Adobe/Juarez Adobe

PHYSICAL ADDRESS: 461 San Ysidro Road, Montecito

LOCATION: West side of San Ysidro Road near Schoolhouse Road

TYPE OF SITE: House, adjacent buildings, 3 large trees (the Norfolk pine died shortly after the property was landmarked)

RESOLUTION NUMBER: 94-953; 98-265

LANDMARK DATE: December 20, 1994; July 7, 1998

DESIGNATION OBTAINED BY: Application for Nominations for Historical Landmarks or Places of Historical Merit submitted by Gloria Calamar, Member of Santa Barbara County Historical Landmarks Advisory Commission

PAST OWNERS: Victor Juarez (constructed the adobe 1830 which belonged to his wife Maria Dominguez: 1830-1871)
Colonel Bradbury T. Dinsmore (1871)
Francis Dinsmore Hosmer (daughter of Colonel Dinsmore and wife of Thomas Hosmer) (1871-?)
Martha Frances Ord inherited house from her father
Later inherited by descendents of Dinsmore-Hosmer including Metcalf and Ord families

CURRENT OWNERS: Nathan Zakehim (he appears to be a descendent as his ancestor was Anne Hosmer who married Thomas Wrightson and in 1999 the Phyllis Wrightson Zakheim Trust was the property owner) and 461 San Ysidro Road LLC

CHANGES/
ALTERATIONS: See description

CONDITION: Poor

DESCRIPTION:

The adobe was most likely built in the 1840s as a bunkhouse for the male children of Victor and Maria Juarez. It sits on a rock foundation with two-foot thick walls; it is a single-story building with a flat roof, two windows, and three doors.¹ It stands as one of the few remaining examples of adobe architecture in the southwest.

The adjacent buildings, including an attached structure, storage shed and tank house and the 12' sycamore tree, the 15' pine tree, and the 11' fig tree are at least 50 years old.²

At one time the adobe served as a schoolhouse and the residence of prominent families in the region including the Juarez, Hosmer, and Dinsmore families and their descendents.³

The Board of Supervisors expanded the landmark designated area in 1998 and now it includes:

- Circa 1830s one-room adobe (more likely 1840s)
- Circa 1870s wooden frame addition to northern side of the adobe
- 1874 two-story water tower in northwest corner of the property
- Farm storage shed addition to northern side of the water tower
- Circa 1930s frame cottage near the northern boundary of the property
- Sycamore tree northwest of main house, planted 1852
- Torrey Pine tree northeast of main house
- Moreton Bay fig tree near southeast corner of the property⁴

¹ Noticias

² Historic Landmarks Advisory Commission Resolution (94-1)

³ Ibid

⁴ Board of Supervisors resolution 98-265

The house had been occupied for over 100 years by the Hosmer family. The peaked form and heavy stucco walls contrast with the shingle attic and roof added later. A fireplace was built in 1925. A large wooden building is attached to the rear.⁵ The foundation is of stream cobbles plastered with adobe clay. The walls are 3' thick and the windows have panes. Colonel Dinsmore added a door and two windows on the east wall after he purchased the home in 1871.⁶

Attached to the rear of the adobe is a large wood frame structure erected in 1909. After the 1925 earthquake, a fireplace was added. The sycamore tree was planted by Vicente,, son of Victor Juarez.⁷

The original roof was tile and then replaced by wood shingles by Colonel Dinsmore.⁸

RESOURCES:

Willard Thompson, "Montecito's Nineteenth Century Adobes and the Settlers Who Built Them," Noticias, Vol. LIII, No. 2

Resolution of the Santa Barbara County Historical Landmark Advisory Commission No. 94-1

Resolution of the Board of Supervisors of the County of Santa Barbara, State of California No. 98-265

Bob Easton and Wayne McCall, Santa Barbara Architecture (2005)

Gloria Calamar, Nominations for Historical Landmarks and Places of Historic Merit (April 11, 1994)



⁵ Santa Barbara Architecture

⁶ Nomination application

⁷ Ibid

⁸ Ibid

file

RESOLUTION OF THE SANTA BARBARA COUNTY
HISTORICAL LANDMARK ADVISORY COMMISSION

DETERMINATION OF THE SANTA BARBARA) RESOLUTION NO. 94- /
COUNTY HISTORICAL LANDMARK ADVISORY)
COMMISSION THAT THE JUAREZ-HOSMER)
ADOBE, ADJACENT BUILDINGS AND THREE)
LARGE TREES LOCATED AT 461 SAN YSIDRO)
ROAD, IN SANTA BARBARA, CALIFORNIA,)
A.P.N. 009-060-49, DO MEET THE)
ELIGIBILITY REQUIREMENTS FOR A PLACE OF)
HISTORICAL MERIT)
_____)

WHEREAS, the Santa Barbara County Historical Landmark Advisory Commission has considered the significance of the Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Santa Barbara, California, and identified as A.P.N. 009-060-49, its adjacent buildings including the attached structure, storage shed, and Tank House, and the 12-foot sycamore tree, 15-foot pine tree, and 11-foot fig tree, in the history of Santa Barbara County; and

WHEREAS, the Adobe was built in 1830 and stands as one of the few remaining examples of adobe architecture in the southwest, making it worthy of historical merit status; and

WHEREAS, the adjacent buildings and trees are each at least 50 years old and as a whole possess integrity of location and setting; and

WHEREAS, the Adobe property has significant historical value having at one time served as a schoolhouse and the residence of prominent families in this region, including the Juarez, Hosmer and Dinsmore families and their descendants; and

WHEREAS, this Commission wishes to recognize the historical and cultural value of these premises;

NOW, THEREFORE, IT IS RESOLVED that the Juarez-Hosmer Adobe and adjacent buildings and three largest trees located at 461 San Ysidro Road, Santa Barbara, California, do meet the eligibility requirements for a place of historical merit.

PASSED, APPROVED AND ADOPTED by the Santa Barbara County
Historical Landmark Advisory Commission, Santa Barbara,
California this 11th day of April, 1994 by the following vote:

AYES: Alex Cole, Neal Graffy, Gloria Calamar, Lucille
Christie, Pat Bass, Justin Ruhge, Scott Hollister

NOES: None

ABSTAIN: None

ABSENT: Chris Provenzano, Ted Scott

Alexandra C. Cole
ALEX COLE, Chairperson

APPROVED AS TO FORM:

Linda Seals
LINDA SEALS, Deputy County Counsel

Gloria Calamar, Nominations for Historical Landmarks and Places of Historic Merit (April 11, 1994)

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION DECLARING THAT THE) RESOLUTION NO. 94-593
JUAREZ-HOSMER ADOBE, LOCATED AT)
461 SAN YSIDRO ROAD, MONTECITO,)
CALIFORNIA, A.P.N. 009-060-49,)
IS AN HISTORICAL LANDMARK)
DESIGNATED AS SANTA BARBARA)
COUNTY HISTORICAL LANDMARK NO.)
34, WORTHY OF PROTECTION UNDER)
ORDINANCE NO. 1716, AND)
PRESCRIBING CONDITIONS TO)
PROTECT AND PRESERVE THE LANDMARK)

WHEREAS, the Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Montecito, in the County of Santa Barbara, has great historical significance and interest to the general public as a landmark and a reminder of the early history of Santa Barbara County; and

WHEREAS, on October 10, 1994, the Santa Barbara County Historical Landmark Advisory Commission declared the Juarez-Hosmer Adobe to be an historical landmark pursuant to the provisions of Ordinance No. 1716 of the County of Santa Barbara; and

WHEREAS, the Board of Supervisors of the County of Santa Barbara deems the Juarez-Hosmer Adobe to be worthy of protection and preservation as an historical landmark;

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The Board of Supervisors, having duly set a public hearing, has heard all interested parties and has closed said public hearing, adopting the conditions set out in Paragraph 2 of this Resolution.

2. The Board of Supervisors hereby declares the Juarez-Hosmer Adobe to be an historical landmark pursuant to Ordinance No. 1716 and hereby imposes the following conditions on the Juarez-Hosmer Adobe pursuant to said ordinance.

a. Demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first had and obtained from the Santa Barbara County Historical Landmark Advisory Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of Ordinance No. 1716.

b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until all plans therefor have first been reviewed by the Santa Barbara County Historical Landmark Advisory Commission and approved, or modified and reasonable conditions imposed as deemed necessary, and all such work shall be done under the direction and control of the Santa Barbara County Historical Landmark Advisory Commission or other qualified persons designated by it.

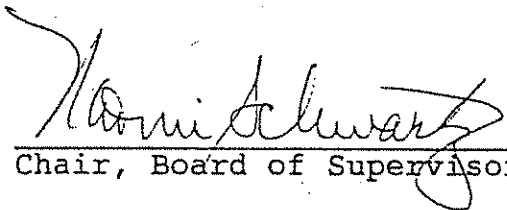
PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 20th day of December, 1994, by the following vote:

AYES: Supervisors Schwartz, Wallace, Staffel, Stoker

NOES: None

ABSTAIN: None

ABSENT: Supervisor Rogers



Chair, Board of Supervisors

ATTEST:
ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By Robert Cohen
Deputy

APPROVED AS TO FORM:
STEVEN SHANE STARK,
COUNTY COUNSEL

By Linda Siels
Deputy County Counsel

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION EXPANDING SANTA BARBARA) RESOLUTION NO. 98-265
COUNTY HISTORICAL LANDMARK NO. 34,)
KNOWN AS THE JUAREZ-HOSMER ADOBE;)
DECLARING THAT THE DESIGNATED)
PROPERTY WITH SPECIFIED FEATURES)
THEREON IS AN HISTORICAL LANDMARK)
WORTHY OF PROTECTION UNDER ORDINANCE)
NO. 1716; AND PRESCRIBING CONDITIONS)
TO PROTECT AND PRESERVE THE LANDMARK)

WHEREAS, the Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Montecito, in the County of Santa Barbara, A.P.N. 009-060-49, has great historical significance and interest to the general public as a landmark and a reminder of the early history of Santa Barbara County; and

WHEREAS, on December 20, 1994, by Resolution No. 94-953, the Board of Supervisors of the County of Santa Barbara declared that the Juarez-Hosmer Adobe is an historical landmark pursuant to Ordinance No. 1716, designated it as Santa Barbara County Historical Landmark No. 34, and imposed certain conditions to protect and preserve the landmark; and

WHEREAS, on November 10, 1997, the Santa Barbara County Historical Landmark Advisory Commission recommended that the designated landmark be expanded to include certain additional real property and specified features thereon; and

WHEREAS, the Board of Supervisors of the County of Santa Barbara deems the Juarez-Hosmer Adobe, including the expanded property and specified features thereon, to be worthy of protection and preservation as an historical landmark;

NOW, THEREFORE, IT IS RESOLVED as follows:

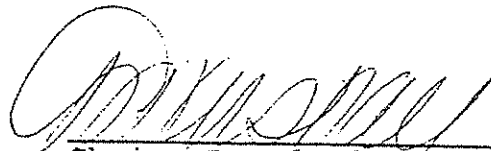
The Board of Supervisors, having duly set a public hearing, heard all interested parties and closed said public hearing, hereby declares the Juarez-Hosmer Adobe, including the real property legally described in Exhibit A and certain features thereon specified in Exhibit B, to be an historical landmark pursuant to Ordinance No. 1716, and hereby imposes conditions to protect and preserve the landmark as follows:

1. Demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first obtained from the Santa Barbara County Historical Landmark Advisory Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of Ordinance No. 1716.

2. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until all plans therefor have first been reviewed by the Santa Barbara County Historical Landmark Advisory Commission and approved, or modified and reasonable conditions imposed as deemed necessary, and all such work shall be done under the direction and control of the Commission or other qualified persons designated by it.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 7th day of July, 1998, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Staffel, and Urbanske.
NOES: None.
ABSTAIN: None.
ABSENT: None.



Chair, Board of Supervisors

ATTEST:
MICHAEL F. BROWN,
CLERK OF THE BOARD

BY Royanne Frouille
Deputy

APPROVED AS TO FORM:
STEVEN SHANE STARK,
COUNTY COUNSEL

BY Steven Shane Stark
Deputy County Counsel

EXHIBIT A

PROPERTY DESCRIPTION:

That portion of Parcel One of that certain land described in said Parcel One of the "Memorandum of Option" between Nathan Zakheim et.al. and Weststar, Ltd, recorded January 26, 1996 in Instrument No. 96-005216 of Official Records in the Office of the County Recorder, County of Santa Barbara, State of California, and described as follows:

Beginning at the southeast corner of said Parcel One, being a point in San Ysidro Road and the southwest corner of real property in the deed to Frank P. Flint, recorded March 16, 1950 in Book 906, Page 45 of Official Records of said County;

THENCE North 00°11'11" East 147.76 feet;

THENCE South 89°53'00" West 138.38 to the beginning of a curve to the left whose radial center bears South 00°07'00" East 53.55 feet;

THENCE Along the arc of said curve to the left having a delta of 90°00'00", a radius of 53.55 feet for a length of 84.12 feet;

THENCE South 00°07'00" East 94.00 feet to the southerly line of said Parcel One and the northerly line of Manning Park as deeded to the County of Santa Barbara and shown on County Surveyor's Map No. 619;

THENCE North 89°56'50" East along said line 191.14 feet to the point of beginning.

EXHIBIT B

FEATURES INCLUDED IN LANDMARK:

1. Circa 1830s one-room adobe structure near the southern boundary of the property described in Exhibit A.
2. Circa 1870s wooden frame addition to northern side of adobe.
3. 1874 two-story water tower in northwest corner of property.
4. Farm storage shed addition to northern side of water tower.
5. Circa 1930s frame cottage near northern boundary of property.
6. Sycamore tree northwest of main house, planted 1852.
7. Torrey Pine tree northeast of main house.
8. Moreton Bay Fig tree near southeast corner of property.