

ATTACHMENT 2

SANTA BARBARA COUNTY
HISTORIC LANDMARKS ADVISORY COMMISSION

RECEIVED

DEC 20 2013

APPLICATION FOR REVIEW AND APPROVAL OF WORK OR ACTIVITY
AFFECTING LANDMARKED PROPERTY

S.B. COUNTY

Project Name: 461 SAN YSIDRO ROAD / HOSMER - TURNER ADOBE

Type of Work: (check all that apply)
 New Structure Addition Exterior Alteration Interior Remodel Change of Use
 Demolition Move Sign Grading Retaining Wall Stockpiling Electrical
 Plumbing Mechanical Other Trees/Landscaping/Trails
 Exempt - Normal Maintenance & Repair Work

Brief Project Description: HISTORIC RECONSTRUCTION OF ADOBE, BARN, WATER TOWER & COTTAGE

Site Address: 461 SAN YSIDRO ROAD **Town:** MONTECITO

Assessor Parcel Number(s): _____

Area in Square Feet of Existing Structure(s): (list separately if more than one structure)
(E) ADOBE 1671 SF, (E) COTTAGE 293 SF, & (E) WATER TOWER 611 SF

Area in Square Feet of Proposed Addition(s): (list separately if more than one structure)
ADOBE 501 SF, COTTAGE 72 SF, TOWER 184 SF, & BARN 2,333 SF

1. Financially Responsible Person (for this project) OWNER **Tel.** _____
mailing address: _____ **street** **city** **state** **zip**
(SEE BELOW)

email address: _____

2. Owner 461 SAN YSIDRO LLC **Tel.** 805 969-5970
mailing address: 1986 EAST VALLEY ROAD **street** **city** **state** **zip**
MONTECITO CA 93108

email address: _____

3. Agent AB DESIGN STUDIO / CLAY CAURELL **Tel.** _____
mailing address: _____ **street** **city** **state** **zip**
(SEE BELOW)

4. Architect / Designer AB DESIGN STUDIO INC **Tel.** 805 962 2100
mailing address: 27 E COTA STE 503 S.B. CA. 93101 **street** **city** **state** **zip**
email address: caurell@abdesignstudioinc.com

DEC 20 2013

S.B. COUNTY
PLANNING & DEVELOPMENT

¹ "Structure" is herein defined as anything constructed or erected, the use of which requires location on the ground, including but not limited to roads and sidewalks, but excluding trailers.

~~TAYLOR + SYFAN / MICHELLE GOOD~~
 5. Engineer/Surveyor ROBERT S. VESSELY CIVIL + STRUCTURAL Tel. 805.544.2003
 mailing address: 743 PACIFIC ST. STE B SAN LUIS OBISPO CA 93401
street city state zip
 email address: 684 CLARION COURT SLO, CA 93401 805.547.2000

6. Contractor YOUNG CONSTRUCTION Tel. _____
 mailing address: _____
street city state zip
 email: _____

7. Soils Lab COAST VALLEY TESTING Tel. 805
 mailing address: 300 SOUTH FAIRVIEW AVE. STE A
street city state zip
 email: GOLTA, CA 93117

Name of Landmark: # 34 HOSMER-JUAREZ ADORBE

Other Historical or Common Name: _____

Date Designated a County Historic Landmark: _____

List Other Historic Designation(s) (e.g. State or Federal Designation), if any: (attach evidence of other historic designation(s)) _____

Landmark comprised of (check all that apply):

- Building(s) Other structure(s) Site or Feature Object Landscape
- Other (describe) _____

Date of original construction: 1830 AND LATER

Dates of subsequent alterations/ additions/ changes: (indicate date and scope of work)
REFER TO ATTACHED.

Describe current use of property: UNA RESIDENTIAL

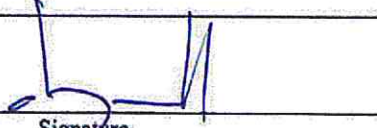
Describe proposed use of property: RESIDENTIAL SINGLE FAMILY DWELLING / FARMSTEAD.

ATTACHMENTS:

Attach the following supporting documents to this Application, as applicable, for the project:

- ? A. Copy of the Board of Supervisor's Resolution declaring Landmark status for property
- ? B. Evidence of other Landmark designations (State, Federal, etc.)
- C. Detailed Project Description
- D. Map showing location of landmark
- E. Photographs showing landmark site and specific area to be affected
- F. Site Plans
- G. Architectural Drawings
- H. Other information pertinent to evaluation of the proposed work and its effect on the Landmark

Preferred HLAC Agenda Date for Preliminary Review of Application: 1/13/14
(Note Regular HLAC meetings are held the second Monday of each Month.)

Submitted by:  Date: 12/20/13
 Signature
CAAG AURON
 Print name

Submit to: **Historical Landmarks Advisory Commission**
c/o Planning & Development Dept.
123 Anapamu St.
Santa Barbara, CA 93101

STAFF USE ONLY:

Date Received: _____
 Date Application Complete: _____
 Date of Referral to Planning & Development for Environmental Review Compliance: _____

Section VII of the Bylaws for the HLAC states:

COMMISSION REVIEW OF PROJECTS AFFECTING LANDMARKS

1. If a condition of a resolution of the Board of Supervisors or of the Commission requires Commission review and approval prior to the commencement of a project that may affect a designated County Landmark, then the owner of the Landmark, or his/her designated representative, shall apply to the Commission for its consideration of the proposed project.
2. The Commission may deny, approve, or approve with modifications a proposed project, consistent with the terms of the designating resolution and County Code, Chapter 18A. In considering whether to deny, approve, or approve with modifications a proposed project, the Commission may consider the U.S. Department of the Interior's Standards for Rehabilitation and the latest version of the California Historical Building Code (Title 24 California Code of Regulations Part 8.).
3. The Commission may request assistance from the County Planning and Development Department and/or may hire its own consultant(s) to assist with the analysis of a proposed project, including any necessary review under the California Environmental Quality Act.
4. Applications for Commission review of a proposed project shall be in a form established by the Commission and shall include all information relevant to the Commission's review of the proposed project.
5. All levels of Commission review require the presentation of the project by the applicant or the applicant's representative. Items on the agenda not so represented may be postponed or continued indefinitely. The applicant or representative will be responsible for rescheduling the project with the Commission secretary. All project as-built plans must be placed in the Commission files for future referral.

(Sept. 2004 HLAC Bylaws)

December 20, 2013

461 San Ysidro Road – Hosmer-Juarez Adobe Project Description

Adobe: Based on field and our professional condition assessment, the adobe structure is in a poor state of disrepair. Attempts to rehabilitate the corner of the structure caused failure. The adobe brick used in the construction of the adobe building did not incorporate any binding agent that is typical in the manufacturing of adobe brick. A lack of foundation and the dry rotting of the structure's wood lintels has caused the building to separate. The structural engineers have completed multiple site visits and assessed the structure. They recommend that the structure be reconstructed following the Department of the Interior's guidelines for historic reconstruction. They also recommend raising the floor during deconstruction to protect this historic resource for the foreseeable future. We have consulted with Tim Aguilar about reconstructing the adobe. In his opinion, he feels that deconstructing the adobe with a proper binding agent is critical to protecting this historic resource for years to come.

Water Tower: During rehabilitation of the water tower it was discovered that the building has suffered from extensive dry rot and it is no longer structurally sound. Full reconstruction of the wood frame structure is necessary. This historic structure was previously approved to remove damaged members and replace using historic reconstruction as a standard. However, the extent of damage from water, pests & rodents has proven that this will not possible. Our proposal is to reconstruct the water tower and replace all members using original materials and dimensions.

Cottage: The original construction of the cottage is/was substandard & will need to be reconstructed to meet the intent of the rehabilitation plan & current codes. This proposal intends to reconstruct the cottage per the previously approved plans. Walls will be reconstructed by conventional means to meet code and life safety requirements. Finish materials to match existing.

Reconstruct Barn Structure previously removed due to fire. (N) perimeter fence and entry gate. (N) pool and spa.

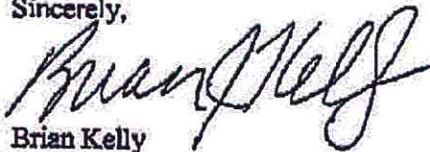
461 San Ysidro Road, LLC
1486 East Valley Road
Santa Barbara, CA 93108

August 11, 2009

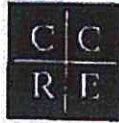
To whom it may concern:

Please be advised that Central Coast Real Estate, LLC and its employees are authorized agents for 461 San Ysidro Road, LLC and may act on our behalf in all matters relating to the property located at 461 San Ysidro Road, Santa Barbara, CA 93108, APN 009-710-019.

Sincerely,



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



CENTRAL COAST
REAL ESTATE

August 11, 2009

To whom it may concern:

Please be advised that AB Design Studio and its employees are authorized agents for 461 San Ysidro Road, LLC and may act on our behalf in all matters relating to the property located at 461 San Ysidro Road, Santa Barbara, CA 93108, APN 009-710-019.

Sincerely,

Katie Hay
Central Coast Real Estate, LLC
Authorized Agent for 461 San Ysidro Road, LLC

PRESERVATION PLANNING ASSOCIATES

519 Fig Avenue, Santa Barbara, CA 93101
Telephone (805) 450-6658 Email: accole5@yahoo.com

December 20, 2013
Historic Landmarks Advisory Commission
County Administration Building
123 East Anapamu Street
Santa Barbara, CA 93101

RECEIVED
DEC 23 2013
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: Revised Treatment of Hosmer Adobe, Water Tower, 461 San Ysidro Road, Montecito

Dear Members of the Historic Landmarks Advisory Commission:

In May 2010, I prepared a Phase 2 Cultural Resources Study for the County Landmark Hosmer adobe and water tower, analyzing the impacts of the proposed work to rehabilitate these buildings. The HLAC reviewed the proposed plans of AB Design Studios in December 2009, April 2010, and June 2010. The consensus of the HLAC was that the proposed rehabilitation of this County Landmark was appropriate and to be commended. Since that time, as work commenced on the proposed rehabilitation, a number of serious structural problems have been exposed in both the adobe and the water tower. These will be discussed below.

The original rehabilitation plan proposed for the County Landmark adobe, as noted in my Phase 2 Cultural Resource Study of May 2010, included:

Adobe:

1. Stabilize the foundations, the methodology depending upon the report of a soils engineer
2. Remove the later concrete and chicken-wire covering and repair the adobe walls with new adobe blocks of the same permeability and density. Add adobe mud plaster and a whitewash coating
3. Remove the roof and add a wood bond beam on the top of the walls to tie them together; repair or replace structural members of the roof, add treated wood shingles
4. Remove the wood floor, add an interior stem wall adjacent to the cobblestone foundations which would support a concrete slab independent of the adobe walls on which a new wood floor would be constructed
5. Replaced bowed wood window elements with new wood
6. Repair or replace window muntins and glass

As the actual work to stabilize the foundations began this autumn, it became clear that the adobe was crumbling to a dangerous degree and that there appeared to be no foundation under the walls. On the interior, where the adobe plaster and whitewash have fallen off, the crumbling state of the adobe blocks is evident. When the bowed window frame was removed on the east elevation, the adobe blocks over the window frame sagged more, as apparently the window frame was supporting the blocks (see Plates 1-5).

According to structural reports prepared by Gary Frolenko, engineer, Tim Aguilar, adobe rehabilitation specialist, and Taylor & Syfan, consulting engineers, the consensus is that the adobe has no foundation, the blocks were made without a binder, and that if the stucco cladding on the outer walls were removed, the walls would collapse (see attached reports).

The original plan for the redwood addition included:

1. Remove the existing grade from the walls to uncover the bottom of the boards and the mudsill. Based on the condition of the single-wall construction at the mud-sill, the existing walls will be shored up so a continuous concrete footing can be poured. The walls will be lifted and leveled wherever possible as long as they are able to stay intact. If this is not possible, portions of the walls may need to be disassembled, catalogued and re-assembled on top of new foundations. Inspections of the lower portion of the wall will determine the best way to proceed. Every effort will be made to repair and re-use the existing single wall framing. Heavily deteriorated boards will need to be replaced with like material.
2. Add a new wall to the interior of the single wall for structural support and lateral resistance. This wall will assist with plumbing, electrical and insulation required by code.
3. Remove roof, repair or replace structural members, add treated wood shingles.
4. Remove existing double-hung windows to be refurbished and re-used. New windows would be fabricated to match existing (see architectural drawings).
5. Remove existing doors to be refurbished and re-used. New doors would be fabricated to match existing.

As this rehabilitation work was undertaken, it became clear that the walls could not be lifted in place to provide a new foundation. Consequently, according to the above plan, the walls have been disassembled and stored for future reassembly on new framing. The remainder of the above rehabilitation program will be carried out for the redwood addition.

Water tower

The original rehabilitation plan proposed for the County Landmark water tower, as noted in my Phase 2 Cultural Resources Study dated May 2010, included:

1. Stabilize the foundation of the two-story portion by adding an interior stem wall behind the existing sandstone foundations on the east and west sides and tying them together. Add a new sandstone foundation to the south side.
2. Remove the existing grade from the walls to uncover the bottom of the boards and the mudsill. Based on the condition of the single-wall construction at the mud-sill, the existing walls will be shored up so a continuous concrete footing can be poured. The walls will be lifted and leveled wherever possible as long as they are able to stay intact. If this is not possible, portions of the walls may need to be disassembled, catalogued and re-assembled on top of new foundations. Inspections of the lower portion of the wall will determine the best way to proceed. Every effort will be made to repair and re-use the existing single wall framing. Heavily deteriorated boards will need to be replaced with like material.
3. Repair or replace existing beveled wood siding on the two-story portion and on the north wing.

4. Refurbish existing doors and windows. Add new 3/3 windows to match existing.
5. Add a water tank atop the flat roof.

As the actual work to carry out the rehabilitation plan began this autumn, it became clear that the structural members of the water tower were so deteriorated they could not be saved. When the shed-roof 1917 additions on the north side were carefully disassembled, the water tower shifted off plumb and became dangerous (see attached Taylor & Syfan structural reports dated November 15, 2013 and December 16, 2013, and Plates 6-9). This unforeseen happening necessitates the dismantling of the water tower and its reconstruction using new structural members to match existing. The exterior siding has been removed and stored.

As a result, the adobe and the water tower will be dismantled and will be reconstructed according to the Secretary of the Interior's Standards for Reconstruction, which are as follows:

Standards for Reconstruction

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.

When sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered a treatment (Weeks, Kay and Anne Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D. C.: U. S. Department of the Interior. National Park Service. Cultural Resource Stewardship and Partnerships. Heritage Preservation Services).

The appropriate Standards for this project include 3 and 4. The following items constitute the proposed reconstruction plan.

Adobe:

1. Carefully dismantle existing adobe building.

2. Reconstruct building, using existing measured drawings, with stabilized 4" x 8" x 18" adobe bricks fabricated on-site.
3. Reconstruct new windows to match existing.
4. Reconstruct new roof, using wood shakes to match existing.
5. Reuse original south-facing entry door.
6. Carefully disassemble the redwood wainscoting and reassemble on the reconstructed building.

Water Tower:

1. Dismantle the existing water tower.
2. Reconstruct the framing, using existing measured drawings, to match existing.
3. Reuse the existing siding. Where the siding is too deteriorated, fabricate new siding to match original and place it on the north and west elevations away from the adobe.
4. Repair the existing doors and windows and re-use. Fabricate new 3/3 light windows to match existing.

Conclusion

Because the proposed work to reconstruct the buildings will be based on measured drawings and photographs to match the existing, and as much historic fabric as possible shall be re-used, the proposed project meets Standards 3 and 4 of the Standards for Reconstruction, and there will not be an impact from the proposed work.

If you have any questions, please do not hesitate to call me at 450-6658.

Sincerely,



Alexandra C. Cole, Principal



Plate 1. Adobe west wall showing deteriorated blocks.



Plate 2. Detail of adobe west wall showing dry rot in structural wood member.



Plate 3. Adobe east wall showing structural cracks in adobe blocks

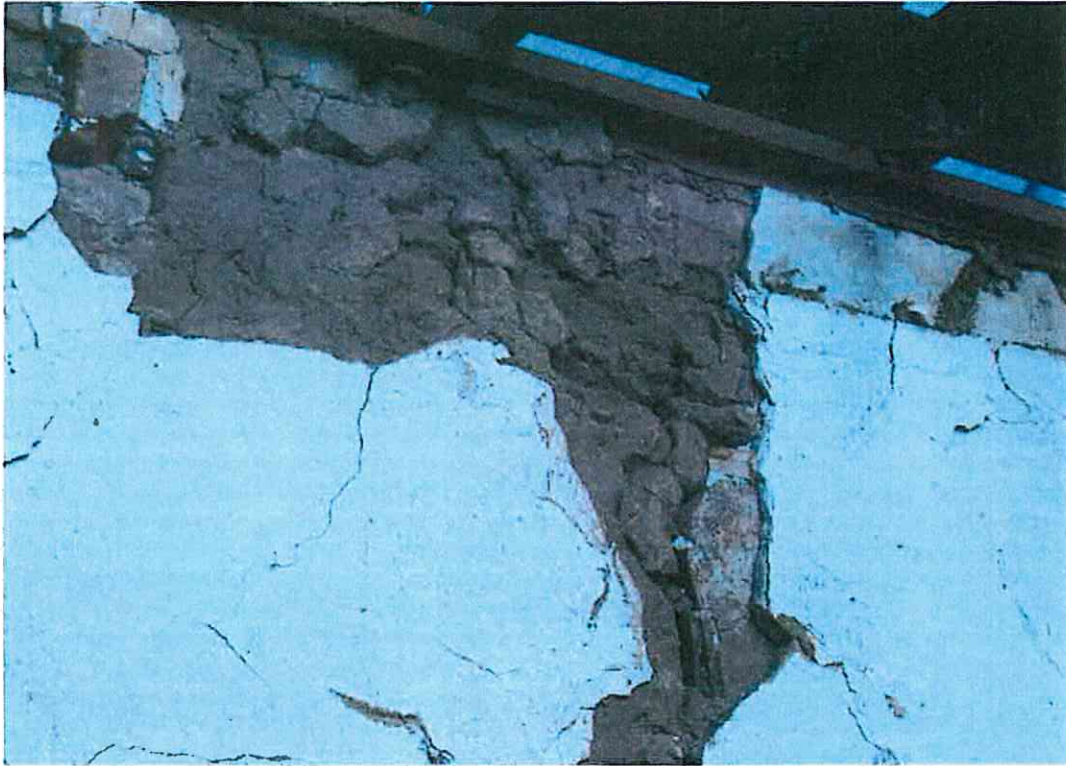


Plate 4. Upper adobe wall showing crumbling blocks.



Plate 5. Detail of crumbling adobe blocks at base of northeast wall.



Plate 6. Deteriorated tower structural members resting on stone foundation.
Photo: Danny Townsend



Plate 7. Deteriorated tower structural members. *Photo: Danny Townsend*



Plate 8. Deteriorated tower structural members. *Photo: Danny Townsend*



Plate 9. Tower showing deteriorated structural members.

**Central Coast:**

684 Clarion Court
San Luis Obispo, CA 93401
(805)547.2000
(805)547.2001 fax
(800)579.3881

Southern California:

1276 E. Colorado Blvd.
Suite 201
Pasadena, CA 91106
(626)793.7438
(626)793.7439 fax

Structural Report

Date: November 15, 2013
To: Danny Townshend
Young Construction
From: Michelle McCovey-Good, PE
Taylor & Syfan Consulting Engineers
Project: Historical Rehabilitation Project
461 San Ysidro Road, Santa Barbara, California
T&S Job No.: 13371

Subject: Existing Conditions at Tower Structure

This letter is to bring attention to the condition of the existing tower structure on the San Ysidro Rehabilitation project site. Per our discussion today, it is understood that during attempts to repair the existing structure, the tower has settled out of plumb by nearly four inches.

Per previous site visits, it was established that the main structural system of the tower is wood that is nearly completely rotted and termite damaged. We have provided details for reinforcing the existing structure that we now believe are not feasible to implement as the condition of the framing and foundation system is continually being found in a greater state of disrepair than originally anticipated.

In the interest of human safety, we are recommending that this tower structure be methodically deconstructed down to the foundation. Allowing the existing structure to be deconstructed would provide the opportunity to rebuild the structure to current building code standards, utilizing new structural members, and reusing existing framing that maintains minimum structural standards and capacity.

If you have any questions, comments, or need any further clarification, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Michelle M. Good". The signature is written in a cursive, flowing style.

Michelle McCovey-Good, PE
Principal / COO
Taylor & Syfan Consulting Engineers

**Central Coast:**

684 Clarion Court
San Luis Obispo, CA 93401
(805)547.2000
(805)547.2001 fax
(800)579.3881

Southern California:

1276 E. Colorado Blvd.
Suite 201
Pasadena, CA 91106
(626)793.7438
(626)793.7439 fax

Structural Report

Date: December 16, 2013
To: 461 San Ysidro, LLC
From: Michelle McCovey-Good, PE
Taylor & Syfan Consulting Engineers
Project: Historical Rehabilitation Project
461 San Ysidro Road, Santa Barbara, California
T&S Job No.: 13371

Subject: Conditions of Existing Structures

This letter is a statement of the existing conditions of the structural framing and integrity of the tower structure, cottage, and adobe at the San Ysidro Rehabilitation project site. As the course of construction has progress it has become apparent, per numerous site visits performed by our office, that the structural framing of the existing buildings at the San Ysidro project site are in a state of severe disrepair.

The wood framing of the cottage and tower structures are nearly completely rotted and damaged due to moisture exposure, parasite infestation, and lack of maintenance. The tower's main structural members have lost all structural integrity as their cross sections have been reduced significantly from dry rot and termite infestation. If not deconstructed soon, structural failure of the tower is eminent as it is currently settled several inches out of plumb.

The adobe lacks a foundation system which has contributed to the decay of the adobe walls. Attempts have been made to implement typical repairs and place a foundation system, but the structure is so brittle that whenever these attempts are made, more damage is incurred. The walls are out of plumb, cracked, deteriorating and have settled significantly to the point where it is not possible to attach new roof framing in a manner that would be safe to occupants.

Our office has provided details for reinforcing the existing structures that we now believe are not feasible to implement as the condition of the framing and foundation systems are continually being found in a greater state of disrepair than were anticipated.

In the interest of human safety, we are recommending that the tower structure and adobe be deconstructed completely. Allowing the existing buildings to be deconstructed would provide the opportunity to rebuild the structures to current building code standards, utilizing new structural members with the necessary strength and capacity for our seismic and wind zone.

461 San Ysidro, LLC
461 San Ysidro Road
Santa Barbara, California
December 16, 2013

If you have any questions, comments, or need any further clarification, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Michelle M. Good". The signature is written in a cursive style with a large initial "M" and a distinct "G".

Michelle McCovey-Good, PE
Principal / COO
Taylor & Syfan Consulting Engineers

Tim Aguilar
4205 Mariposa Dr.
Santa Barbara, CA 93110

December 16, 2013

461 San Ysidro Road, LLC &
Katie Hay, Owner Representative
c/o Young Construction
9 Ashley Avenue
Santa Barbara, CA 93103

Re: Juarez-Hosmer Adobe, 461 San Ysidro Road, Montecito, CA


Dear Mrs. Hay -

As a follow up to my site visit on December 3, 2013, I would like to provide you with my feedback from my observations of the rehabilitation of the adobe structure at 461 San Ysidro Road. I have been a supplier of adobe brick for many rehabilitation and reconstruction projects over the past 30 years. We specialize in manufacturing adobe brick on-site for the construction industry and have worked on many residential and commercial projects throughout the Central Coast.

Thank you for the opportunity to come look at the Juarez-Hosmer Adobe and review your rehabilitation plans. I have been to the site many times in the past and each time I have been to the property, the condition of the adobe has deteriorated. After close inspection of the adobe that is now exposed, it is evident that the adobe brick is in very poor condition. The brick was not made with any binding agent, typical in the manufacture of adobe brick. It appears that years of neglect have further compromised the integrity of the brick. It is my opinion that the adobe is unsound and will not survive typical rehabilitation efforts. Doing so, will likely compromise the structural integrity of the existing adobe and therefore, is not a sound solution for the future success of this project and long life of the adobe structure.

I would suggest reconstructing the adobe using 4"x8"x18" adobe bricks with a proper binding agent. We would make and cure the adobe on-site as would have been traditional and prepare them for installation. Please let me know how we can assist.

Sincerely,


Tim Aguilar
Aguilar Adobe

GARY FROLENKO ENGINEERING

23 Hitchcock Way # 104
Santa Barbara, CA 93105
(805) 682-3887 Phone
(805) 682-3887 Fax

To: Young Construction
Re: 461 San Ysidro
Subject: Adobe Structure Evaluation
Date: 12-16-13

I have made a field investigation of the above named adobe structure. Several major problems are associated with this building. The adobe was constructed without a binder such as straw or other binding cementing agent. This makes the walls unstable and will probably collapse if the exterior stucco is disturbed or removed. This structure does not have a foundation. Any remedial work to install a foundation would necessitate removal of portions of stucco which would probably collapse the building. It is my opinion that this building is structurally unsound and any work on it may collapse this structure.

Very truly yours,



Gary Frolenko-Engineer