

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

DETERMINATION OF THE SANTA BARBARA COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION THAT THE **DAVISON HOUSE** LOCATED AT 1930 ALAMO PINTADO ROAD, BALLARD, CALIFORNIA, ASSESSOR'S PARCEL NO. 137-030-017, MEETS THE ELIGIBILITY REQUIREMENTS OF COUNTY CODE CHAPTER 18A AND IS WORTHY OF DESIGNATION AS A SANTA BARBARA COUNTY HISTORIC LANDMARK

RESOLUTION No. 2017-\_\_\_\_\_

WHEREAS, the Santa Barbara Historic Landmarks Advisory Commission has considered the historical significance of the DAVISON HOUSE located at 1930 Alamo Pintado Road, Ballard, California, Assessor's Parcel No. 137-030-017, and as shown on the map and legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of designation as an Historic Landmark;

WHEREAS, the DAVISON HOUSE is historically significant because:

1. It is identified with persons significant in local history, specifically Edgar B. Davison, one of the first Rangers in what was to become Los Padres National Forest, and Grace Lyons Davison, pioneer schoolteacher and historical author, both well-respected members of the Santa Ynez Valley and Ballard, in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries; and
2. It embodies the distinctive characteristics of style, type, period and method of construction found in vernacular residential architecture of the late 19<sup>th</sup> century with its single wall board and batten construction of rough redwood boards and tall multi-paned sash windows. Despite historic alterations the building has retained its integrity of design and location, and most of its original building material remains; and

3. It contributes to the significance of the historic area of the township of Ballard with its concentration of historic and scenic properties, exemplified by the nearby Ballard Schoolhouse and First Presbyterian Church, both Santa Barbara County Historic Landmarks associated with the Davison and Lyons Families; and
4. It reflects a significant geographical pattern associated with an era of settlement and growth, particularly the changing transportation modes of the Americanization Period, well-documented in Grace Davison's *The Gates of Memory* and *Beans for Breakfast*, that first made Ballard the busiest township in the Santa Ynez Valley but ultimately left it a well-preserved backwater.

WHEREAS, designation of the DAVISON HOUSE shall not require the expenditure of an unreasonable amount of money to carry out the purposes of County Code, Chapter 18A;

NOW, THEREFORE IT IS RESOLVED as follows:

1. The residence known as the DAVISON HOUSE located at 1930 Alamo Pintado Road, Ballard, California, Assessor's Parcel No. 137-030-017, meets the eligibility requirements for an Historic Landmark as described in County Code, Chapter 18A, Section 18A-3.
2. The Santa Barbara County Historic Landmarks Advisory Commission hereby designates the DAVISON HOUSE, as described in paragraph 1, as an Historic Landmark, subject to the following conditions:
  - a. Except as set forth in subsection d. below, demolition, removal or destruction, partially or entirely, is prohibited unless an application has been submitted to the Historic Landmarks Advisory Commission and express consent in writing is first had and obtained from the Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of County Code Chapter 18A.
  - b. Except as set forth in subsection d. below, no alterations, repairs, additions or changes (other than normal maintenance and repair) shall be made unless and until an application has been submitted to

the Historic Landmarks Advisory Commission and all plans for such work have first been reviewed by the Commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the Commission or other qualified persons designated by it.

- c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of the DAVISON HOUSE to make any and all reasonable uses of the property that are not in conflict with the purposes of County Code Chapter 18A.
  - d. The interior of the DAVISON HOUSE is not subject to the foregoing conditions of paragraph 2.a. and 2.b.
3. This designation shall expire after a period of ninety days, unless prior to the expiration of ninety days the Board of Supervisors shall have confirmed the action of the Historic Landmarks Advisory Commission pursuant to County Code, Chapter 18A, Section 18A-2.

PASSED, APPROVED AND ADOPTED by the Santa Barbara County Historic Landmarks Advisory Commission at Santa Barbara, California, this 11th day of September, 2017 by the following vote:

AYES: Nye, Lenvik, Coffman-Grey, Duncan, Wyckoff, Wittausch, Melcombe

NOES:

ABSTAIN: Bleecher, Parke, Grube

ABSENT: Snow



Howard Wittausch  
Chairman

Approved as to form:



Anne Rierson  
Senior Deputy County Counsel

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I hereby APPROVE AND CONSENT to designation of the DAVISON HOUSE as a County of Santa Barbara Historic Landmark pursuant to County Code, Chapter 18A.

Deena Benz, Owner

Date: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

THAT PORTION OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 31 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POST 10 CHAINS SOUTH OF THE CENTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 31 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE SOUTH ALONG THE CENTER LINE OF THE SOLVANG-LOS OLIVOS COUNTY ROAD A DISTANCE OF 10 CHAINS TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID CENTER LINE OF SAID COUNTY ROAD A DISTANCE OF 100 FEET; THENCE EAST TO THE EAST BANK OF ALAMO PINTADO CREEK AND THE WESTERLY LINE OF THE BALLARD SCHOOL LOT; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED LINE TO THE NORTHWEST CORNER OF THE BALLARD SCHOOL LOT; THENCE WEST A DISTANCE OF 313.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BEING THE NORTHERLY 100 FEET OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED FROM G. A. DAVISON TO GRACE W. LYONS, DATED JUNE 19, 1902 AND RECORDED JUNE 19, 1902 IN VOLUME 74 OF DEEDS AT PAGE 514, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

APN: 137-030-17

