



Santa Barbara County Historic Landmarks Advisory Commission

NOMINATION FORM FOR DESIGNATION OF:

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HISTORIC LANDMARK OR **PLACE OF HISTORIC MERIT**

(Please read the instructions before preparing form, and use continuation pages as necessary.)

1. Address and Assessor's Parcel Number(s) of site:

681 Buena Vista Drive, Santa Barbara, California 93108-1408

[APN] 007-100-010

2. Current owner's name, address, and telephone number:

Barbara Hilaire Aspittle and Rhoda Clark (sisters)

701 Buena Vista Drive

Santa Barbara, California 93108-1408

805.969.4686

3. Name of property:

681 Buena Vista Drive

4. Property's historical name and name of original owner:

Sheldon Garage/Gardener's Cottage (as of 1918 when it was built)

Mrs. Theodore Sheldon (Mary Strong Sheldon)

5. Type of resource (check one): building; other structure; site or feature; cultural landscape; object; other
There are two buildings on this property serving as residences. The Sheldon Cottage has the address 681 Buena Vista Dr. and the other smaller one story board and batten cottage has the address 701 Buena Vista Drive. [See Photo 37.] It is the building at 681 Buena Vista which is being nominated. [See Photos 1. – 2. (11). The property itself appears to be one lot, shared by the two sisters.

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6. Date of construction or age:

Completed August 1918

7. Architect and architectural style:

James Osborne Craig (1888-1922). Osborne Craig's role in the early development of Santa Barbara's architectural identity is indisputable. Architect C. Sumner Greene referred to Craig's work as holding the essence of the architect's "imperishable ideal". Described after his untimely death at the age of 33 as a man with "the imagination of a poet and soul of an artist" Craig was memorialized in 1928 as "Santa Barbara's dean of architects."

Stylistically the building conforms to an early California style of architecture prevalent in the Monterey, California, area with plastered walls, red tile roofs and second floor balconies. Craig held a deep appreciation for the Masini adobe nearby (also referred to as the Ortega Adobe), to which the Sheldon design is clearly indebted. [See photos 3.(1) – 3. (4).]

It must be noted that this writer cannot confirm that the building is made of actual adobe blocks; though articles written about it soon after it was completed refer to it as an "adobe", Craig may have used his preferred method of hollow block construction.

8. Physical description of the nominated property:

The Sheldon Cottage, approached by the original driveway, is a building of two stories with balconies on two sides. It was built to be a service building and was intended to be a component of a much larger residential development envisioned by the client that was not realized. The two-story structure originally contained a two-car garage on the ground floor and living quarters for a chauffeur above. An attached one-story service wing extends to the north. Mrs. Sheldon and various family members lived in the living quarters until she sold the property in 1925. Her sudden departure was due to the serious illness of her son, playwright Edward Sheldon. (see continuation)

9. Physical alterations to the nominated property and its current historical and architectural integrity:

The building has always been used as a residence, with various interior alterations over the years. The ground floor garage has been modified as living space and the kitchen upstairs has been modernized. Except for the elimination of a stair to the balcony on the street front or east elevation, the exterior is largely intact. A door to the service wing opening to the west has been removed. The structure's architectural integrity is due to the fact that the exterior remains almost identical to the building that was conceived by the architect and constructed in 1918. (see continuation)

10. Description of current setting, including but not limited to associated historic cultural features such as vegetation, walls, roads, as applicable:

Buena Vista Drive (also referred to as Buena Vista Ave and Buena Vista Road) and the nearby roads of East Valley and Tollis Ave. remain unaltered from their original engineering. By 1900 this area included some of the earliest land holdings in Montecito's 20th century development. Buena Vista, intersecting with East Valley Rd. rises in a straight line of elevation until it takes a sharp turn to the right. 681 Buena Vista is sited in the middle of the left corner, just before the road merges

briefly with Tollis, and before continuing up to the left. The house and balcony, though largely obscured by vegetation, can be seen from the road. The adjoining property above, intended as the site for Mrs. Sheldon's main residence, was sold in the mid-1920s, but this in no way compromises the integrity of the building at 681 Buena Vista on its relatively small lot.

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11. Provide a brief history of the nominated property and discuss its historical importance (include references and use continuation pages if needed):

According to the late local historian Maria Herold, at the turn of the 20th century this property was originally part of the Henry Hawes Farm called *Seven Oaks*. The larger area was known as the Swift Track. Mrs. Theodore Sheldon purchased the property a few years before she commissioned Osborne Craig to design and build what she hoped would be the first of several buildings, including a main house. Craig had very high hopes for this commission as he knew it held the potential for more work. After the cottage was built, he executed drawings and blueprints for an addition to the cottage, as well as several schemes for a very substantial main house. (see continuation)

12. Discuss why the nominated property meets one or more of the eligibility criteria established by the County Code of Ordinances, Chapter 18A, Section 18A-3. (Consult the County Landmark Information Sheet and use continuation pages if needed):

(see continuation)

13. Summarize the case for the designation of this property as a Landmark or Place of Historic Merit:

This was the first house that famed architect James Osborne Craig designed and built in Santa Barbara. It holds the very best of his sensibilities, his vision and his artistry. Though humble and simple in design, it would become a template for everything he designed later. (see continuation)

14. Published map with the property location marked.

See Map Photo from the 1950s [Photo 23.]

15. Map or survey of the property boundaries (Assessor's Parcel Map is acceptable). Include the boundaries of those portions or elements that are proposed to be designated.

See Map Photos 18. – 23.

16. Number and description of photographs enclosed. Where feasible, provide views of those features that make the property worthy, as well as views of the current neighborhood setting.

59 photographs – see pages 12. and 13. for descriptions

17. Name, address, telephone number, and email address of person or entity submitting this nomination:

Pamela Skewes-Cox
316 Goodman's Hill Rd. Sudbury, MA 01776 978-443-7614 cell: 617-901-0698 pamela.skewescox@gmail.com

18. I believe that the statements made herein are true and complete.

Pamela Skewes-Cox

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(Authorized signature of individual or entity representative submitting this nomination)

19. Date of nomination:

Submitted by email on October 3, 2019

FOR COMMISSION USE ONLY

Signature References Photographs Maps Owner's Name Complete Peer Review

Name(s) of Reviewer(s):

HLAC Nomination Form, Place of Historic Merit

681 Buena Vista Drive - Sheldon Garage/Gardener's Cottage – Designed by James Osborne Craig for Mrs. Theodore Sheldon- built in 1918

8. Physical description of the nominated property (continuation):

The house is defined by its irregular massing, a stucco exterior surface, red tile roof, wooden balconies, and deep set windows and doors. No specifications for this building are known to exist and no information is available about its internal construction system. However, in an article that appeared in *House and Garden* in March 1922, it is referred to as “an adobe California home” stating that it was “executed in adobe, the ancient Indian style of hand-plastered wall finish, and its architectural is modelled after an old style built by early settlers”. [See Photo 6. - “An Adobe California Home, James Osborne Craig Architect”, *House and Garden* (March 1922): 50.] In fact, the house is not adobe, but made from hollow cement blocks and stucco.

Photographs of and articles about the house were featured in numerous architectural journals in the 1920s and they indicate that the house today stands largely unchanged. It was written in one: “Mr. Craig’s work has greatly influenced the character of private homes, and while he did not live to achieve his ambition, he left examples of completed residential work that attest the soundness of the principle he stood for. His earliest work was the residence of Mrs. Theodore Sheldon at Montecito. The oldest adobe house in Santa Barbara was taken as prototype. The simple, dignified lines of these structures, their soft shadows on the uneven plaster, the broken lines of red tile, make for an unrivalled architectural beauty”. [See Photos 4, 5 - “Traditional Architecture, Santa Barbara”, *Architecture*, (June 1924): 187-190.]

9. Physical alterations to the nominated property and its current historical and architectural integrity (continuation):

Most likely, interior alterations (made by Mary Craig) to the house appear to have been made in 1926 following Mrs. Sheldon’s sale of the property to Mrs. Mary Russell Perkins in 1925. [See Photo 14.]

Mary Craig's ledger book indicates "alterations" for Mrs. Perkins, though it is not known what was done. Further minor interior alterations have been made by subsequent owners. The exterior of this nominated building retains its integrity of location, access, design, materials and workmanship.

10. Description of current setting, including but not limited to associated historic cultural features such as vegetation, walls, roads, as applicable (continuation):

The landscaping appears to have had few alterations since 1918. Many of the original oaks remain. The gardens are informal, but attractive and well cared for. Visible and lending an authenticity to the property are numerous rocks and rock outcroppings which existed in 1918.

The setting is unusual; the house is closely surrounded by an impressive number of historic houses built either before or soon after the Sheldon cottage, some of which have either retained or diminished their acreage. These include the 1929 house for Mrs. Samuel Knight designed by George Washington Smith (with a later addition by Lulah Riggs). [See Photo 38.] This house sits just above the Sheldon house on the same site as Craig had intended the larger main Sheldon house to be located. Across the street is the Slater I house, designed by Mary Craig in 1927. [See Photo 36.] A short distance down Buena Vista is the house of Mary Craig, "One Acre", designed by her in 1926, and the long handsome stucco wall running parallel to Buena Vista that was designed by Osborne Craig in 1920. [See Photos 31.a and 31.b] Two major houses of historical significance are directly across from the Craig house (and just below 681 Buena Vista) ; the Amy du Pont house "Casa del Sueno" designed by Reginald Johnson in 1917 for Reginald Rives [See photo 32.] , and the Mary E.Stewart house "Il Brolino", designed by George Washington Smith in 1923 [See Photos 33. and 34.] At the bottom of Buena Vista, where it meets East Valley Rd. is the house designed by Mary Craig for Mrs. William Slater. [See Photo 40] All of these properties, including the Sheldon cottage, represent a unique architectural environment defining the rich historical timeline of Montecito in the years 1918 to 1929.

11. Provide a brief history of the nominated property and discuss its historical importance (include references and use continuation pages if needed) (continuation):

Buena Vista Drive (also referred to as Buena Vista Ave and Buena Vista Road) and the nearby roads of East Valley and Tollis Ave. remain unaltered from their original engineering. By 1900 this area included some of the earliest land holdings in Montecito's 20th century development. Buena Vista, intersecting with East Valley Rd. rises in a straight line of elevation until it takes a sharp turn to the right. 681 Buena Vista is sited in the middle of the left corner, just before the road merges briefly with Tollis before continuing up to the left. The adjoining property above, intended as the site for Mrs. Sheldon's main residence, was sold in the mid-1920s, but this in no way compromises the integrity of the building at 681 Buena Vista on its relatively small lot. The landscaping, as in much of Montecito, has achieved a lushness not evident in early photographs. Several of the original oak trees near the house lend a subtle elegance to the property given their age, height and shapely limbs. The grounds were informal in 1918, and remain so today. The current owners, who have always had a great appreciation for this house and the property, have used good judgment in upkeep, without erasing the basic features which define the exterior of the house.

Mrs. Theodore Sheldon had been a frequent visitor to Santa Barbara since childhood. Her father, General Henry Strong (1829-1911) of Chicago, had made Santa Barbara his winter home since 1892. Having made millions in railroads, law, and real estate, he purchased land in Montecito in 1896 and built his estate *Oakleigh*. Following Strong's death in 1911, the house was sold. It later became the main building for the Deanne School, though it was destroyed by fire in 1915. [See David Myrick, *Santa Barbara and Montecito, Volumes I and II*, pages 187,296, 356,436, 465-467]

By the time Strong's daughter Mary had become Mrs. Theodore Sheldon, she and her young adult children (Mary, Edward and Theodore) continued to visit Santa Barbara. Edward, who had become a noted young playwright, and his close friend, actor Jack Barrymore, appeared in the society pages of the local press. In 1918 young Mary married Alfred MacArthur (brother of John D. MacArthur) with the wedding held at Trinity Church in Santa Barbara. [See Photos 12., 13.] Mrs. Sheldon was an inveterate host and after the Craig cottage was completed later that year, it was frequented by many notables, among them her son Edward, his friend Jack Barrymore, and members of the MacArthur family. Osborne Craig had befriended all of the Sheldons, and was particularly fond of Alfred MacArthur; Craig makes numerous mention of him in his letters to his wife Mary. [See Photos 12, 13, 15, 16, 17]

Following the completion of the Garage/Gardener's Cottage (where she took up residence) Mrs. Sheldon was fully committed to expanding the property; she again asked Craig for plans for a main house and called upon landscape architects C.W. and H.D. Deusner to draw up plans for the gardens. [See Photos 9.(1), 9.(2), 10., 11.a, 11b]

But when Mrs. Sheldon's famous playwright son Edward Sheldon became seriously ill, she had to abandon everything. By 1919 she had moved to New York to be with him. Though she returned to her cottage several times for brief visits, in 1925 she sold the property to Mrs. Mary Russell Perkins. [see Photo 14.] Perkins, of the famous Forbes family in Boston and sister of Charles E. Perkins who owned The Alisal, was herself building a house designed by George Washington Smith on El Bosque Rd.; she needed a place to live during construction of that house. By 1927 Mary Perkins had moved into her new house on El Bosque and it appears that she sold the entire Sheldon property to Mrs. Samuel Knight shortly after that. In 1929 a large main house for Mrs. Knight was completed by George Washington Smith. It was sited in the same location Craig had proposed years earlier. By 1950 real estate maps no longer show the name "Knight", the property had been split up, and the Sheldon Garage/Gardener's Cottage sat on a much smaller lot. The parents of the current owners of 681 Buena Vista Drive purchased the property in the early 1970s. The property was left to their two daughters after their deaths.

It should be noted that Craig's blueprints for the main Sheldon house, as well as the Deusner landscape plan where the main house matches Craig's blueprint, were found (without explanation) in the George Washington Smith Archive at UCSB in 2008. This raises the possibility that Smith wished to study Craig's and Deusner's plans while he was working on his design for the Knight House in 1929. (Craig died in 1922).

12. Why the nominated property meets one or more of the eligibility criteria. Continuation:

The Sheldon Garage/Gardener's Cottage, built in 1918, meets the 50-year criterion for further evaluation.

The Cottage retains its overall integrity of location, design, siting, materials and workmanship. Though the interior and exterior have not been meticulously maintained over the years (most likely due to cost considerations), the house exterior has been adequately maintained in its original condition. Though suffering from the usual ravages of time, this house would be ideal for restoration; tearing it down would not only be the loss of an important landmark for the neighborhood but it would be a considerable loss in the architectural legacy of James Osborne Craig. Like many of the historical houses close by (as

described in Section 10.), this has been a long-time visual feature of the neighborhood and contributes to a unique historic district.

The Cottage is identified with individuals who made their mark in Santa Barbara society in the late teens and early 1920s, with the likes of Mrs. Sheldon's famous playwright son Edward, the Jack Barrymores, and the MacArthur family. Historian David Myrick includes information on Mrs. Sheldon's father, General Henry Strong (1829-1911) of Chicago, who had made Santa Barbara his winter home since 1892. Mrs. Sheldon and her family played a prominent role in Montecito society until her departure in 1919.

The Cottage represents one of the first Spanish houses built in Santa Barbara after the revival of this particular style. The house was featured numerous times in prominent architectural publications from 1922 to 1926. It's largely unaltered exterior allows it to retain its identity stylistically as a building which conforms to an early California style of architecture prevalent in Monterey, California. The plastered walls, deep set windows, red tile roofs and second floor balconies give it a particular distinction; the building retains the essential features of Craig's original plan, exterior features, materials and workmanship.

This is the first building that noted architect James Osborne Craig completed after his arrival in Santa Barbara. It is an extremely significant building in the progression of Osborne Craig's work. Though lacking the interior sophistication of Craig's later Hoffmann House and El Paseo (it must be remembered that it was designed to be a garage and gardener's cottage), the house represents Craig's first attempt of irregular massings, defined by an organic approach to design which so successfully define his later projects. As shown in photographs of the Sheldon Cottage, the exterior is composed of linked but separate parts, coming together successfully to form one cohesive structure.

As described by Kurt Helfrich in his essay "Site Work 4: Plaza de la Guerra Reconsidered – The History of a Public Space", Craig was "a sensitive residential designer interested in combining the principles embodied in the early California missions and adobes to develop a contemporary residential and civic architecture for the region". Helfrich goes on to describe Craig's Hoffmann House (designed four years after the Sheldon Cottage) as exemplifying "the carefully controlled additive, asymmetrical compositional technique underlying his work...". [From Santa Barbara Trust for Historic Preservation, *Plaza de la Guerra Reconsidered, Exhibition and Symposium*, 2002, pages 11-30] The Sheldon Garage/Gardener's Cottage stands out as Craig's first successful attempt to realize these principles.

13. Summary of the case for the designation of this property as a [] Landmark or [X] Place of Historic Merit (continued):

The Sheldon Garage/Gardener's Cottage at 681 Buena Vista Drive is associated with the occupancy of the family and friends of Mrs. Theodore Sheldon, including her playwright son Edward Sheldon, his friend Jack Barrymore, and members of the famed MacArthur family. Mrs. Sheldon's father, General Henry Strong, played a prominent role in the early development of Montecito when he built his estate *Oakleigh* in 1896. Mrs. Sheldon and her family played a prominent role in Montecito society until her departure in 1919.

Today, the Sheldon Cottage retains an integrity of design, materials and workmanship dating back to the early 20th century when this early California Spanish style was reemerging. The house exterior has been adequately maintained in its original condition. Though suffering from the usual ravages of time, this house would be ideal for restoration; tearing it down would not only be the loss of an important landmark for the neighborhood but it would be a considerable loss in the architectural legacy of James Osborne Craig. Like many of the historical houses close by (as described in Section 10.), this has been a long-time visual feature of the neighborhood and contributes to this unique historic district.

The house was featured numerous times in prominent architectural publications from 1922 to 1926. It's largely unaltered exterior allows it to retain its identity stylistically as a building which conforms to an early California style of architecture prevalent in Monterey, California. The plastered walls, deep set windows, red tile roofs and second floor balconies give it a particular distinction; the building retains the essential features of Craig's original plan, exterior features, materials and workmanship.

Robert Sweeney writes of the Sheldon Garage/Gardener's Cottage:

"The Sheldon garage and gardener's cottage has significance far outweighing its modesty..... More importantly from an architectural perspective, the building is another manifestation of Craig's deep appreciation of early California building, in this case the nearby Masini adobe, to which the design is clearly indebted. Two years after it was completed, *Architectural Forum* made analogy with George Washington Smith's own house on Middle Road, commenting that they '...speak so eloquently of picturesqueness, that it is only necessary to add that in them both is the germ of hope for future Californian architecture' ". [William Winthrop Kent, "Domestic Architecture of California, Part II", *Architectural Forum* (April 1920): 154]. For the architectural and historical significance of the Sheldon

Garage/Gardener's Cottage see Robert Sweeney and Pamela Skewes-Cox, *Spanish Colonial Style, Santa Barbara and the Architecture of James Osborne Craig and Mary McLaughlin Craig*, Rizzoli Press 2015, pages 26-31.

The Sheldon Garage/Gardener's Cottage at 681 Buena Vista Drive meets the criteria necessary for designation as a Place of Historic Merit.

Photographs:

- 1.a : Sheldon Garage/Gardener's Cottage soon after it was completed in 1918 (Collection of Pamela Skewes-Cox)
- 1.b -1.d: Photos of Sheldon Garage/Gardener's Cottage taken in the 1920s, from the Pearl Chase Collection, Davidson Library, UCSB, Residences/Montecito, Box 54.
2. (1) and 2. (2) Photos of Sheldon Cottage today, taken by Matt Walla in 2015. For a thorough understanding of the Sheldon commission, see Pamela Skewes-Cox and Robert Sweeney, *Spanish Colonial Style, Santa Barbara and the Architecture of James Osborne Craig and Mary McLaughlin Craig*, Rizzoli Press 2015, pages 26-31.
2. (3) – 2. (11): Photos of Sheldon Cottage today, taken by Robert Sweeney.
3. (1): Masini Adobe
3. (2): Masini Adobe, from *Santa Barbara Architecture*, Capra Press, 1975, First Edition
3. (3): Masini Adobe
3. (4): Masini Adobe, from *Montecito and Santa Barbara*, David Myrick, Volume I, page 72.
4. – 5.: Article, Sheldon Cottage, from "Traditional Architecture", *Architecture*, (June 1924): 187-190.
- 6.: Article, Sheldon Cottage, from "An Adobe California Home", *House and Garden* (March 1922): 50.
- 7.: Article, Sheldon Cottage, from "Domestic Architecture of California", *The Architectural Forum* (March 1920): 154.
8. Article, Sheldon Cottage, from "Some Gardens of Santa Barbara", *Garden and Home Builder* (April 1926): 154.
- 9.(1) and 9.(2): Blueprint and blueprint detail of James Osborne Craig's main house for Mrs. Theodore Sheldon (1918), from the George Washington Smith Collection, Art, Design & Architecture Museum, UCSB.
- 10., 11.a, 11.b: Master Landscape Plan by landscape architects C.W. & H.D. Deusner, 1918, of Sheldon property. This shows the existing cottage/garage and the proposed main house for Mrs. Sheldon, from the George Washington Smith Collection, Art, Design & Architecture Museum, UCSB.
- 12.: *Morning Press* 1916
- 13.: *Morning Press* 1918
- 14.: *Morning Press* 1925
- 15.: Photos of Mrs. Theodore Sheldon and her son, playwright Edward Sheldon, from the book *The Man Who Lived Twice* (the biography of Edward Sheldon) by Eric Wollencott Barnes.
- 16.: 1918 Santa Barbara wedding of Mary Sheldon to Alfred MacArthur. Left to right: Ted Sheldon Jr., Mary, Alfred, Mrs. Theodore Sheldon, Edward Sheldon. (photo courtesy of Loren Ruff)

17.: Mrs. Theodore Sheldon with adopted son, 1920. (photo courtesy of the great grand-daughter of Mrs. Theodore Sheldon)

18. – 23.: Maps dating from 1918 to the 1950s, showing the original Sheldon property and its eventual subdivision over the years.

The 1924 Sanborn map shows the property under the name “Sheldon”. An H.C Chase real estate map with no date (but clearly sometime from 1928 to 1931) shows the property under the name Knight. A 1935 map from The Phoenix Company Real Estate Appraisers shows the property for the first time as having been split between “M.H. Knight and “Sam Knight”. Then oddly, a 1942 Sanborn map, showing the Sheldon Cottage, the board and batten cottage adjacent to it, and the large Knight house designed by G.W. Smith, indicates the property was again under the ownership of Mrs. Samuel Knight.

A 1947 map compiled by Penfield and Smith shows for the first time a small lot cut out where the Sheldon Cottage sits now, and two other larger parcels, one still owned by “Knight”. Finally, a 1952 real estate map shows the lots as unchanged, but the name “Knight” does not appear.

24. – 30.: Photos showing Buena Vista Road and intersecting roads.

31. – 40. : Photos showing surrounding houses

31.a: 644 Buena Vista – the original house of James Osborne Craig and Mary McLaughlin Craig, renovated by Mary Craig in the 1920s.

31.b: 644 Buena Vista – stucco wall running parallel to the road, designed by James Osborne Craig (this photo appears on page 149 of *Spanish Colonial Style, Santa Barbara and the Architecture of James Osborne Craig and Mary McLaughlin Craig*. Photo taken in the 1920s.

32. 663 Buena Vista – “Casa del Sueno, designed by Reginald Johnson in 1917 for Reginald Rives. The house was the residence of Amy du Pont for many years.

33.- 34.: 665 Buena Vista – “Il Brolino”, designed by George Washington Smith in 1923 for Mary E. Stewart.

35.: 671 Buena Vista – this is a recently built house adjacent to the Sheldon Cottage.

36.: 680 Buena Vista - “Casa Aleli”. Designed by Mary Craig for Mr. William Slater, Jr. in 1927.

37.: 701 Buena Vista – this is the board and batten cottage on the same property as the Sheldon Cottage.

38.: 751 Buena Vista – entrance to the house designed by George Washington Smith for Mrs. Samuel Knight in the 1920s. This was originally part of the Sheldon property.

39.: 700 Buena Vista – this house sits on the corner of Buena Vista and Tollis Ave.

40.: 1895 East Valley Rd – this is the Slater II House, designed by Mary Craig for Mrs. William Slater in 1929.

1-10-2020

County of Santa Barbara
Historic Landmarks Advisory
Commission

Dear Commissioners,

Re: Sheldon House
681 Buena Vista Drive
Montecito, Calif. 93108

I Barbara Hilaie, and my sister Rhoda Clarke,
as co-owners of the Sheldon House, do approve
and authorize the designation of the Sheldon House
as a County Landmark.

Sincerely,

Barbara Hilaie

on behalf of my sister Rhoda
Clarke, who is out of town.

701 Buena Vista Drive
Montecito, Calif. 93108

(805) 969-4686

RECEIVED

JAN 10 2020

S B COUNTY
PLANNING & DEVELOPMENT