

**ATTACHMENT E: HLAC HEARING MATERIALS, DECEMBER 9, 2013**

# **Santa Barbara County Historic Landmarks Advisory Commission**

## **OFFICIAL FORM**

### **Nomination for Designation of Historic Landmark or Place of Historic Merit**

**READ THE GENERAL AND SPECIFIC INSTRUCTIONS BEFORE PREPARING FORM**

1. Name of Place: Moody Sisters Cottage
2. Other Historical or Common Name: Front Cottage (170 Middle Road)
3. General Location: Montecito
4. Address of Property (if applicable, please include Assessor's Parcel No., if known): 170 Middle Road, Montecito, CA 93108      APN: 009-170-028
5. Type of Place (check one): <input checked="" type="checkbox"/> Building <input type="checkbox"/> Other Structure <input type="checkbox"/> Site or Feature <input type="checkbox"/> Object <input type="checkbox"/> Other
6. Number and description of photos enclosed (see instructions): Phase 1-2 Historic Resources Survey, 170 Middle Road, Montecito, California, July 25, 2013 - Appendix 2: Property Photographs, pages 5,6,7,8.
7. Name, address, and phone number of person or group making nominatin: Santa Barbara County Historic Landmarks Advisory Commission
8. Name, address, and phone number of owner: Mr. and Mrs. David Posnick, 121 Olive Mill Lane, Montecito, CA 93108
9. Date of construction or origin (include information on source of date): 1941 Source County permit dated June 4, 1941
10. Physical description of the nominated property and setting today: The cottage features multiple roof forms, picturesque massing and fanciful decorative elements. These include a steeply-pitched side-gabled living room on the north elevation with a projecting gabled entry porch and large wall dormer containing (see attached)
11. Describe any physical alterations or changes to the nominated property: A short wing was added to the rear elevation in 1945. It includes a large bay window with a fixed multi-light sash in the middle and multi-light casements on each side . The cottage was moved in 1985 from its original location near the intersection of Middle Road and what is now Coast Village Road. The cottage was set on a cinder block foundation, and a new composition roof was installed.

<p>12. Historical sketch of the nominated property (include references; use continuation pages, as needed): Harriet Moody designed this storybook-style cottage with the assistance of her sisters Brenda, Wilma and Mildred, in 1941. Storybook style, the evocation of Romanized medieval Europe in American architecture was born in the early 1920's and 1930's, took its inspiration from Hollywood sets and illustrated children's books. These houses owed their fanciful bravura to architects and builders with theatrical flair, fine craftsmanship, and humor. Harriet Moody (see attached for continued sketch)</p>	
<p>13. Explain why this property should become a County Historical Landmark or Place of Historical Merit: The 71 year-old cottage meets at least three of the County's Historic Landmark eligibility criteria found in Chapter 18A: A - It exemplifies or reflects special elements of the county's cultural, social economic, political, archeological, aesthetic, engineering, architectural or natural history; The Cottage exemplifies and reflects the Storybook style that is a special element of Santa Barbara's (see attached)</p>	
<p>14. Complete and summarize the case for approval: The County Historic Landmarks Advisory Commission has vetted the eligibility of this Moody Sisters Cottage and unanimously voted at its September 9, 2013 meeting that a nomination be written and presented to the Commission. This would be the first Moody Sisters Cottage to be designated as a County Landmark.</p>	
<p>15. <input checked="" type="checkbox"/> I enclose a reproduction of a published map with the location of the nominated property marked.</p>	
<p>16. <input checked="" type="checkbox"/> Enclosed are boundaries of proposed historic merit or landmark property as shown on the Assessor's Parcel Map.</p>	
<p>17. <input checked="" type="checkbox"/> I believe the statements made here to be true and complete.</p>	
<p>18. Authorized signature of individual or group representative:</p>  	<p>19. Date of Nomination:</p>  
<p>FOR OFFICE USE ONLY</p>	
<p> <input type="checkbox"/> Signature              <input type="checkbox"/> Refs              <input type="checkbox"/> Photos              <input type="checkbox"/> Map              <input type="checkbox"/> Owner Name              <input type="checkbox"/> Complete         </p>	
<p>APN: _____ I.D. Number: _____</p>	



***Santa Barbara County Historic Landmarks Advisory Commission***  
**OFFICIAL FORM**

Continuation page for Moody Sisters Cottage, 170 Middle Road, Montecito CA 93108

**Line Item 10:**

a fifteen-light fixed sash window; modified hexagonal roof covering a two sided hallway with two casements contain cross-hatched mutins is located at the elevation adjacent to the entry. The west elevation wing contains a canted corner and hipped roof on its north end and two adjoining sets of large double casements with divided lights and a gabled roof on the south end. The cottage has board and batten siding. The cottage is currently located at 170 Middle Road in Montecito (see #12) but it has been proposed to be moved.

**Line Item 12:**

along with her sisters, became designers of storybook structures, and with the builder Dixon H. MacQuiddy designed and built about three dozen cottages in the Santa Barbara area. Being small in size and often using salvaged lumber, the Moody sisters' cottages appealed to those of modest means. The County building permit, dated June 4, 1941, documents this residence on then Coast Highway to cost only \$2,500 to be built for a Lewis Whitney and his wife Lillian. Both are listed in the 1941 Santa Barbara City Directory as hotel service workers. After World War II the cottage appears to have been used as a rental and then as an office with storage. In 1984 the cottage was slated for demolition due to the building of apartments on Coast Village Road. To save the picturesque and historic cottage, Natalie Daily (owner of the property from 1962 until 2006) had it moved to its current location.

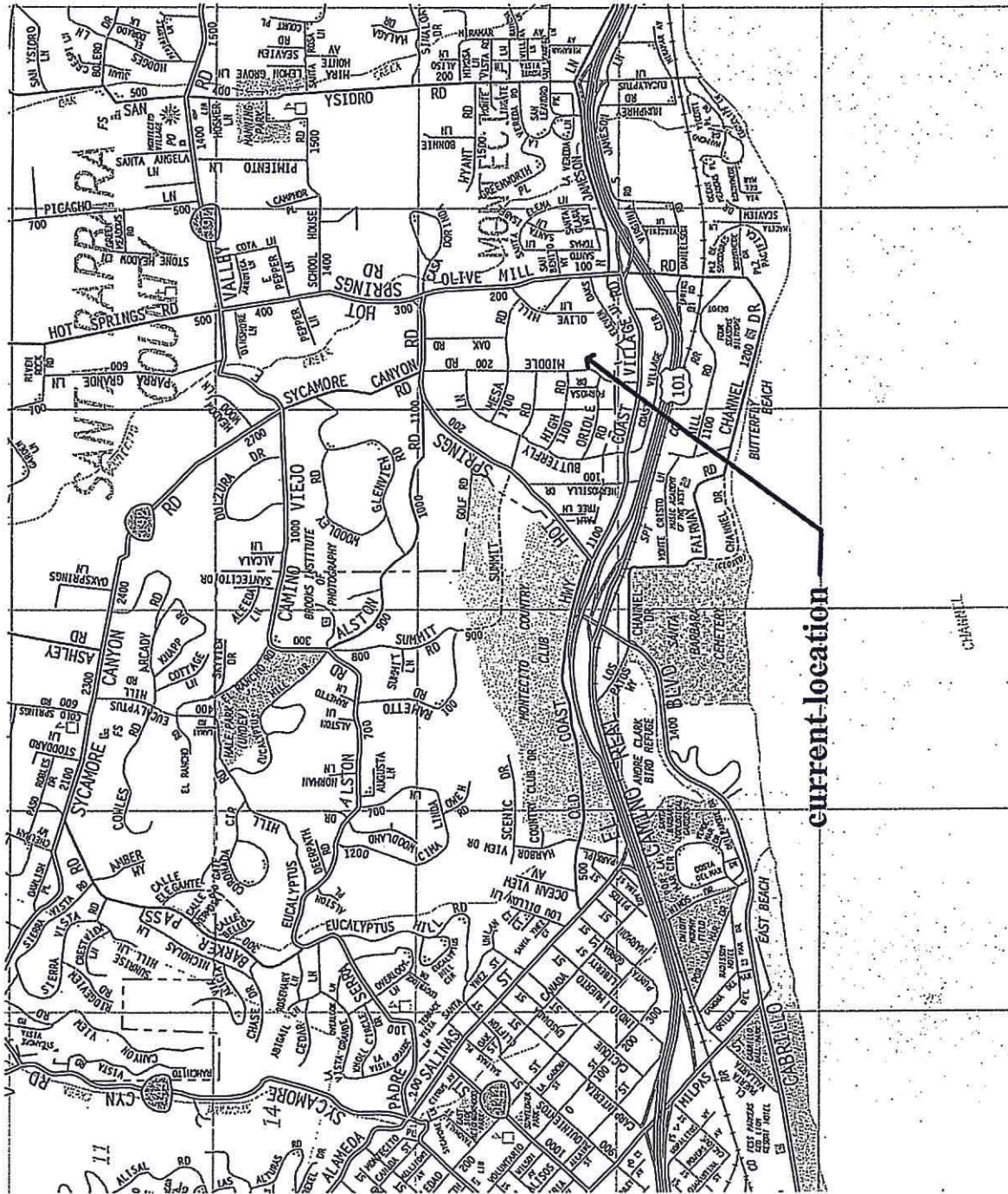
**Line Item 13:**

architectural history.

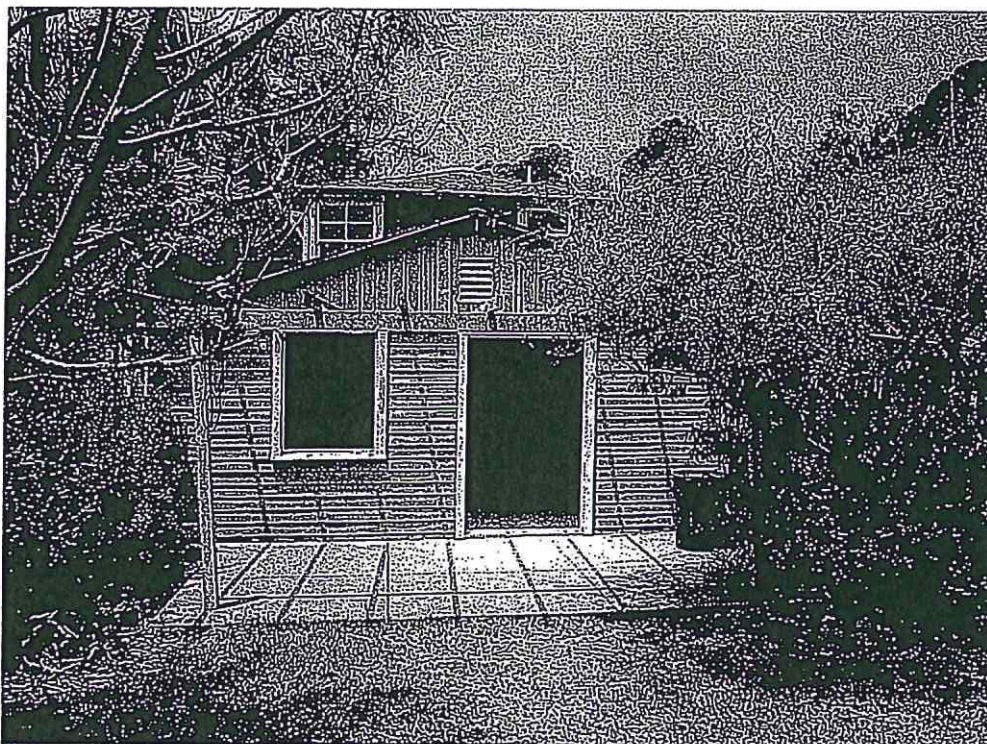
C – It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of this use of indigenous materials or craftsmanship; the cottage embodies the distinctive characteristics of the Storybook Style and the Moody Sisters use of recycled building elements and materials salvaged from other structures.

D – It is representative of the work of a notable builder, designer, or architect; the cottage is highly representative of the work of Harriet Moody, a notable architect.









Main Residence, east elevation, east-west wing.



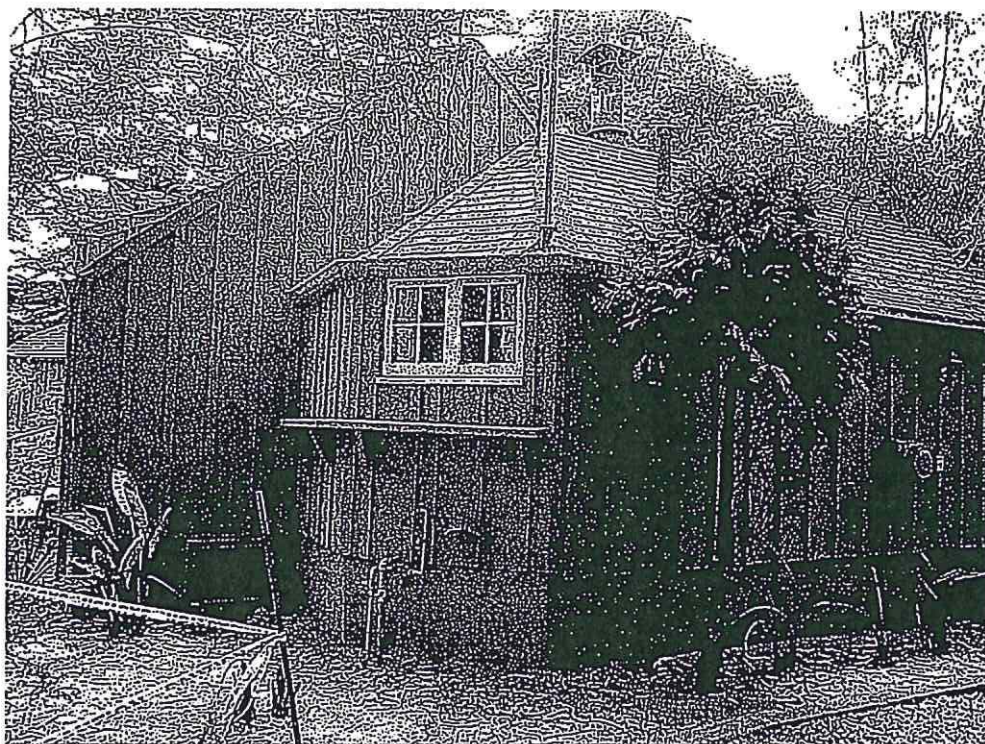
Front Cottage, north elevation, looking south.



Property Photograph Pages – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013



Front Cottage, north elevation, looking southwest.

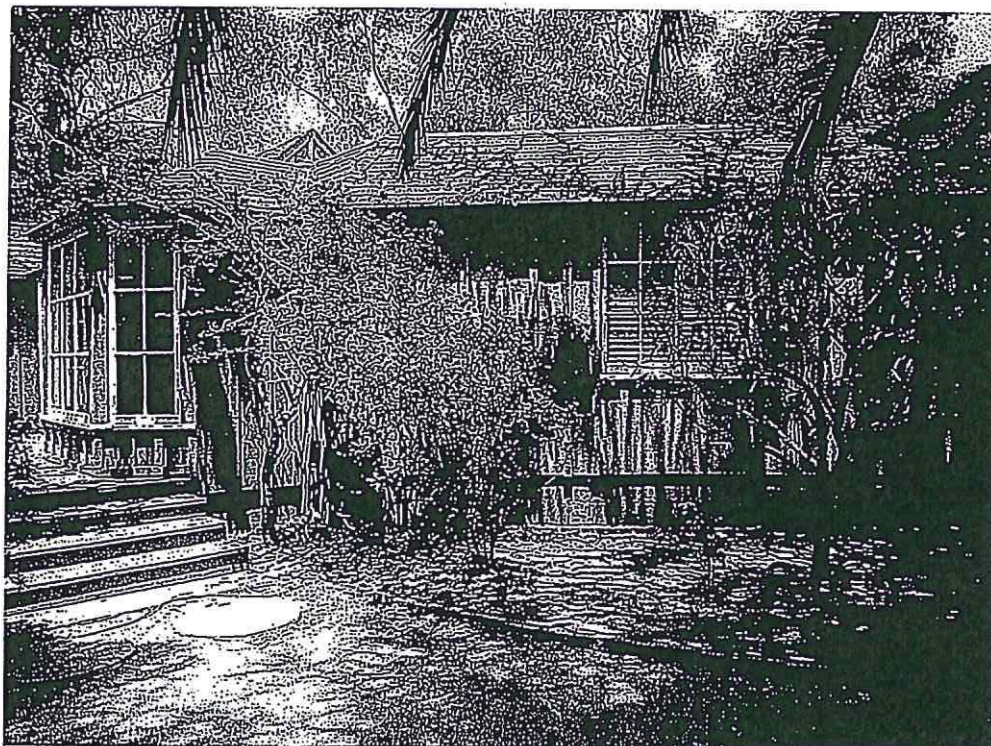


Front Cottage, west elevation, looking east.



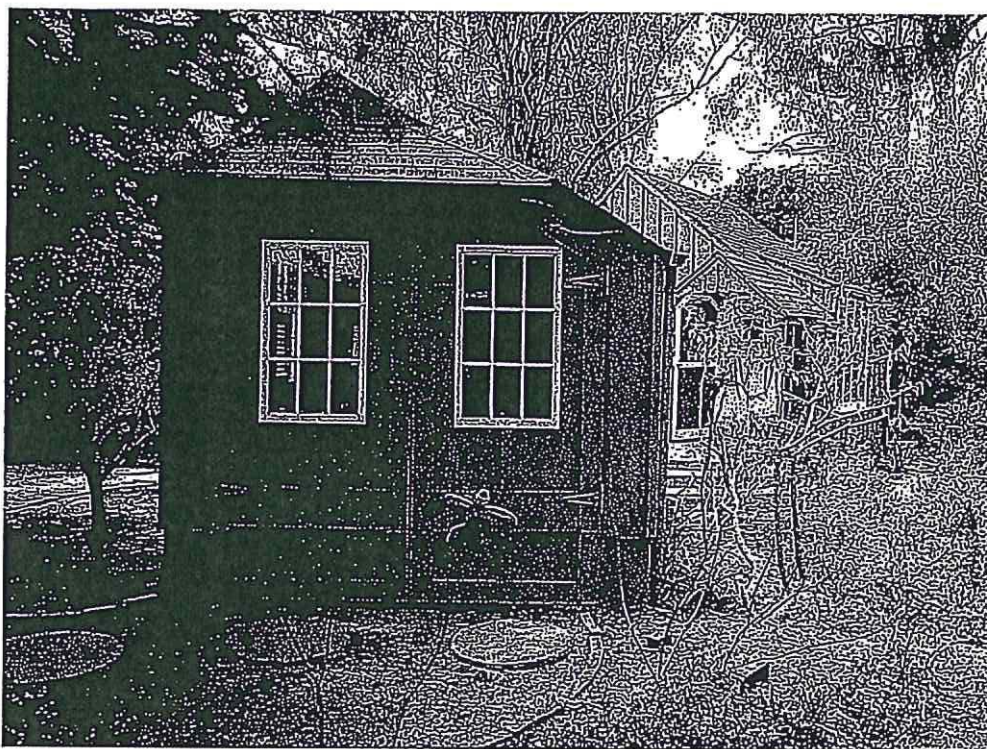


Front Cottage, south elevation, looking northwest.

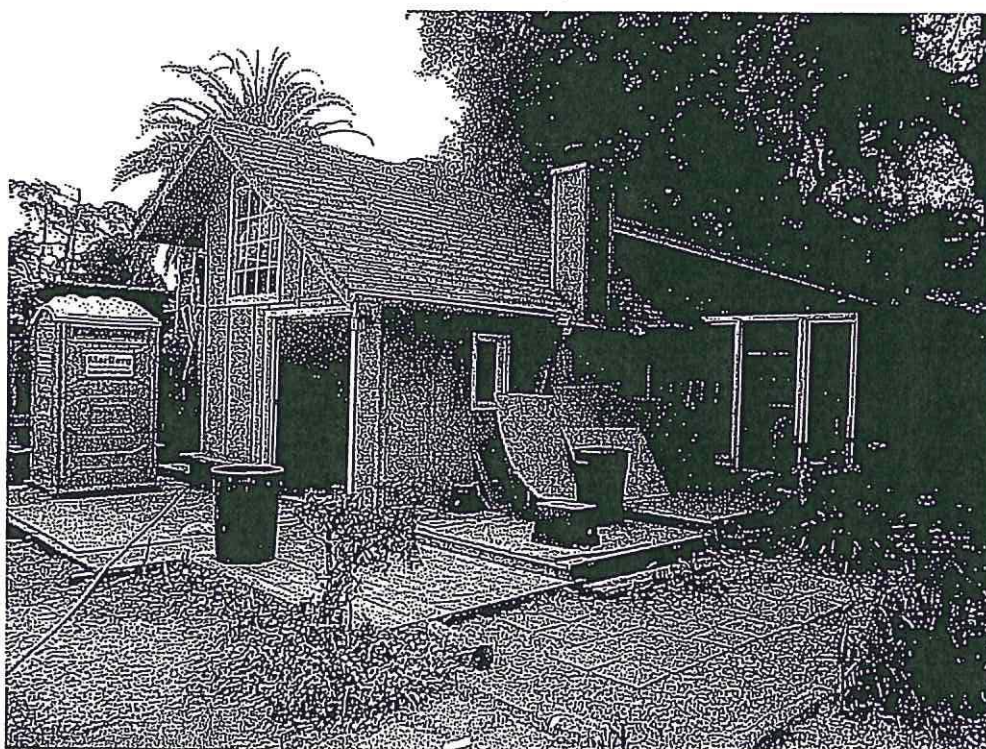


Front Cottage, east elevation, looking west.





Front Cottage, garage doors, looking southwest.



Rear Cottage, north and west elevations, looking southeast.

**Ronald L. Nye, Ph.D.**  
Historian

**PHASE 1-2 HISTORIC RESOURCES SURVEY:**

**170 MIDDLE ROAD  
MONTECITO, CALIFORNIA**

**APN 009-170-028**

Prepared for:

Mr. and Mrs. David Posnick  
121 Olive Mill Lane  
Montecito, CA 93108

July 25, 2013

**RECEIVED**  
**JUL 30 2013**  
**S.B. COUNTY**  
**PLANNING & DEVELOPMENT**



PHASE 1-2 HISTORIC RESOURCES SURVEY:  
170 MIDDLE ROAD  
MONTECITO, CALIFORNIA

## INTRODUCTION

The focus of this study is three residential structures on a property situated on the east side of Middle Road, opposite its intersection with High Road, in Montecito, an unincorporated area of Santa Barbara County. A prior letter report historical assessment of the property was prepared by Shelley Bookspan on May 3, 2013. The three residences include: a main residence in the central portion of the lot; a front cottage in the western end of the lot; and a rear cottage in the eastern portion of the lot. Four small accessory structures (three sheds and a carport) are arrayed along the southern boundary of the property. These structures, due to their recent construction and/or utilitarian design and materials, possess no historical, architectural or cultural significance and do not warrant assessment in this report. (See Site Plan, Appendix 1)

Ronald L. Nye, architectural and environmental historian, was retained by David and Tamie Posnick, property owners, to prepare a Phase 1-2 Historic Resources Survey on the existing property. The survey followed the guidelines and criteria for significance set forth in the Santa Barbara County Resource Management Department's Cultural Resources Guidelines, Historic Resources Element document, dated January 1993. The property was also assessed using the criteria for significance established by the California Register of Historical Resources and the National Register of Historic Places.

## RECORDS REVIEW

Research for this study was conducted at the following repositories of historical information:

Santa Barbara City Records and Archives Division  
Santa Barbara County Planning and Development Department  
    Building and Safety Division (building permit street files)  
    Zoning Division (permit and violation street files)  
Santa Barbara County Surveyor's Office (historic maps and property surveys)  
Montecito History Committee Archives  
Santa Barbara Historical Museum, Gledhill Library (historic maps, clippings, biographical files,  
    history volumes, oral histories)  
Santa Barbara Public Library (city directories, history volumes)  
University of California, Santa Barbara  
    Library, Map and Imagery Laboratory; Special Collections Department (historic aerial  
    photographs and maps, local history materials)



## FIELD INVENTORY

### Main Residence

This is a generally L-shaped building consisting of an older north-south wing, which was built in 1941 and enlarged in 1945, and an east-west wing that was added in 1945. The building's style is eclectic and is best characterized as Ranch. The north-south wing is single-story in height and enclosed mostly by slump block walls. The gables, however, feature vertical board siding and a section of wall on the wing's east elevation contains horizontal board siding. Its roof is side-gabled with overhanging eaves and composition shingle roofing. The wing's fenestration consists of a mix of steel double casements, fixed multi-light windows, and two wood-enclosed bay windows with fixed lights on the west and north elevations. Faux shutters are affixed to several windows. A brick chimney is located on the south elevation. A modern skylight has been added to each roof slope on the east and west elevations.

The east-west wing features both one- and two-story segments. The first floor has slump block walls on its west and north elevations and a combination of horizontal and vertical board siding on the south and east elevations. The second story portion of the wing, which has a hipped roof with composition shingle roofing, has board and batten siding. A short first-floor addition extends to the south from the southwest corner of the east-west wing, and features both gabled and shed roof forms. The wing contains several types of doors, including: a wide wood plank main entrance door on the west elevation; a modern door with nine rectangular lights at the top that faces east on the south elevation; a set of double French doors; an older single French door; and an older door with a wood panel in the bottom and a large two-light window above. A large doorway with no door panel is located on the gabled end of the wing facing east. The wing's fenestration is also a mix of styles and ages, including: a modern fixed, three-pane bay window without muntins on the west elevation; three double-hung windows with varying numbers of lights in their sashes on the second floor; three window openings containing no sashes on the second floor; several fixed-sash windows are on the south and north elevations, four of which contain large single lights; a sliding-sash window on the first floor; and a casement window in the second floor. The second floor is accessed by an exterior wood staircase with wood railing on the south elevation. A skylight is mounted on the first floor roof slope on the west elevation.

### Front Cottage

This is a small, irregularly-shaped one-story cottage built in 1941 and moved to the study property in 1985. It was designed by Harriet Moody in her distinctive, quaint Medieval English cottage-inspired style, sometimes referred to as "Fairytale," "Storybook," or "Moody Sisters" style. The cottage features multiple roof forms, picturesque massing, and fanciful decorative elements. These include a steeply-pitched side-gabled living room on the north elevation with a projecting gabled entry porch and a large wall dormer containing a fifteen-light fixed sash window. A modified hexagonal roof covering a two-sided hallway with two casements containing cross-hatched muntins is located on the same elevation adjacent to the entry. The west elevation wing contains a canted corner and hipped roof on its north end and two adjoining sets of large double casements with divided lights and a gabled roof on its south end. The original garage wing on the east end of the cottage sits on a northeast axis, has an uneven span



roof with both gabled and hipped elements, and its automobile bay contains a wood-paneled double door with fixed multiple-light windows. The cottage has composition roofing, board and batten siding, and a cinderblock foundation. In addition to the fenestration already described, the south elevation includes another very large fixed sash, multi-pane, rectangular-shaped window. Adjacent, to its east, a short wing that was added in 1945 includes a large bay window with a fixed multi-light sash in the middle and multi-light casements on each side. Modern wood plank decks on the north and south elevations are accessed by a solid wood front entry door on the north and a single French door on the south.

### Rear Cottage

This is small, unusually-shaped one and one-half story cottage that was converted from a smaller horse stall and tack room in the late 1980s. Its massing is characterized by an L-shaped floor plan and two uneven gabled roof spans with diverging slopes that are longest on their west elevations. Its style may be best described as a reductive version of the modern Shed style that combined opposing geometric shapes. Its materials are utilitarian, and include composition shingle roofing and faux board and batten siding made of T1-11 paneling. The cottage's windows appear to be all or mostly reused from other buildings, and include an older sliding sash window with cross-hatched muntins, a large rectangular fixed-sash window with faux muntins and an irregular-shaped upper gable light, and several single light fixed-sash and casement windows. One doorway contains a single older French door with single-light sidelights but two other doorways are missing their door panels. (See Property Photographs, Appendix 2)

## BUILDING AND SITE HISTORY

### Background

The study property was once part of larger 34-acre parcel located on the east side of Middle Road that was acquired in 1913 by William H. Bartlett, Sr. for use as a polo field. Bartlett was a wealthy businessman from Chicago who had recently erected homes for himself and his son on the west side of Middle Road. The newly-organized Santa Barbara Polo Club, which counted among its officers Clinton B. Hale, Elmer J. Boeske, and Charles W. Dabney, leased the land from Bartlett and hired F. T. Underhill to design a clubhouse. The long, narrow clubhouse, which paralleled the nearby Middle Road, was built of reinforced concrete and was completed in 1914. Viewing stands were also installed on its north and south elevations. The polo field was opened in 1916 following the maturation of its newly-planted turf. The Bartlett Polo Field, including its clubhouse, viewing stands, and field, is depicted in the 1918 edition of the Sanborn Map. The clubhouse and viewing stands were also captured in three photographs taken about 1920 by an unknown photographer. By 1924, according to the next Sanborn Map edition, the club had erected wood stables and other accessory buildings along Middle Road to the south of the clubhouse. An aerial photograph taken about 1930 and reprinted in a recent magazine article shows the entire polo club property and facilities, as described above. The polo field operated until 1932 when it succumbed to the economic constraints resulting from the Great



Depression. During its heyday the Bartlett Polo Field, along with a small group of other polo fields in the area, made Santa Barbara a regional center for the sport of polo.<sup>1</sup>

The polo club property was apparently unoccupied for several years when Benjamin B. Horner, an architect and builder, and his wife Esther, purchased ten of its original 34 acres in 1939. Their parcel included the old clubhouse, the viewing stands, and a portion of the original riding field. Horner converted the clubhouse into a residence and moved onto the property with his family. The Horners occupied the converted home, presently located at 185 Middle Road, until 1948. Horner is said to have designed several homes in the Los Angeles area prior to moving permanently to Montecito in 1931. He won a number of architectural commissions in Santa Barbara and Montecito, where he designed homes in a variety of period revival styles. Some consider his best design to be Croyden House, a late Medieval English style manor house built in 1928 at 165 Middle Road. Horner was also an avid amateur photographer who traveled widely in California in the 1920s to capture images of the state's earliest adobe structures. Horner died in 1971.<sup>2</sup>

### Main Residence

In 1941 Horner was issued a building permit to build a single-story, 20'x42' residence with concrete slump block walls 60 feet south of his converted clubhouse home on Middle Road. It has been said, but not documented, that he used the old concrete foundation of the southern polo field viewing stand as the foundation for the small house. In any case, the 1941 structure, which Horner is said to have built as a rental unit, comprises the present north-south wing of the existing main residence on the study property. The 1942 Sanborn Map depicts the structure in its present location. Four years later, in 1945, he was issued another permit to add a two-story wing on the south elevation as well as to extend the east elevation wall of the original house. The 1945 additions comprise the present east-west wing as well as the present configuration of the east elevation of the existing main residence.<sup>3</sup> A short kitchen and laundry wing was added at the southwest corner of the house at an unknown date. Based on its design and materials it was probably added in the 1960s or 1970s.

Horner apparently began subdividing his original ten-acre property in the 1940s and is said to have built a small number of homes on the new parcels prior to moving to Ojai in 1948. It is not clear when the study property was officially made a separate parcel, but Robert C. and Martha Woodhead occupied the Main Residence and probably owned the study property for

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<sup>1</sup> David F. Myrick, *Montecito and Santa Barbara* (Glendale, CA: Trans-Anglo Books, 1988, 1991), Vol. I, 170-173, Vol. II, 425-434; Montecito Sanborn Maps, 1918 and 1924, Montecito History Committee Archives; three anonymous photographs, "Bartlett Polo Club" file, Montecito History Committee Archives; Hattie Beresford, "The Way it Was: Early Polo in Santa Barbara," *Montecito Journal*, Summer/Fall, 2013, 80-92.

<sup>2</sup> Benjamin B. Horner biographical information included in the finding aid for the Horner Architectural Photography Collection, Cal Poly, San Luis Obispo, as found at: [www.lib.calpoly.edu/specialcollections/findingaids/ms110](http://www.lib.calpoly.edu/specialcollections/findingaids/ms110); "Former Bartlett Polo Clubhouse Remodeled," *Santa Barbara News-Press*, September 10, 1939; "Croyden: English Country Estate in the Heart of Montecito," as found at: [www.sbphototours.com](http://www.sbphototours.com); Harry W. Kolb, "A Summary of Notes," [184 Middle Road], February 22, 1983, on file at the Montecito History Committee Archives; Santa Barbara and Montecito city directories, 1940-1948, Santa Barbara Public Library.

<sup>3</sup> Santa Barbara County building permits, No. 389, February 27, 1941, and No. 498, May 9, 1945, on file at the County Planning and Development Department; Kolb, "A Summary of Notes," February 22, 1983; Montecito Sanborn Maps, 1942 and 1958, on file at the Montecito History Committee Archives.



several years beginning in about 1951. Woodhead, who is listed as a salesman in city directories, died in 1959. Martha Woodhead continued to occupy the property for approximately two years. Augustus Daily, Jr., and his wife Natalie, acquired the property in 1962. Daily received a Ph.D. in psychology from Washington University in St. Louis in 1951 and went on to practice as an industrial psychologist for a steel company in Pittsburgh, Pennsylvania, for the American Institute for Research in Santa Barbara, and for several firms as a consultant in the Los Angeles area. The couple divorced in 1966 but Natalie Daily and their three children continued to occupy the study property. Mrs. Daily was an active social and political activist who opened the first UNICEF shop in Santa Barbara, was State Senator Al Weingand's secretary in the Santa Barbara office, and traveled extensively with her children in Central America. Mr. Daily died in 2003, and Mrs. Daily, who lived on the study property until her death, died in 2006.<sup>4</sup>

### Front Cottage

This cottage was built in 1941 when Lewis P. Whitney was issued a permit for a single-story frame residence near the intersection of Coast Village and Middle roads. Its address was initially listed as 21 Middle Road. The building permit lists Harriet Moody as the architect and Dixon H. MacQuiddy as the builder. Whitney was issued a second permit in 1945 to add a short wing with a bay window to the rear elevation of the cottage but no architect's name is provided on the permit. There is little biographical information on the Whitneys. The federal census report of 1940 lists Whitney as twenty-four-year-old unemployed hotel waiter living on Medio Road in Santa Barbara with his wife Lillian. Lillian is listed as an employed hotel waitress. Whitney served in either the Army or the Navy during World War II and upon his return to civilian life, according to the city directory of 1946, found employment as a bartender. This was the last piece of information found on Whitney who apparently disappeared from Santa Barbara's historical stage after this time. The address 21 Middle Road is listed subsequently only once, in 1948, when Mrs. Agnes H. Waddell is named as the occupant.<sup>5</sup>

Although there is no doubt that the cottage remained in its original location over the next 37 years, its address, owner and/or occupant, and usage varied during this period, casting a veil of ambiguity over its history. The address 113 Middle Road, the last address assigned to the cottage, was not listed until the early 1970s. From 1975 until 1985, the number 113a or 113b was listed, in an apparent reference to the cottage, to differentiate it from 113 proper. The cottage was occupied in the mid-1970s by a construction worker, followed by a real estate agent who either lived there or used it as an office. In 1972 the architects Sherrill Broudy and Carl J. Madsen depicted the cottage as an existing "office" in the rear of a commercial lot at 1170 Coast Village Road where they were designing a new office building. Broudy's firm, Forms and Surfaces, occupied the new building and apparently used the cottage as an office. Forms and Surfaces was preparing to demolish the cottage in 1984 to make room for a new building when Natalie Daily volunteered to preserve it by moving it to her property at 170 Middle Road. On July 19, 1985, the cottage was separated into two pieces, the cottage proper and the garage,

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<sup>4</sup> Augustus D. Daily, Jr. obituary, *Santa Barbara News-Press*, April 27, 2003; Natalie Daily obituary, *Santa Barbara News-Press*, November 28, 2006; Santa Barbara and Montecito city directories, 1950-1985, Santa Barbara Public Library.

<sup>5</sup> County building permits, No. 399, June 4, 1941, and No. 480, February 13, 1945, on file in the street file for 1170 Coast Village Road, Santa Barbara City Records and Archives Division; 1940 federal census as provided at Ancestry.com; Santa Barbara and Montecito city directories, 1941-1950, Santa Barbara Public Library.



and moved to the study property. The well-preserved yet neglected cottage was placed on a new cinderblock foundation and its exterior was restored with new roofing, fresh paint, and new wood decks on its front and rear elevations.<sup>6</sup>

### Rear Cottage

According to Marla Daily, daughter of Augustus and Natalie Daily, the rear cottage was originally a horse stall and tack room that was built in the 1960s. Sometime in the late 1980s, Daily recalls, following the relocation of the Moody cottage to the front of the study property, it was decided to convert the old equine structure to a cottage. Mildred Moody, the last surviving Moody sister, was a friend of Natalie Daily's and, although now about 90 years old, consulted on the design of the cottage. It was Moody, Marla Daily says, who suggested the uneven span and divergent rakes of the roof; the window with the cross-hatched muntins; and the scroll-sawn stair balusters and decorative wood scalloping inside.<sup>7</sup> No building permits or other type of documentation for this cottage was found.

## SITE HISTORICAL THEMES

One broad theme in Montecito and Southern California history is the building of great estates during the years 1890-1930. During this period many of the newly rich who derived their wealth by exploiting the nation's emerging industrial economy, as well a number of those whose wealth was "old," sought to display their affluence by recreating the formality and grandeur of the great European estates. This trend coincided with the newly-found interest in Mediterranean architectural themes, particularly Mission Revival and Spanish Colonial Revival, and other revival styles. The privileged set also established social and recreational organizations during this period, which included country, polo, and equestrian clubs. The Bartlett Polo Field, which operated on the study property from 1916 to 1932, was one of several polo fields in Santa Barbara and Montecito that were organized during this period.<sup>8</sup>

A subsequent broad theme in Montecito and Southern California history is the subdivision of many of the large estates during the thirty-year period (1945-1975) following World War II. This resulted in the influx upper middle class and wealthy families who built expansive ranch- or villa-type houses that were smaller in scale and on smaller lots than those of great estate builders. The subdivision and development of the former Bartlett Polo Field typified this theme of suburbanization in Montecito.<sup>9</sup>

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<sup>6</sup> Montecito and Santa Barbara city directories, 1950-1985; Sherrill Broudy and Carl J. Madsen, "Proposed Office Building for S. Broudy and W. Stratton, 1170 Coast Village Road, Santa Barbara, CA," August 18, 1972, on file in the street file for 1170 Coast Village Road, Santa Barbara City Records and Archives Division; "Natalie Daily Saves a Little of the Past," *Montecito Life*, February 13, 1986; County building permit to move cottage, No. 106729, December 20, 1984, on file at the County and Planning and Development Department.

<sup>7</sup> Email communication, Marla Daily to Ronald L. Nye, July 10, 2013.

<sup>8</sup> Susan Crawford, et al., *Gardens of Santa Barbara* (Santa Barbara: Haagen Printing, 2000), 43-53; David C. Streatfield, *California Gardens: Creating A New Eden* (New York: Abbeville Press, 1994), 104-111; Myrick, *Montecito and Santa Barbara*, Vols. I and II, 1987-1991.

<sup>9</sup> Myrick, *Montecito and Santa Barbara*, Vols. I and II, 1987-1991.



## HISTORICAL SIGNIFICANCE CRITERIA

As required by CEQA regulations, the historical significance of the property has been evaluated in terms of its eligibility as a Santa Barbara County Landmark or Place of Historic Merit, and for listing on the California Register of Historic Resources (CRHR) and National Register of Historic Places (NRHP). CEQA defines a significant historical resource, for the purposes of review, as a resource listed in, or determined to be eligible for listing in, the CRHR, or included in, or be eligible for listing in, a local register of historic resources (Section 15064.5(a)). By definition, the CRHR also includes properties formally determined eligible for, or listed in, the National Register of Historic Places, as well as selected State Historical Landmarks. The study property is not presently listed on any local, state or national registers of historic places.

### **Santa Barbara County Significance Criteria**

According to County of Santa Barbara guidelines<sup>10</sup>, to qualify as a significant historical resource, a property must:

- A) Possess integrity of location, design, workmanship, material, and/or setting.
- B) Generally, but not in all cases, be at least fifty years old.
- C) Demonstrate one or more of the following association-related criteria:
  - 1. Be associated with an event, movement, organization or person that/who has made an important contribution to the community, state or nation.
  - 2. Was designed or built by an architect, engineer, builder, artist or other designer who has made an important contribution to the community, state or nation.
  - 3. Is associated with a particular architectural style or building type important to the community, state or nation.
  - 4. Embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface materials or method of construction or technology.
  - 5. Is associated with a traditional way of life important to an ethnic, national, racial or social group, or to the community at large.
  - 6. Illustrates broad patterns of cultural, social, political, economic or industrial history.
  - 7. Is a feature (i.e., structure, building, structural element, object, tree, garden, etc.) or a cluster of features that convey a sense of time and place that is important to the community, state or nation.
  - 8. Is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore or cultural geography.

To evaluate a resource, each of the above elements is assessed and given a significance ranking, from 1 through 3 and E, corresponding to the terms low (1), good (2), high (3), and

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<sup>10</sup> "County of Santa Barbara, Resource Management Department, Cultural Resource Guidelines, Historic Resources Element," Revised, January 1993.



exceptional (E). Each element is ranked separately. The overall level or threshold of significance is determined by the average of its individual rankings. The resultant level of significance is used to determine what treatment a resource should be given within the planning process. An exceptional rating in any element indicates that the resource should receive special consideration, usually preservation, in the planning process. A good or high rating indicates that the resource is significant, and should be recognized, but not necessarily through preservation. A low rating indicates that the resource is not considered significant for planning purposes.

### **California Register of Historical Resources Criteria**

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

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;  
or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

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

### **National Register of Historic Places Criteria**

The significance criteria for determining eligibility for the NRHP, as defined in the Code of Federal Regulations, Title 36, Part 60, are as follows:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.



## ASSESSMENT OF HISTORICAL SIGNIFICANCE

The Santa Barbara County, California Register of Historical Resources, and National Register of Historic Places criteria for significance were applied to the surveyed buildings, and based on research and field inventories, the following findings were made:

### Santa Barbara County Criteria

#### *Integrity*

Integrity means that the resource retains the essential qualities of its historic character.

Main Residence: The residence has retained its integrity of *location* and *setting* because it remains in its original place and its neighborhood remains residential. However, the residence does not retain integrity of *design* because its original design was utilitarian, lacking in architectural distinction, and was subjected to uncharacteristic alterations and additions. It has not retained its integrity of *materials* or *workmanship* because its materials are commonplace and its workmanship is standard. *Rating: 1 (low)*

Front Cottage: The cottage has lost some integrity due to its relocation from its original *location* and *setting*. However, its north-facing orientation was retained and it remains within the same residential neighborhood. It has retained a high level of *design* integrity because it accurately reflects its original Moody cottage design and no significant alterations have been made to its exterior. It retains a high level of its integrity of *materials* because nearly all of its important physical elements are original or have been replaced with compatible materials. The cottage also retains a high level of its integrity of *workmanship* due to such elements as its steeply-pitched roof, picturesque massing, and whimsical woodworking details. *Rating: 3 (high)*

Rear Cottage: This cottage dates from the late 1980s and is thus not fifty years of age. Although its *location* and *setting* have not changed, it has retained no integrity of *design*, *materials*, and *workmanship*. It lacks a cohesive style or distinctive qualities of design. Its materials are basic and its construction details do not reflect high quality craftsmanship. *Rating: 1 (low)*

#### *Age*

Main Residence: This structure is nearly 75 years old. *2 (good)*

Front Cottage: This structure is also nearly 75 years old. *2 (good)*

Rear Cottage: This structure is only about 26 years old. *1 (low)*

*Association with an event, movement, organization, or person important to the community, state, or nation*

Main Residence: The residence has been found to have no strong association with any person, event, movement or organization important to local, state, or national history. It is located on the former Bartlett Polo Field site, but the polo field closed in 1932, nine years before the main



residence was built. Its association with the old polo field, therefore, is negligible. It is said, but not documented, that the house was placed on the old foundation of a former polo field viewing stand. Although the original wing of the residence appears to be situated in the same area as the former southern viewing stand, a visual inspection of the structure's foundation could not confirm or refute the existence of the former viewing stand foundation below the structure. Even if the assertion is true, the association between the main residence and the polo field would remain marginal and not significant. The house's builder and original owner, Benjamin B. Horner, was an active architect in the area, but he is not considered to be someone who made significant contributions to regional history or culture. None of the other owners and occupants of the main residence are recognized as persons whose activities were important to the history of the community, state or nation. *1 (low)*

Front Cottage: This residence has also been found to have no strong association with any person, event, movement or organization important to local, state, or national history. Its first owners and occupants, Lewis P. and Lillian Whitney, were hotel service workers, and while the remaining portion of the cottage's history remains murky, it would appear that it was used variously as a guest cottage, working class lodging, and business offices. *1 (low)*

Rear Cottage: This approximately 26-year old cottage has no documented history of its occupants or uses and thus has no known significant associations with individuals, groups, or individuals important to history. *1 (low)*

### *Designer*

Main Residence: This residence was designed and built by Benjamin B. Horner. Horner is not recognized in historical or biographical sources as an outstanding designer, building contractor, or craftsman. *1 (low)*

Front Cottage: This cottage was designed by the acclaimed local architect, Harriet J. Moody. Moody was born in Santa Barbara in 1891 and acquired her architectural training by working in a local architect's office and in designing houses for her father, a building contractor. She served as assistant city engineer in the early 1920s, but in the late 1920s joined her former supervisor in a business partnership to develop subdivisions in the Goleta area. Moody designed her first fanciful Medieval English cottage in 1932. It was built on Coast Village Road for her sister Mildred, an artist whose specialty was decorating home interiors and furnishings, for use as a studio. The highly visible first cottage garnered such comment that Moody won commissions to build 34 more whimsically-styled homes during the 1930s and 1940s. Most of these cottages were built in Montecito, including six on Periwinkle Lane and six more on Rosemary Lane. The Moody sisters collaborated on the planning and layout of these commissions but Harriet concentrated on the overall structural design and Mildred focused mostly on the decorative interior details. It is said that a third sister, Brenda, also lent a hand on these projects, presumably because she was a professional escrow officer and real estate agent. A fourth sister, Wilma, pursued a successful career in banking and probably was not deeply involved in Moody cottage projects. Dixon H. MacQuiddy was the building contractor whom the sisters used most often for their quaint homes.



Moody cottages were typically compact in size, fanciful in form, and sprinkled with “old world” architectural elements such as tiny gabled entry porches, diamond pane windows, canted corners, wall dormers, and multiple roof types. Common characteristics were: cross-gabled roofs with steeply-pitched slopes; uneven span gables; wood shingle roofing; and board and batten siding. Although the Moodys were charmed by the small, storybook English cottage theme, their modest and less costly cottages were also a pragmatic response on their part to the Great Depression of the 1930s. The Moodys also shrewdly salvaged such items as doors, windows, and finished wood from demolished homes and reused them in their own cottages to save costs and to contend with the shortage of building materials during the World War II years of the 1940s. The incorporation of salvaged materials added a quirky charm to the cottages that became a hallmark of their work. The Moody cottages, then, may to some extent be understood as products of their hardscrabble era. Harriet Moody retired in 1950 and died in 1966. Mildred Moody died in 1996.<sup>11</sup> *E (exceptional)*

Rear Cottage: No formal designer is associated with this structure although Mildred Moody consulted on its construction in the late 1980s. It was Harriet Moody, however, not Mildred, who was the family’s architect, and Harriet is recognized as the originator of the “Moody Sisters” cottage style. Mildred was a creative partner in the cottage projects but her specialty was designing the decorative pallets of the homes, particularly the interior spaces. The approximately 26-year old structure, in any case, reflects no cohesive style, is utilitarian in materials and workmanship, and rates significantly lower in quality in comparison to the renowned “Moody Sisters” storybook cottages or their numerous remodel projects undertaken during the years 1930-1950. *1 (low)*

#### *Architectural Style or Building Type*

Main Residence: This home was built with commonplace materials, exhibits standard quality workmanship in construction details, and its style may be said to resemble a reductive version of the Ranch style. It lacks stylistic attributes consistent with distinctive examples of the style, such as those designed by Cliff May or William Wurster, and its mixture of window and door types, and modern alterations, earns this structure a low score in this criteria. *1 (low)*

Front Cottage: This cottage retains most of the attributes associated with Moody cottages and is a high quality example of the style. These include the gabled entry porch, cross-hatched window muntins, canted corners, wall dormer, salvaged windows, and multiple roof types, as discussed above. The cottage, however, is smaller and not as architecturally elaborate as the Moodys’ somewhat larger and more stylistically complex versions of their Medieval English cottage-style homes. This is probably because the cottage was designed to accommodate the financial abilities of their working class clients, Lewis P. and Lillian Whitney. If this is the case, the cottage represents one of the few examples of a Moody cottage designed for working class owners. *3 (high)*

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<sup>11</sup> Myrick, *Santa Barbara and Montecito*, Vol. 1, 230-231; Herb Andree, et al., *Santa Barbara Architecture* (Santa Monica: Hennessey and Ingalls, 2005), 173-175, 313; Marion Gregston, “The Way it Was: The Moody Sisters’ Cottages,” *Montecito Journal*, November 6-19, 2003; Post/Hazeltine Associates, “Historic Structures Report: 2 Rosemary Lane, Santa Barbara, California,” February 6, 2005.



Rear Cottage: This recently-built cottage is unusual in design but cannot be considered a high quality example of any particular style or type of building. *1 (low)*

*Construction and Materials*

Main Residence: Standard types of construction methods and building materials were used in the erection of this home. *1 (low)*

Front Cottage: This is a very high quality example of a Moody Sisters cottage style home that includes representative examples of the creative use of materials and craftsmanship. *3 (high)*

Rear Cottage: Standard types of construction methods and building materials were used in the erection of this cottage. *1 (low)*

*Traditional Lifeways – Not Applicable*

*Association with Broad Themes of History*

Main Residence: The residence has a distant association with the broad theme in Montecito's history of the building of great estates during the years 1890-1930. This is because it was built nine years after the closing of the Bartlett Polo Field, a popular recreational venue for wealthy residents of Montecito. It also has a distant association with the suburbanization of Montecito during the period 1945-1975 because its lack of architectural distinction prevents it representing typical homes of that era. *1 (low)*

Front Cottage: This Moody cottage has an indirect association with the broad theme of suburbanization in Montecito because it was built before the end of World War II and was built for below average income earners. It none the less represents the onset of a trend in Montecito to subdivide larger properties and intensify development for the benefit of less wealthy property owners. *2 (good)*

Rear Cottage: This cottage's recent construction, lack of historical integrity, and undecipherable style precludes any meaningful association with any broad themes in Montecito's history. *1 (low)*

*Conveys an Important Sense of Time and Place*

Main Residence: The residence's low level of historical integrity and commonplace style prevent it from conveying an important sense of time and place dating to an earlier era. *1 (low)*

Front Cottage: The cottage's high level of historical integrity and readily identifiable "Moody Sisters" style convey a strong sense of time and place dating to the 1940s. *3 (high)*

Rear Cottage: The cottage's young age and low level of historical integrity renders it incapable of conveying an important sense of time and place dating to the earlier era. *1 (low)*

*Able to Yield Information – Not Applicable*



### *Summary of County Significance Criteria Findings*

The three residences at 170 Middle Road merit the following overall ratings in historical significance under Santa Barbara County criteria:

Main Residence: *Low.* The Main Residence was found to not qualify as a historically or architecturally significant resource under County significance criteria and does not merit listing as a County Place of Historic Merit or a County Landmark.

Front Cottage: *Excellent.* The Front Cottage was found to qualify as an architecturally significant resource under County significance criteria and merits listing as a County Landmark.

Rear Cottage: *Low.* The Rear Cottage was found to not qualify as a historically or architecturally significant resource under County significance criteria and does not merit listing as a County Place of Historic Merit or a County Landmark.

### **California Register of Historic Resources Criteria**

Main Residence: The residence has not retained its historical integrity but it is over 50 years old. It is not associated with events that contributed to broad patterns of local or state history. It therefore does not meet Criterion A. It does not have a strong association with individuals who are important to the history of the state of California. Hence, it does not meet Criterion B. The residence does not embody any distinctive architectural characteristics of a particular style, building type, or historical period, and does not represent the work of a master craftsman. It therefore does not meet Criterion C. The property would appear not to have the potential to yield information important to history or prehistory, and thus does not meet Criterion D. In summary, the building is not eligible for listing on the CRHR.

Front Cottage: The cottage has retained its historical integrity and it is over 50 years old. It is not associated with events that contributed to broad patterns of local or state history. It therefore does not meet Criterion A. It does not have a strong association with individuals who are important to the history of the state of California. Hence, it does not meet Criterion B. The Moody sister "Fairytale" cottage embodies distinctive architectural characteristics of a particular style and represents the work of Harriet Moody, a master craftsman. It therefore meets Criterion C. The cottage would appear not to have the potential to yield information important to history or prehistory, and thus does not meet Criterion D. In summary, the building is eligible for listing on the CRHR.

Rear Cottage: The cottage has not retained its historical integrity and is not over 50 years old. It is not associated with events that contributed to broad patterns of local or state history. It therefore does not meet Criterion A. It does not have a strong association with individuals who are important to the history of the state of California. Hence, it does not meet Criterion B. The cottage does not embody any distinctive architectural characteristics of a particular style, building type, or historical period, and does not represent the work of a master craftsman. It therefore does not meet Criterion C. The cottage would appear not to have the potential to yield



information important to history or prehistory, and thus does not meet Criterion D. In summary, the building is not eligible for listing on the CRHR.

### National Register of Historic Places Criteria

Main Residence: For the same reasons listed above under CRHR criteria, the residence does not qualify for listing on NRHC.

Front Cottage: The Moody cottage meets Criterion C at the local level for its distinctive “Moody Sisters” style architectural characteristics and for its architect, Harriet Moody. The cottage is thus eligible for listing on the NRHP.

Rear Cottage: For the same reasons listed above under CRHR criteria, the cottage does not qualify for listing on NRHC.

### Summary of Historical Significance Assessment

Main Residence: The Main Residence was found to not qualify as a historically or architecturally significant resource under County significance criteria and does not merit listing as a County Place of Historic Merit or a County Landmark. Likewise, it does not qualify for listing on the California Register of Historic Resources or the National Register of Historic Places.

Front Cottage: The Front Cottage was found to qualify as a historically and architecturally significant resource under County significance criteria and merits listing as a County Landmark. The cottage also qualifies for listing on the California Register of Historic Resources and the National Register of Historic Places.

Rear Cottage: The Rear Cottage was found to not qualify as a historically or architecturally significant resource under County significance criteria and does not merit listing as a County Place of Historic Merit or a County Landmark. Likewise, it does not qualify for listing on the California Register of Historic Resources or the National Register of Historic Places.

### ASSESSMENT OF POTENTIAL PROJECT IMPACTS

The revised proposed project would demolish the Main Residence and the Rear Cottage. Since the Main Residence and Rear Cottage were found to not qualify as historical or architectural resources under County, state, and federal significance criteria, no significant impacts, as defined by the California Environmental Quality Act (CEQA), would result from their demolition.

The revised proposed project would also preserve the Front Cottage and relocate it intact to another property in Montecito. The Front Cottage was found to qualify as a County Landmark and is therefore considered a significant historical and architectural resource under County significance criteria. It also qualifies for listing on the California Register of Historic Resources



and the National Register of Historic Places. The cottage was moved from its original location near the intersection of Middle and Coast Village roads to the study property at 170 Middle Road in 1985. The presently-proposed relocation, therefore, would not diminish the cottage's integrity of location or setting because these components of its historical integrity have already been compromised. Despite this loss, as discussed above, the Front Cottage possesses a high level of historical and architectural significance due to its well-preserved "Moody Sisters" cottage style, its designer Harriet Moody, its well-crafted design details, and its ability to convey a sense of time and place dating to an earlier era.

The proposed relocation of the Front Cottage has the potential to significantly impact a historic resource. Under CEQA, a significant impact to a historic resource occurs when a substantial adverse change to the resource is brought about by "demolition, destruction, relocation, or alteration" of the physical characteristics of the resource or its immediate surroundings such that its significance would be "materially impaired." CEQA guidelines provide that if a project involving significant historical resources follows "The Secretary of the Interior's Standards for the Treatment of Historic Properties," the project shall be considered to be mitigated to a level of Less Than Significant (Class III). (CEQA Guidelines 15064.5)

The Secretary of the Interior's Standards, Rehabilitation Approach (1995), are listed below:<sup>12</sup>

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
2. *The historic character of the property shall 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 other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

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<sup>12</sup>U.S. Department of the Interior, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Government Printing Office, 1997) pp. vi-vii; California Office of Historic Preservation, [http://ohp.parks.ca.gov/pages/1054/files/standards\\_chart1.pdf](http://ohp.parks.ca.gov/pages/1054/files/standards_chart1.pdf).



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. *Archaeological 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 historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed relocation of the Front Cottage is presently in the preliminary stages of planning. Since the proposed relocation has the potential to significantly impact the historic character of the Front Cottage, the following measures shall be implemented to ensure that project impacts to historic resources are less than significant:

- 1) The final relocation plan for the Front Cottage, its physical movement, the placement of the cottage in its new location, and any site preparation associated with its placement, shall be monitored by a County-approved architectural historian and County agency staff to ensure that the relocation project adheres to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 2) Upon completion of the relocation project a County-approved architectural historian shall forward a letter to the County Planning and Development Department confirming the proposed project's compliance with the Secretary of the Interior's Standards and with CEQA.

## SUMMARY OF FINDINGS

The Main Residence and the Rear Cottage were found not to qualify as historic resources and their proposed demolition would not result in a potentially significant impact to historic resources. The Front Cottage qualifies as a significant historic resource. The proposed relocation of the Front Cottage has the potential to result in a significant impact to a historic resource. The relocation project shall be monitored by a professional historian and County staff and its compliance with the Secretary of the Interior's Standards and CEQA shall be confirmed in writing by a professional historian.



## SELECTED SOURCES CONSULTED

### Books, Articles and Reference Materials

- Andree, Herb, et al., *Santa Barbara Architecture*, 3<sup>rd</sup> ed., 2005.  
Ching, Francis D. K., *A Visual Dictionary of Architecture*, 1995.  
Gidney, C. M., et al., *History of Santa Barbara, San Luis Obispo and Ventura Counties*, 1917.  
McAlester, Virginia and Lee, *A Field Guide to American Houses*, 1997.  
Myrick, David F., *Montecito and Santa Barbara*, Vols. I and II, 1987-1991.  
O'Neill, Owen H., ed., *History of Santa Barbara County*, 1939.  
Phillips, Michael J., *History of Santa Barbara County, California*, 1927.  
Phillips, Steven J., *Old House Dictionary*, 1994.  
Rice, Richard B., et al., *The Elusive Eden*, 1988.  
Storke, Yda Addis, *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California*, 1891.  
Tompkins, Walker A., *Santa Barbara Neighborhoods*, 1989.  
U.S. Department of the Interior, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, 1997.

### Agencies

Santa Barbara City Records and Archives Division  
Santa Barbara County Planning and Development Department  
    Building and Safety Division  
    Zoning Division  
Santa Barbara County Surveyor's Office

### Libraries

Montecito History Committee Archives  
Santa Barbara Historical Society, Gledhill Library  
Santa Barbara Public Library  
University Library, UCSB



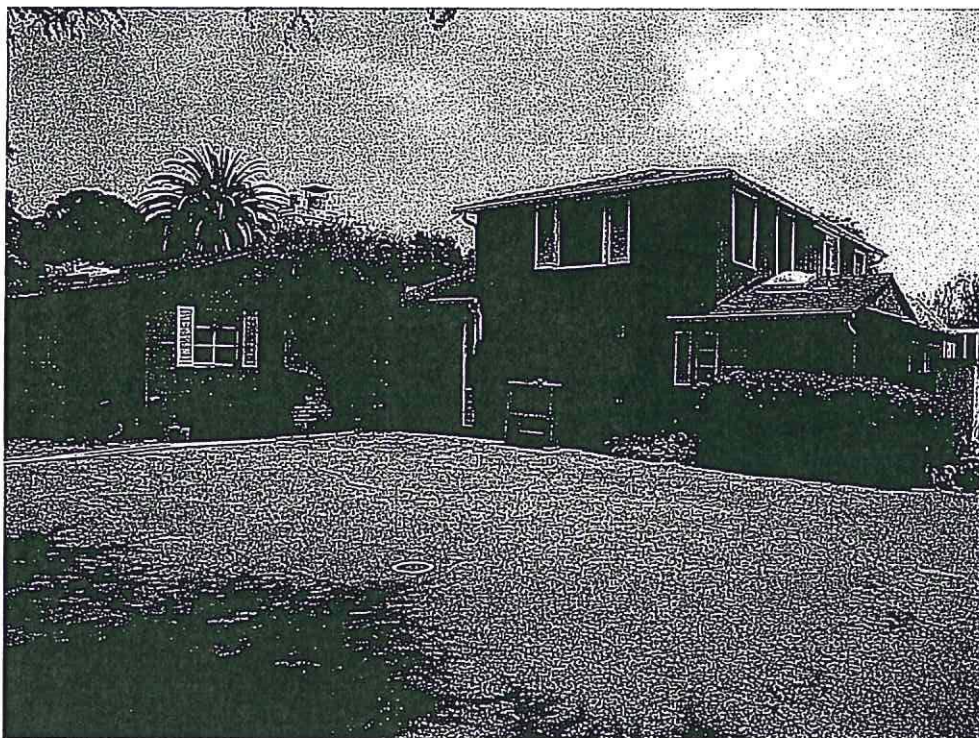
**APPENDIX 1:**  
**SITE PLAN**



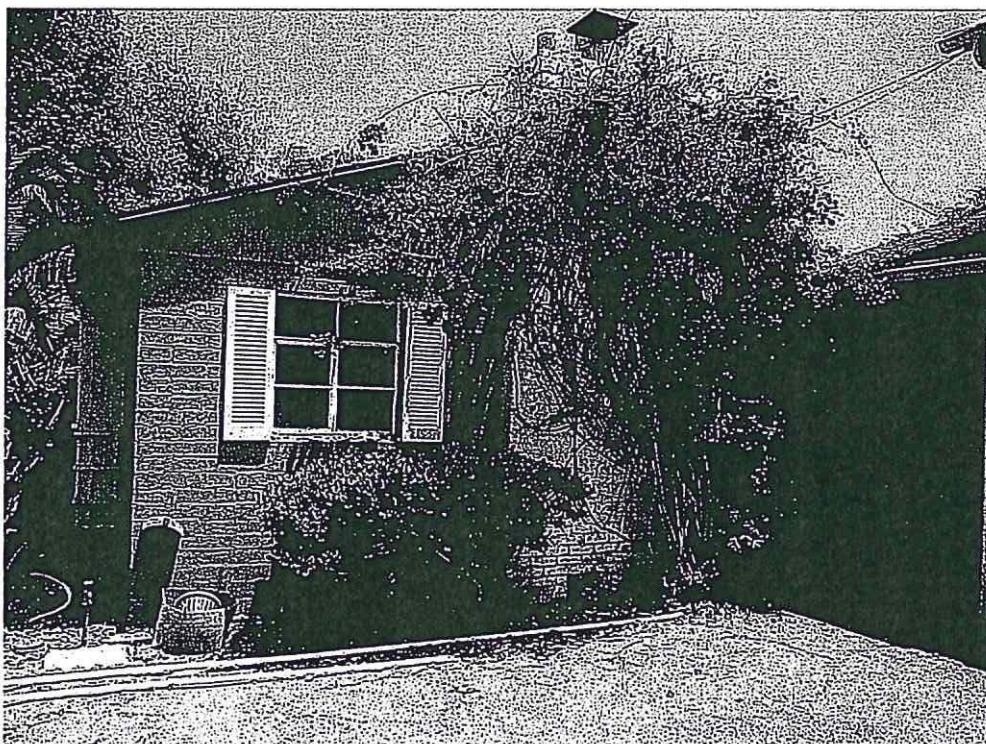
**APPENDIX 2:**  
**PROPERTY PHOTOGRAPHS**



Property Photograph Pages – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013



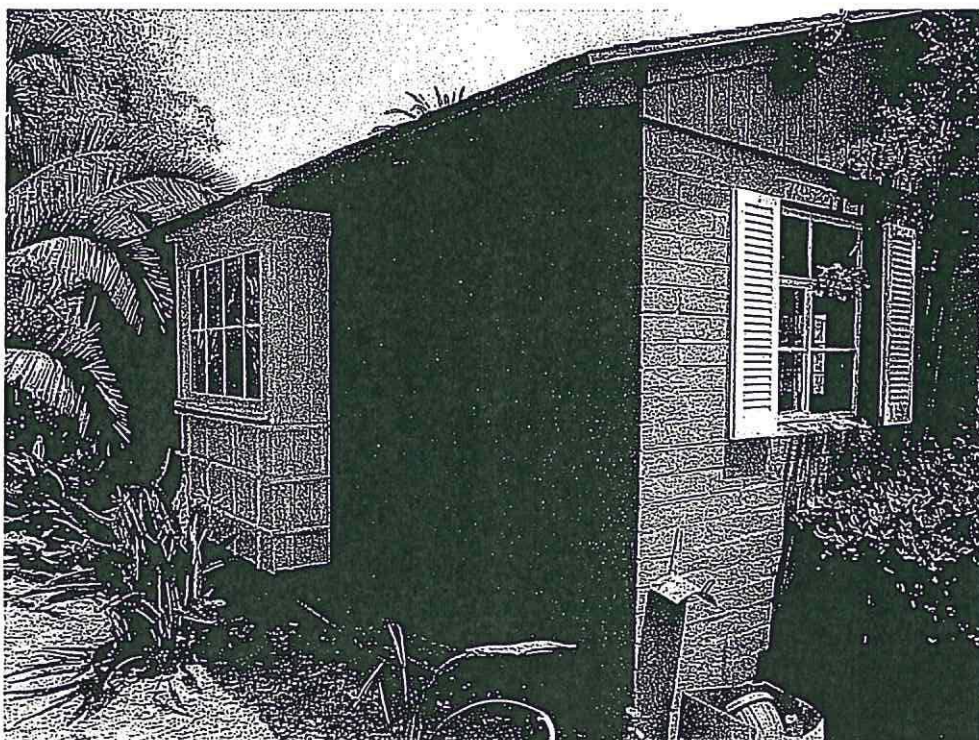
Main Residence, south and west elevations, looking northeast.



Main Residence, south elevation, north-south wing.



Property Photograph Pages – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013



Main Residence, west elevation bay window, north-south wing.

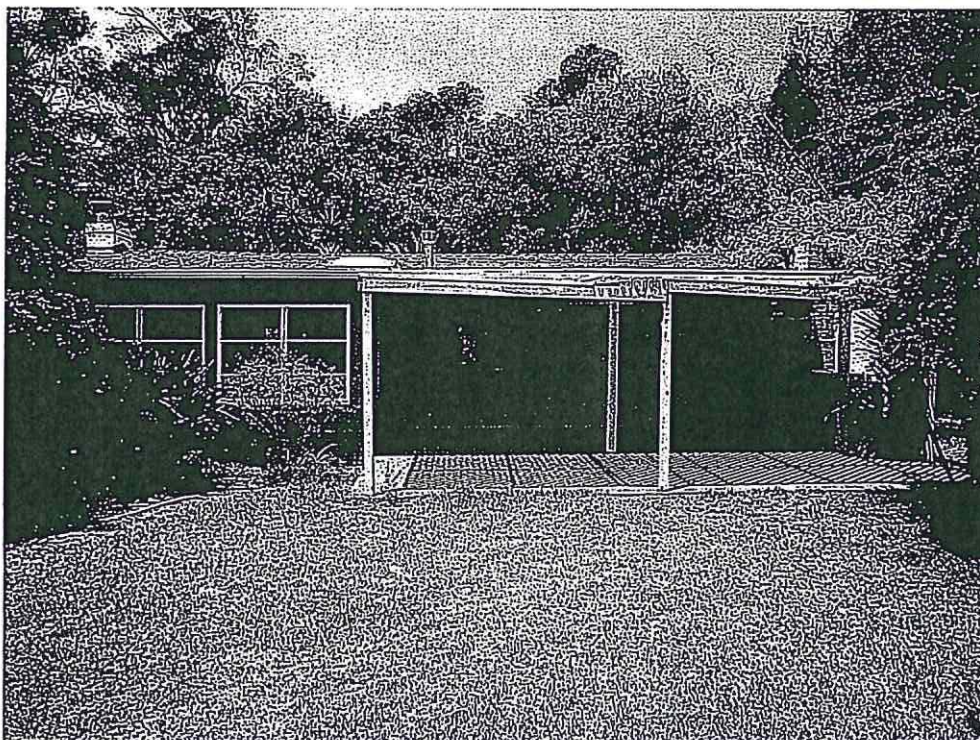


Main Residence, west elevation, north-south wing.





Main Residence, north elevation, north-south wing.



Main Residence, east elevation, north-south wing.



Property Photograph Pages – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013

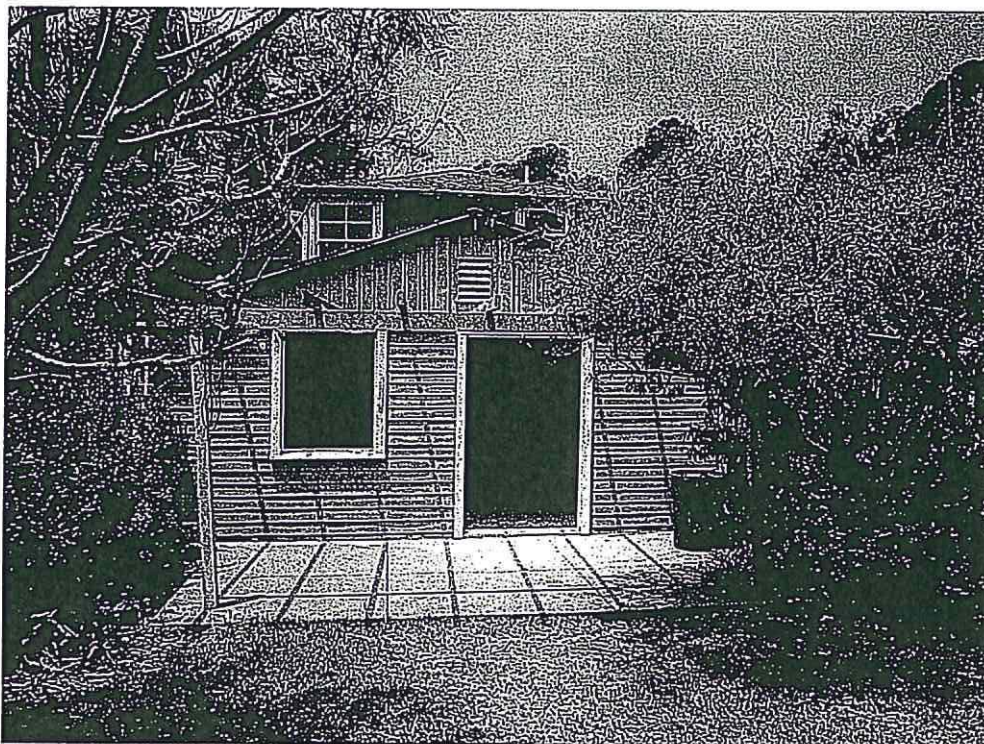


Main Residence, west elevation, east-west wing.



Main Residence, south elevation, east-west wing.





Main Residence, east elevation, east-west wing.

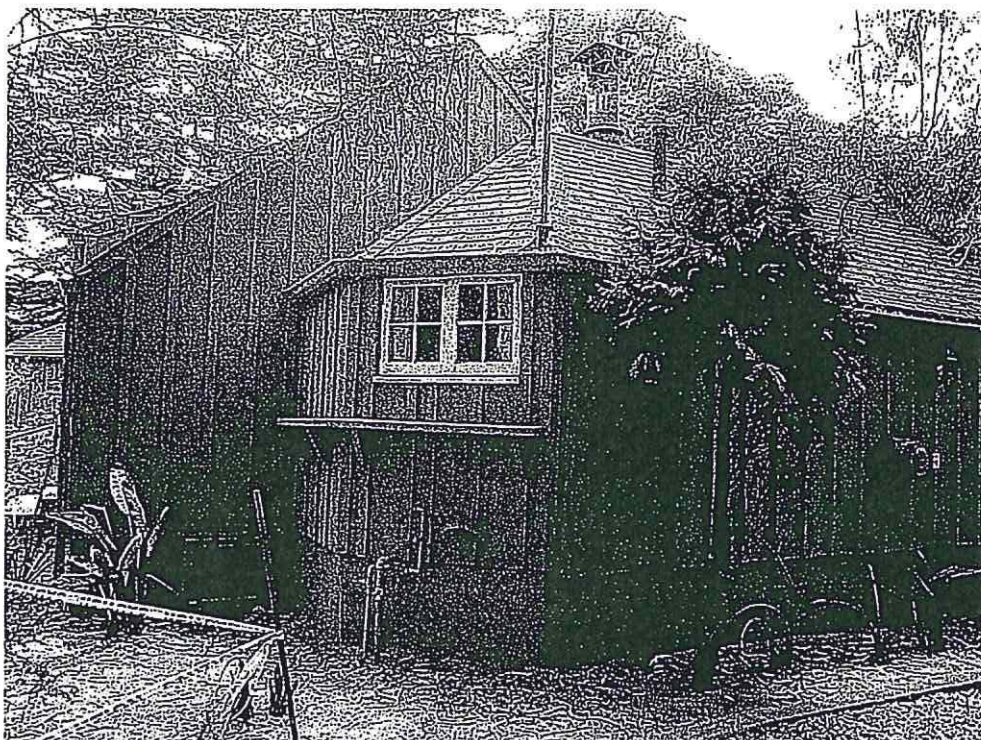


Front Cottage, north elevation, looking south.





Front Cottage, north elevation, looking southwest.



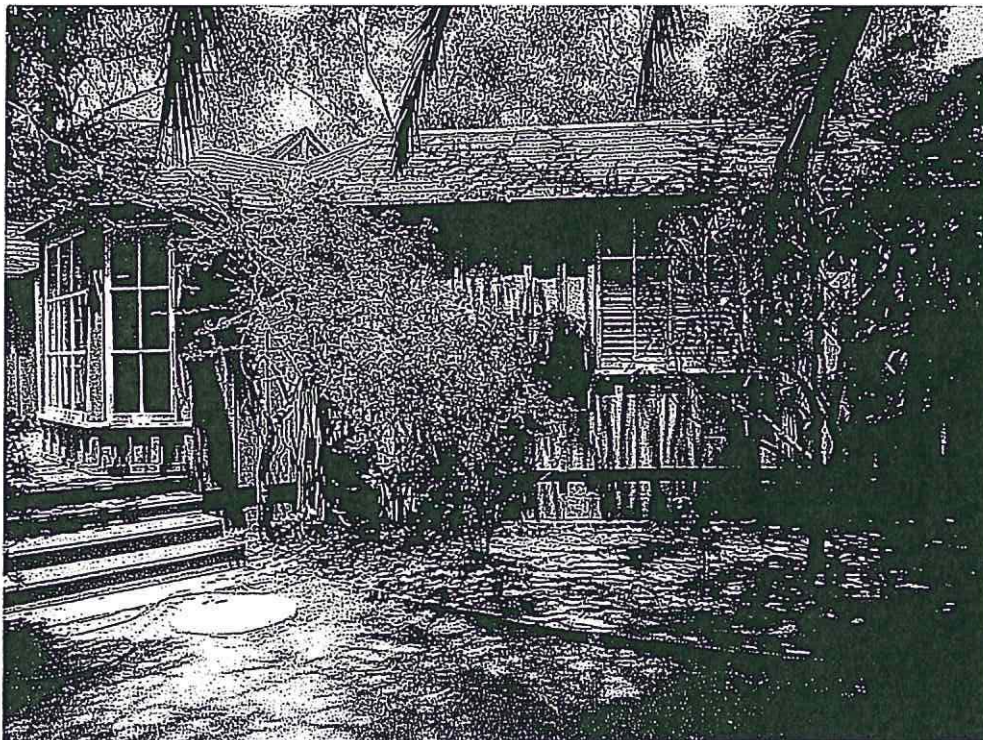
Front Cottage, west elevation, looking east.



Property Photograph Pages – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013

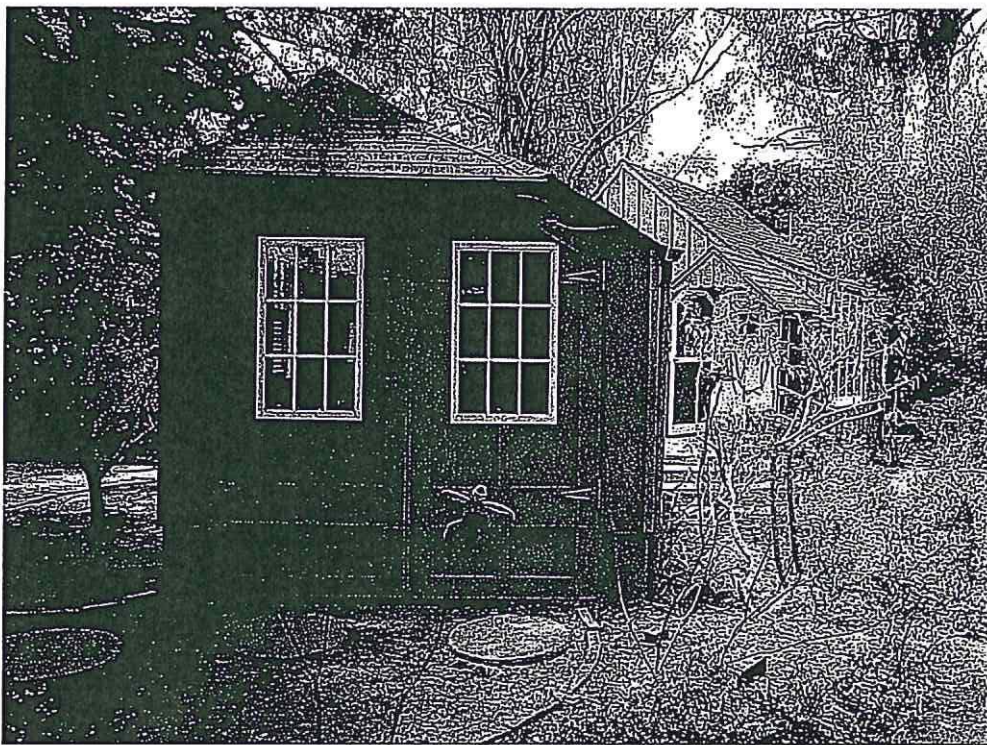


Front Cottage, south elevation, looking northwest.



Front Cottage, east elevation, looking west.



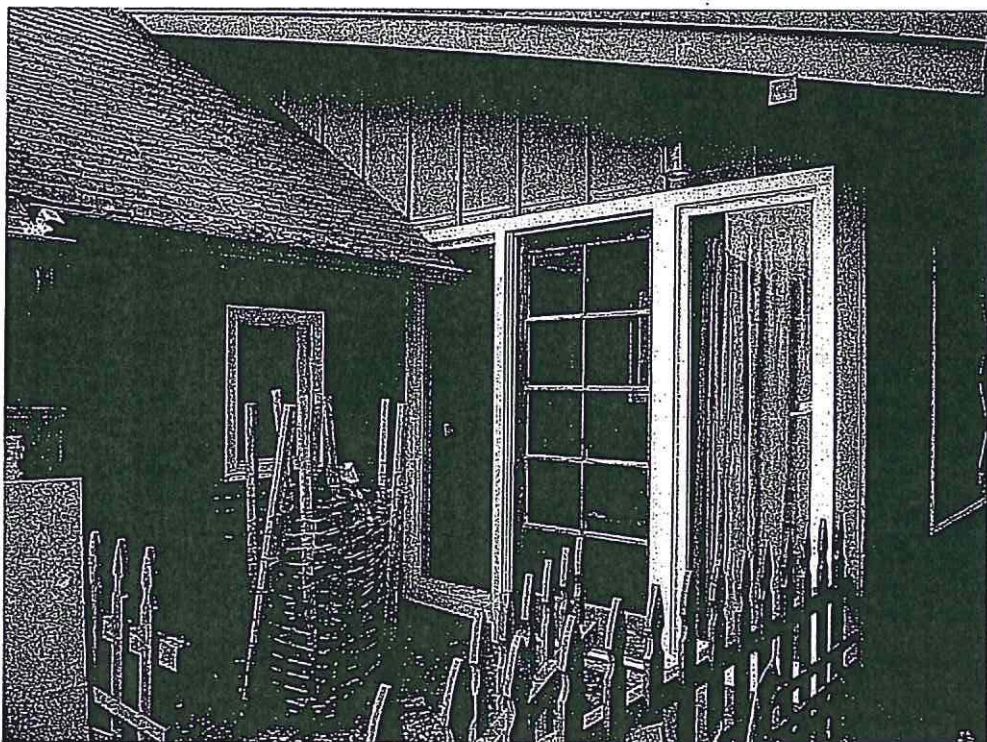


Front Cottage, garage doors, looking southwest.



Rear Cottage, north and west elevations, looking southeast.





Rear Cottage, north elevation entrance, looking southeast.

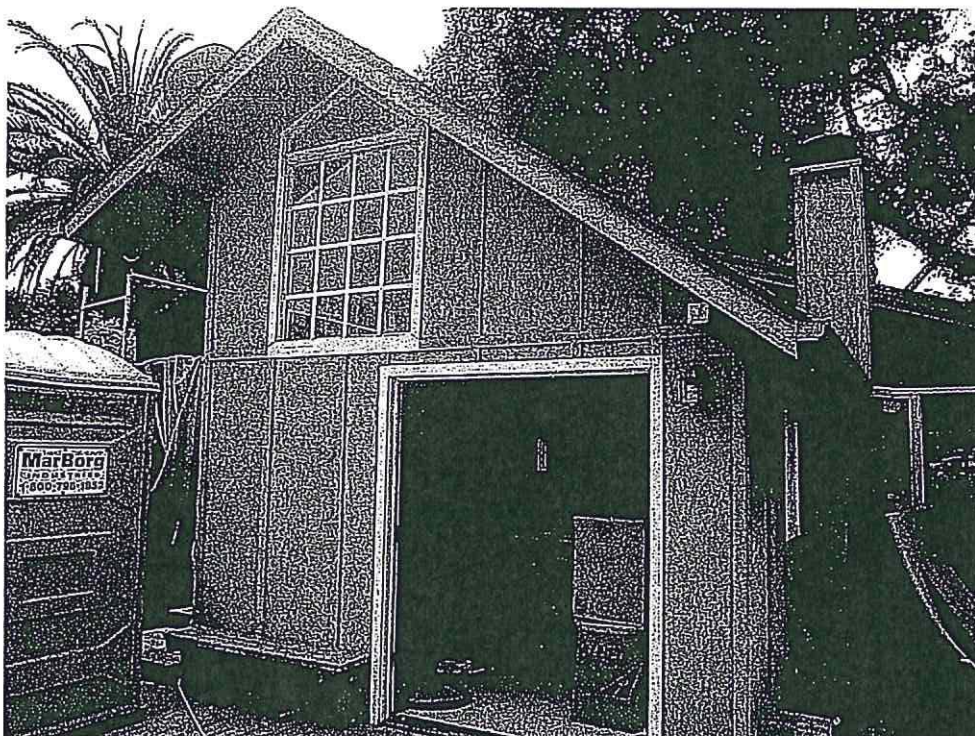


Rear Cottage, west elevation, looking east.





Rear Cottage, east elevation, looking southwest.



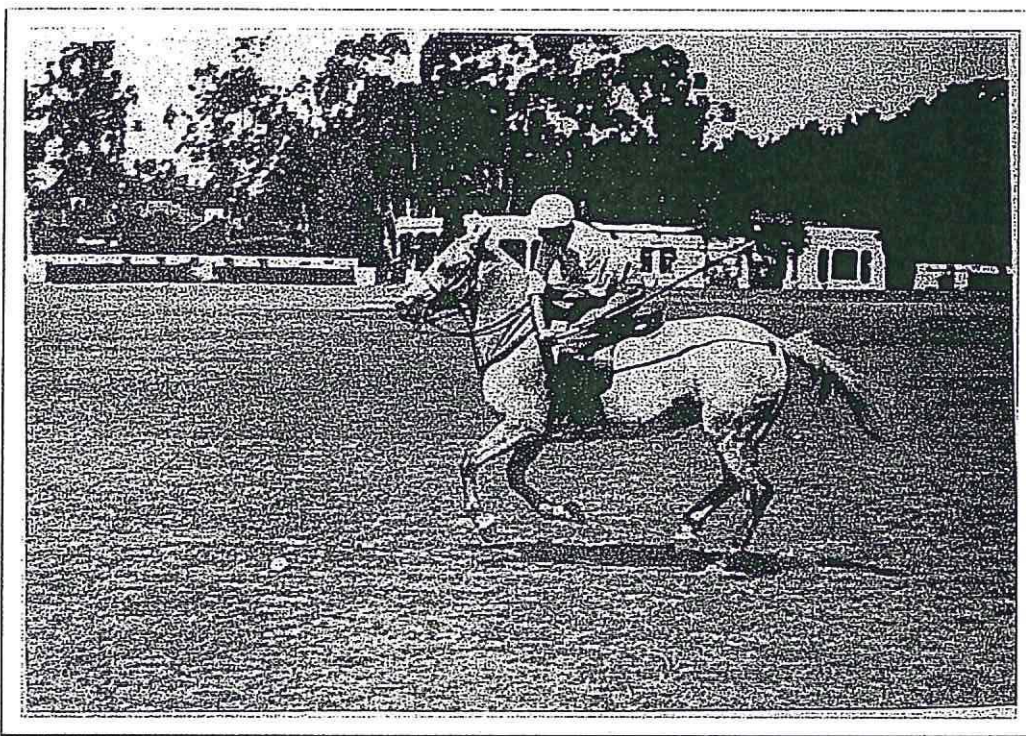
Rear Cottage, north elevation wall openings, looking southeast.



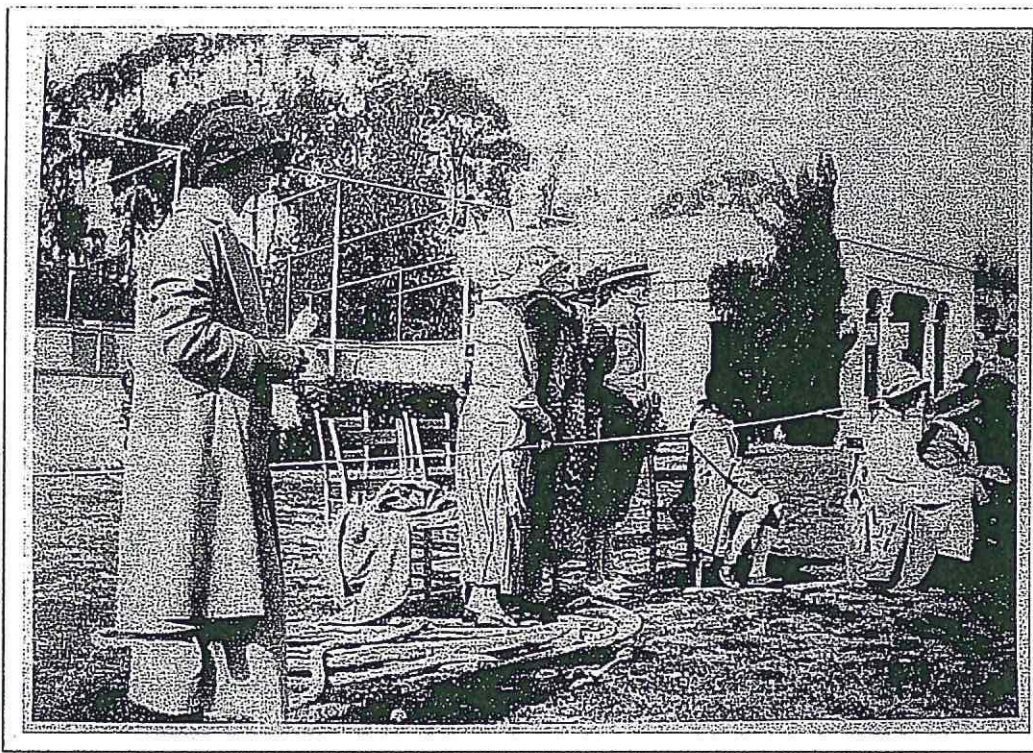
**APPENDIX 3:**  
**HISTORICAL DOCUMENTS**



Historical Photographs – Ronald L. Nye, Historian  
170 Middle Road, Montecito – July 25, 2013  
Source: Montecito History Committee Archives



Barlett Polo Field, c.1920: Clubhouse with viewing stands in rear.



Bartlett Polo Field, c.1920: Detail of southern reviewing stand in rear.



1110 OLD COAST HIGHWAY 1000  
APPLICATION FOR PERMIT Cold Spring p5  
Asses 741

COUNTY OF SANTA BARBARA  
Application No. 399 County of Santa Barbara 6-4 1941

District C-1 School District MONTESITO  
Application is hereby made for permit to Build building  
Alter  
Remodel  
Change Use of

in accordance with provisions of county ordinances and state laws  
applicable thereto of the description and for the purpose herein  
set forth

Owner's Name LEWIS WHITNEY

Owner's Address \_\_\_\_\_ *Passiflora*

Address of Property Coast Highway

Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Subdivision \_\_\_\_\_

Other Description \_\_\_\_\_

Contractor's Name D. H. MacQuiddy *LOT 14 8/54*

Contractor's Address MILPAS STREET *757*

Architect's Name H. Moody

Architect's Address \_\_\_\_\_

Proposed Use of Property RESIDENCE

Class of Construction FRAME Residence, Store, Apartment, Etc.

Cost \$ 2500.00 Frame, Concrete, Brick, Plaster, Etc.

Accessory Bldg. \_\_\_\_\_ Cost \_\_\_\_\_ Use \_\_\_\_\_

Deed Restrictions Now Existing: Use \_\_\_\_\_ Valuation \_\_\_\_\_

Building Lines \_\_\_\_\_ Restriction Expires \_\_\_\_\_

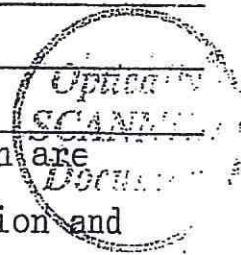
REMARKS \_\_\_\_\_

Diagram of Lot and Buildings with all dimensions shown are  
required on the back of this application.

I have carefully examined and read the above application and  
know the same to be true and correct. All provisions of the  
ordinances and laws governing the use of property will be complied  
with, whether herein specified or not.

(Sign here)

*D. H. MacQuiddy*  
Owner or Authorized Agent.





APPROXIMATE LOCATION OF THE

LOCATION OF THE

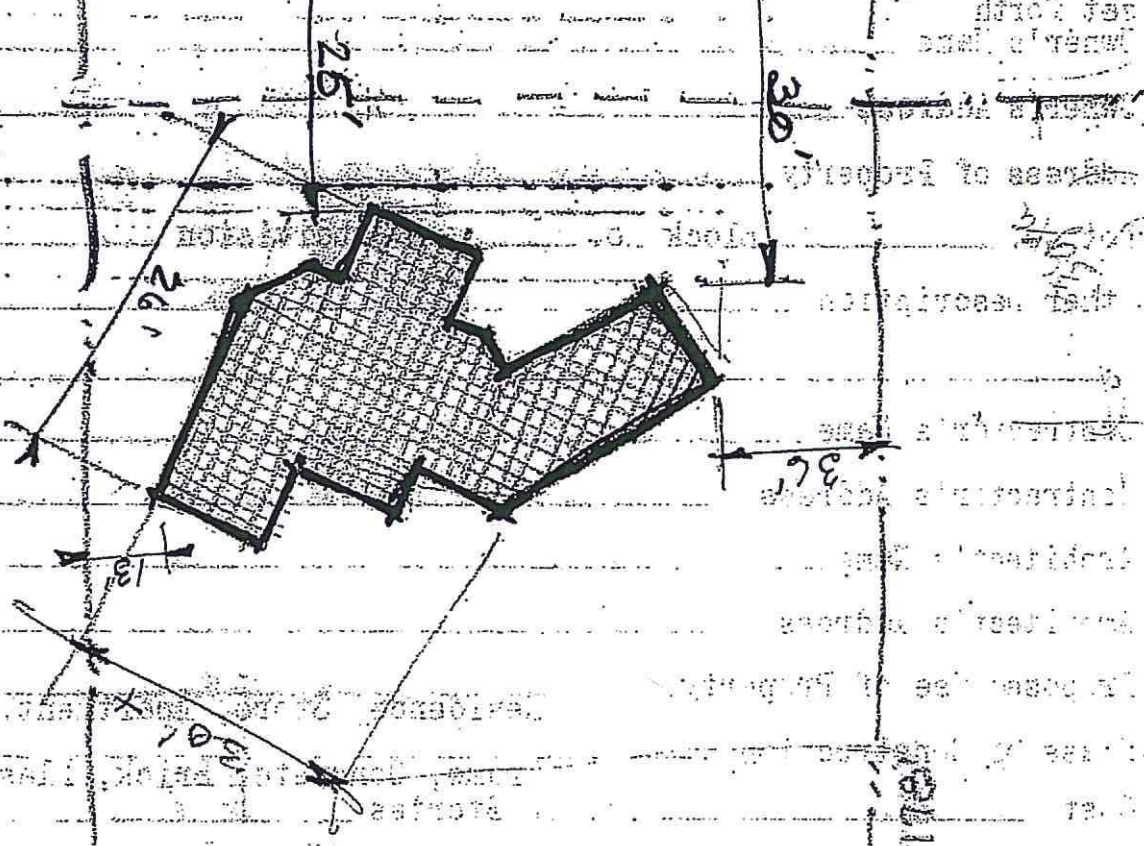
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