PHASE 2 CULTURAL RESOURCES STUDY
HISTORIC RESOURCES
461 SAN YSIDRO ROAD
MONTECITO, CALIFORNIA
APN 009-060-049

approved by HLAC
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FINAL

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PLANNING & DEVELOPMENT

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1. INTRODUCTION

The following Phase 2 Historic Resources Study for 461 San Ysidro Road was requested by County Planner Julie Harris because the property is County Landmark #34. The features on the property that are included in the Landmark designation are the adobe with its wood-frame additions, the two-story water tower, the frame cottage, the sycamore tree and the Moreton Bay fig tree (The Torrey pine which was also listed has since died). This Phase 2 Study, complementing the Phase 1 study prepared by Preservation Planning Associates in 1996, will evaluate the impacts of the proposed plan prepared by AB Design Studio, on the historic buildings. (see Figure 1 for Vicinity Map and Appendix for a Site Map, Elevations, and Plans). The report meets the County requirements for a Phase 2 Historic Resources Study. Alexandra C. Cole of Preservation Planning Associates (PPA) prepared the report.

2. PROJECT DESCRIPTION

The proposed project would rehabilitate the main house, water tower, and cottage, and make additions to them. A new barn to replace the barn which burned in the 1950s would be added on the west side of the property.

3. SITE DESCRIPTION

The property at 461 San Ysidro Road consists of a .81-acre flat parcel just west of San Ysidro Road adjacent to upper Manning Park. To the north is a private road, Hosmer Lane, that connects to the Hosmer adobe site, and beyond the lane is the Montecito Village shopping center. The Hosmer adobe is set back on a private driveway from San Ysidro Road, and is hidden behind a mature Moreton Bay fig tree. Behind the adobe house is a modern garage, a nineteenth-century two-story water tower, and a post-1958 cottage.

4. SITE HISTORY

The adobe was constructed in the 1830s by Victor Delores Juarez after his marriage to Maria Dominguez. This building was not the Juarez home but rather an outbuilding used by the Juarez sons as a place to sleep and to guard the farm animals from bears and mountain lions. Victor died in the late 1860s, and Maria sold a seventeen acre parcel with the adobe to Bradbury True Dinsmore in 1871. Dinsmore owned the San Ysidro ranch and developed a citrus industry there. When his daughter Frances married Thomas Hosmer, Dinsmore gave the Juarez adobe and property to them. Four children were born to the Hosmers, and the family grew up in the adobe. The redwood additions were constructed at this time to house the family, and a wood floor was added. As well a barn and water tower were added to the west. When the children were grown, Martha

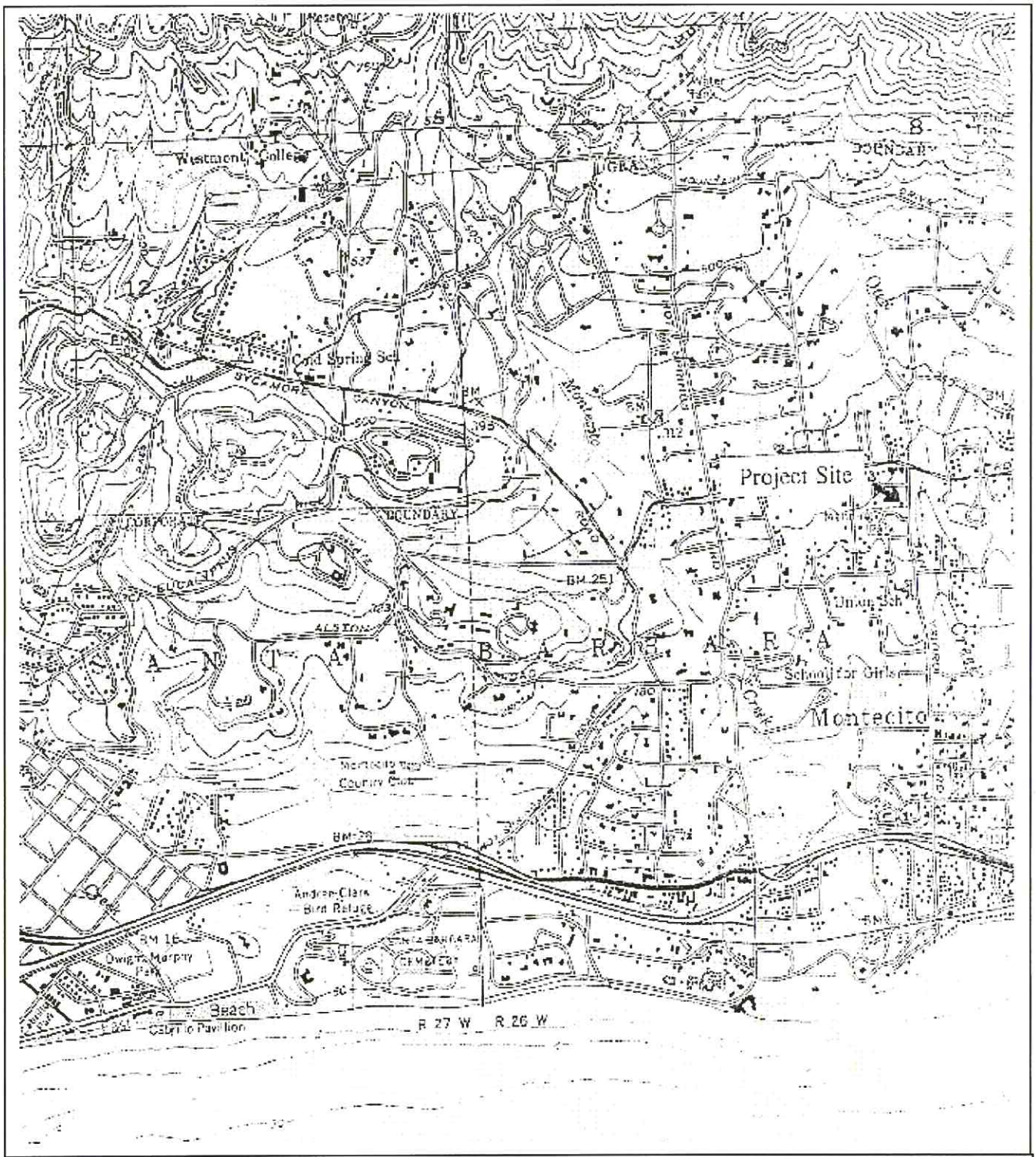

Figure 1. Vicinity Map
U. S. G. S. Map. Santa Barbara Quadrangle. 1995

and Helen remained in the house. In 1917, Martha married James Ord, and she, James, and Helen lived in the house. It is surmised that the kitchen wing as well as the redwood wainscoting and the dropped redwood ceiling were added at this time, as well as the wings on the redwood water tower, which Ord used as a tool shed. When the Hosmer sisters died, their niece Phyllis Zakheim moved into the house. In later years Nathan Zakheim cared for the house. In 2009, the property was sold to the current owners.

5. BUILDING DESCRIPTION

Main house

The Juarez-Hosmer residence consists of the original adobe section, a one-story rectangular building measuring 19'6" x 27', with an irregularly –shaped one story addition of shingle siding and board and batten siding to the north. The foundation of the adobe is not visible, but no doubt is made of the traditional courses of cobblestones from a stream with a leveling course at the top. In places on the south and east sides of the adobe portion several courses of rounded cobblestones, mortared with cement, have been added around the base of the walls.

The adobe walls are two feet thick and have been covered with concrete plaster. The side-gabled roof is covered with asphalt shingles. The two windows, on the east and west sides, are six-over-six light double-hung in wood sash, with narrow muntins and flat surrounds. The wood entry door on the south side consists of three lower recessed panels with a single upper glass pane. A similar door is located on the north side.

A large irregularly-shaped shingle-clad addition, with a side-gabled roof, is attached to the north side of the adobe building by a cross-gabled section that is one room deep. The rear portion of the addition has a poured concrete continuous footing. The cross-gabled central section linking the adobe portion to the side-gabled section does not have the same continuous foundation and has settled. A shed-roof addition, housing the bathroom and porch, extends from the north. A board and batten gable-roof kitchen wing with a shed-roof porch extends to the west.

The shingle addition has two-over-two light double-hung windows on the east, west, and north sides. There are two-pane horizontal slider windows on the later addition to the north. Three-panel doors with glass upper panes provide access on the east and north sides of the addition, and a four panel wood door opens from the kitchen to the porch on the west side.

Alterations

The house has had a number of additions. The first appears to have been the side-gabled redwood section to the north with the small room connecting it to the adobe. Judging from the construction materials and window configuration, this addition appears to have been a Dinsmore or Hosmer expansion to house their growing family. The roof line was altered to give a higher ceiling, and the resultant gables were clad in long shingles.

The kitchen wing was built c. 1917 by Martha and Helen Hosmer, who also remodeled the adobe portion by adding redwood paneling on the walls and ceiling. The bathroom

wing and porch to the north was enlarged by Nathan Zakheim in the recent time period. At some time concrete plaster was added over the adobe walls. The cobblestone additions at the base of the north and east sides of the adobe were added in the recent past by Sam Romero, who lived in a cottage at Manning park, to solve the problem of deterioration around the base of the house (N. Zakheim, personal communication, 1996).

Water tower

A twelve-foot square two-story water tower is located to the northwest of the residence. Its foundation on the north and south sides consists of a row of dressed sandstone blocks resting on stream cobbles. A redwood water course which once extended above the sandstone foundation is now lying on the ground. The beveled tongue and groove redwood siding measures 7", with 1" x 6" corner boards. The tower contains two rooms, connected by a two-stage wooden exterior staircase. The first floor door has a two-panel wood lower section with a multi-paned glass upper section. The second floor door, a four-panel Eastlake door, has been removed. The three-over-three pane windows located on the north and south sides have been removed and are stored inside the water tower. A water tank originally stood on the flat roof. Water was pumped up to it from Oak Creek across San Ysidro Road; a horse provided the power to drive the pump (Zakheim).

The tower was built in 1874. In 1917, a board and batten shed-roof storage area was added to the north, accessed by an opening cut through the north wall of the water tower and by a wood plank door on the east side. A second shed-roof board and batten storage room was added to the west of this addition, with a three-over-three window on the north side and a wood-plank door on the south side. According to Nathan Zakheim, these wings were added by his uncle James Ord as his tool rooms. The 1917 date appears accurate, because Ord was married to Martha Hosmer in 1917 and the additions show up on the 1918 Sanborn Map. At some time a two-pane window was added on the east side at the ground floor.

Cottage

A one story two room cottage is located to the north of the main house. The L-shaped plan has a front-gabled main room with a cross-gabled wing extending to the west. A narrow addition for a water heater extends to the south of the wing, and a shower addition was added to the north of this wing. The walls are clad in plywood with battens and the roof is covered with wood shakes. The quarry tile front entry is sheltered by a wood lattice roof. The front door is wood-paneled with an ochre-colored leaded glass upper pane and hammered metal strap hinges. A stained glass bay window extends from the south side and a second bay with six-over-six windows with flat muntins extends from the east side.

6. POTENTIAL IMPACTS

Effects criteria

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its inclusion in a local register of historic resources. According to CEQA guidelines, if alterations to significant historical resources follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (*Standards*) (Weeks 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The Standards are as follows:

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

Analysis of Impacts

The plans analyzed were those prepared by architect Clay Aurell, and dated 6-14-2010. they are appended. The relevant Standards for assessing impacts are Standards 1, 2, 5, 9, and 10.

Proposed Project:

Main house

The proposed project would rehabilitate the main house and add 432 square feet of additions on the northeast and west wings.

Rehabilitation

The main house contains both an adobe room and redwood additions. All are in poor condition and in need of conservation and rehabilitation. A conditions assessment prepared by Richard Redmon in the 1990s was used as the baseline study for repairs as the rehabilitation plan was developed. This report is appended, with the additional drawings of AB Design showing floor plans and elevations of the proposed additions. As well, a structural engineer familiar with adobe buildings, Robert Vesseley, was hired to provide general guidelines for the repair of the building. His approach is "...to deal with the historic structure as gently as possible, to repair rather than replace, to make use of the strengths inherent in the adobe material and the simple configuration of the building."(Vesseley 2010). His report is appended as well.

The rehabilitation plan includes:

Adobe:

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

Redwood addition:

1. Remove the existing grade from the walls to uncover the bottom of the boards and the mudsill. Based on the condition of the single-wall construction at the mud-sill, the existing walls will be shored up so a continuous concrete footing can be poured. The

walls will be lifted and leveled wherever possible as long as they are able to stay intact. If this is not possible, portions of the walls may need to be disassembled, catalogued and re-assembled on top of new foundations. Inspections of the lower portion of the wall will determine the best way to proceed. Every effort will be made to repair and re-use the existing single wall framing. Heavily deteriorated boards will need to be replaced with like material.
2. Add a new wall to the interior of the single wall for structural support and lateral resistance. This wall will assist with plumbing, electrical and insulation required by code.
3. Remove roof, repair or replace structural members, add treated wood shingles.
4. Remove existing double-hung windows to be refurbished and re-used. New windows would be fabricated to match existing (see architectural drawings on pages 17 and 18 of the appended rehabilitation report on the Adobe for locations).
5. Remove existing doors to be refurbished and re-used. New doors would be fabricated to match existing (see architectural drawings on pages 17 and 18 of the appended rehabilitation report on the Adobe for locations).

Proposed Additions

The proposed additions would add a total of 500 square feet to the building, 68 square feet on the west wing extending the kitchen, and 432 square feet on the north and east extending that wing for a bedroom. The extension to the west would remove the existing shed-roof open porch and extend the gable roof lines. The proposed new windows would be 2/2 light double-hung windows to match the original on the 1870s addition. Existing windows would be used wherever possible and new windows fabricated that would replicate the existing where necessary. The walls would be board and batten to match the existing siding.

The L-shaped addition to the northeast would extend the east wall, add a third 2/2 double-hung window, and extend the bathroom configuration on the north wall, retaining its shed-roof line. The walls would be shingle to match the existing.

Standard 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.

The building will continue in its historic use as a residence. The proposed project therefore meets Standard 1.

Standard 2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

The two historic buildings on the property, the main house and the water tower will be retained and preserved with their distinctive materials and spatial relationships. The proposed project therefore meets Standard 2.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed rehabilitation project would retain the character-defining materials of the main house and the redwood additions, including the adobe walls, cobblestone foundations, redwood shingle and board and batten siding, 6/6 and 2/2 double-hung windows, and wood and glass doors. The proposed project therefore meets Standard 5.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As enumerated above in Standard 5, the character-defining materials of the main house would be retained. The additions match the existing siding, doors and windows, and roof pitch of the buildings. The use of the 2/2 windows matches the existing window type, yet the paired arrangement of them is a new configuration, differentiating the new work from the old yet being compatible with it. The proposed 500-square-foot additions are compatible with the size and scale of the existing 1513-square foot house. The new additions extend the wings further west and northeast, yet they are set back sufficiently from the adobe section that their massing is compatible with the existing house. The proposed project therefore meets Standard 9.

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

In the unlikely event that the additions to the house were removed, the measured drawings of the existing configurations of the west and northeast wings could be replicated. The proposed project therefore meets Standard 10.

Water tower

The proposed project would rehabilitate the water tower and add a 177- square-foot addition to the south of the west lean-to wing.

Rehabilitation

The water tower has a main 12-foot square two-story portion and one-story wings to the north and west. The main section is in fair shape and the wings are in poor shape. A conditions assessment prepared by Richard Redmon in the 1990s was used as the baseline study for repairs as the rehabilitation plan was developed. This report is appended, with the additional drawings of AB Design showing floor plans and elevations.

The rehabilitation plan includes:

1. Stabilize the foundation of the two-story portion by adding an interior stem wall behind the existing sandstone foundations on the east and west sides and tying them together. Add a new sandstone foundation to the south side.
2. Remove the existing grade from the walls to uncover the bottom of the boards and the mudsill. Based on the condition of the single-wall construction at the mud-sill, the existing walls will be shored up so a continuous concrete footing can be poured. The walls will be lifted and leveled wherever possible as long as they are able to stay intact. If this is not possible, portions of the walls may need to be disassembled, catalogued and re-assembled on top of new foundations. Inspections of the lower portion of the wall will determine the best way to proceed. Every effort will be made to repair and re-use the existing single wall framing. Heavily deteriorated boards will need to be replaced with like material.
3. Repair or replace existing beveled wood siding on the two-story portion and on the north wing.
4. Refurbish existing doors and windows. Add new 3/3 windows to match existing (see locations on pages 14 and 15 of the appended rehabilitation report on the Water Tank for locations).
5. Add a water tank atop the flat roof.

Proposed Addition

The proposed addition would add 177 square feet to the south of the west wing, linking the existing north wing to the west wing with a single shed roof matching the pitch of the existing west wing. The board and batten siding on the south elevation would be constructed of new wood to match the existing. The new windows on the second floor east and west elevations would match the existing 3/3 windows on the second floor on the north and south elevations, and the south door would match the existing wood plank door.

Standard 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.

The original use of the water tower was to hold the water tank high enough to provide pressure. It is not known what the two rooms were used for. According to Nathan Zakheim, the wings to the north and west were added c.1917 as tool rooms for his uncle. The new use would be as an artist's studio, which will require minimal changes to its distinctive materials, features, spaces, and spatial relationships. The proposed project therefore meets Standard 1.

Standard 2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

The water tower will be retained and preserved with its distinctive materials. The proposed project therefore meets Standard 2.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The water tower will be retained and preserved with its distinctive materials. The proposed project therefore meets Standard 5.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed rehabilitation would retain existing materials and features. The addition matches the existing siding, doors and windows, and roof pitch. Although the proposed 177-square foot addition south wall extension would cover part of the west elevation of the water tower, its scale is compatible with the existing water tower building. The proposed project therefore meets Standard 9.

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

In the unlikely event that the additions to the water tower were removed, the measured drawings of the existing configurations of the north and west wings could be replicated. The proposed project therefore meets Standard 10.

Cottage

The cottage is a newer non-historic building. It is not clear when it was built, but it does not show up on the 1958 Sanborn Map. Many of its stylistic features would appear to date from the 1960s or 1970s. Therefore it is not part of the analysis of impacts upon it from rehabilitation and the proposed additions. However, because it is part of the Landmark nomination, the proposed alterations to it will be analyzed under Standards 1 and 9 for their impact, if any, on the adjacent main house. The proposed project would remove the front porch and water heater room and replace it with an enclosed 81 square-foot storage area.

Standard 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.

The historic use of the cottage has been as a ~~guest house. This use will continue~~. residential 2nd unit. The cottage will now be used as a guesthouse.
The proposed project therefore meets Standard 1.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed new addition would replace the porch and water heater enclosure. The west and south walls would be extended further than they are presently, but will not extend to the south beyond the existing south wall of the house. Therefore this addition will not alter the existing spatial relationship of the cottage to the main house. The proposed project therefore meets Standard 9.

Proposed Barn

Sanborn maps from 1908 and 1958 indicate that there was a large barn, oriented north/south, on the property to the west of the main house and water tower. This barn burned at some time after 1958. A new barn, measuring 35 feet by 50 feet and also oriented north/south, is proposed for the site, to complete its historic context. Because of the Quinta Isabella subdivision, the original site of the barn now straddles the west property line between that subdivision and the Hosmer property. As a result, the proposed barn will have to be located closer to the existing historic buildings than the original barn.

It is the intent of the project to make the proposed barn as accurate as reasonably possible to the old barn. An extensive search of the archives did not reveal any photographs of the old barn. A full-length sandstone foundation wall from the barn's west side, which remains in the Quinta Isabella common area, measures 50 feet. A partial north foundation wall on the Quinta Isabella property measures 26 1/2 feet to the wood fence marking the property line. Unfortunately the barn's north foundation wall does not continue east onto the Hosmer property, as the area was cleared long ago for gardens. Taking the 50-foot measurement and placing it on the Sanborn map's footprint of the barn gave the approximate dimension of the short north and south sides of the barn at 35 feet. The date of the barn is not certain, but was constructed after 1871 when the Hosmers moved in.

Because we were unable to locate a photograph of the old barn, we looked at Montecito barns which might give guidance to an appropriate shape and style. The design of the proposed barn, with a gable-roof central section and shed roof wings, was initiated by a memory of John Woodward, who had remembered a photograph of the barn in this configuration. With this information, it is my professional opinion that the Hosmer barn reasonably could have resembled the Kent barn, which is located several properties to the south on San Ysidro Road, just below Montecito Union School. I prepared a report on this barn in 1986, and surmised from historic records and construction materials that it was built between the 1880s and 1900. This Kent barn sits on a sandstone foundation, has a high central gable-roofed section flanked by lower shed roof elements, and is clad in board and batten siding (See black and white photos in the Appendix).

The relevant Standards for assessing the impacts of the new barn on the historic buildings and setting are Standards 1 and 9.

Standard 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".*

The property was historically used for agriculture, from the time of the Juarez family's raising of cattle and farming to the Hosmer's farming and citrus operation. As part of this agricultural use, the Hosmers added a barn to the property. The proposed addition of a new barn will be in keeping with the historic use. Therefore the addition of the barn meets Standard 1.

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The character-defining setting of this property is rural, as expressed in the open space around the house and the presence of a redwood water tower. Although the larger acreage belonging to this property was subdivided for the Quinta Isabella development to the north and west, the parcel remains rural in setting. The significant historic spatial relationships in this setting are the linkage of the water tower to the adobe and redwood house. The missing building that completed the historic relationship of these two buildings was the large barn to the west which burned. The addition of a new barn will recreate that relationship.

The proposed barn, a different type of structure than the house and water tower, is differentiated from the existing buildings. Clad in board and batten siding to make reference to the kitchen wing on the adobe's west side, it is compatible with the historic materials of the main house. Although it cannot be in the same position on the property as the original barn because of the lot reconfiguration for the Quinta Isabella subdivision, it is sited to the west of the adobe as was the original barn. For these reasons, the addition of the barn meets Standard 9.

7. CONCLUSION

Because the proposed rehabilitations meet the Secretary of the Interior's Standards, the project is considered mitigated to a less than significant level (Class III).

8. REFERENCES

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9. PLATES

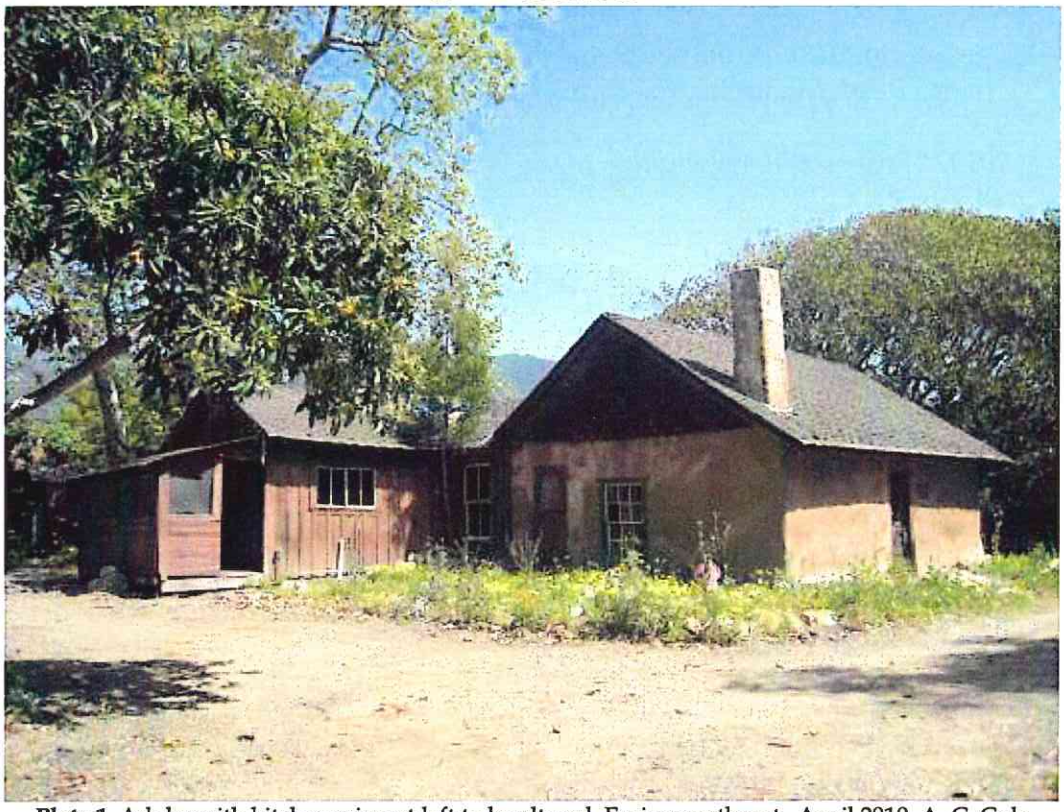

Plate 1. Adobe with kitchen wing at left to be altered. Facing northeast. April 2010. A. C. Cole

Plate 2. Detail of window at left to be removed and re-used and the opening enlarged for the new front entry. Facing east. April 2010. . A. C. Cole

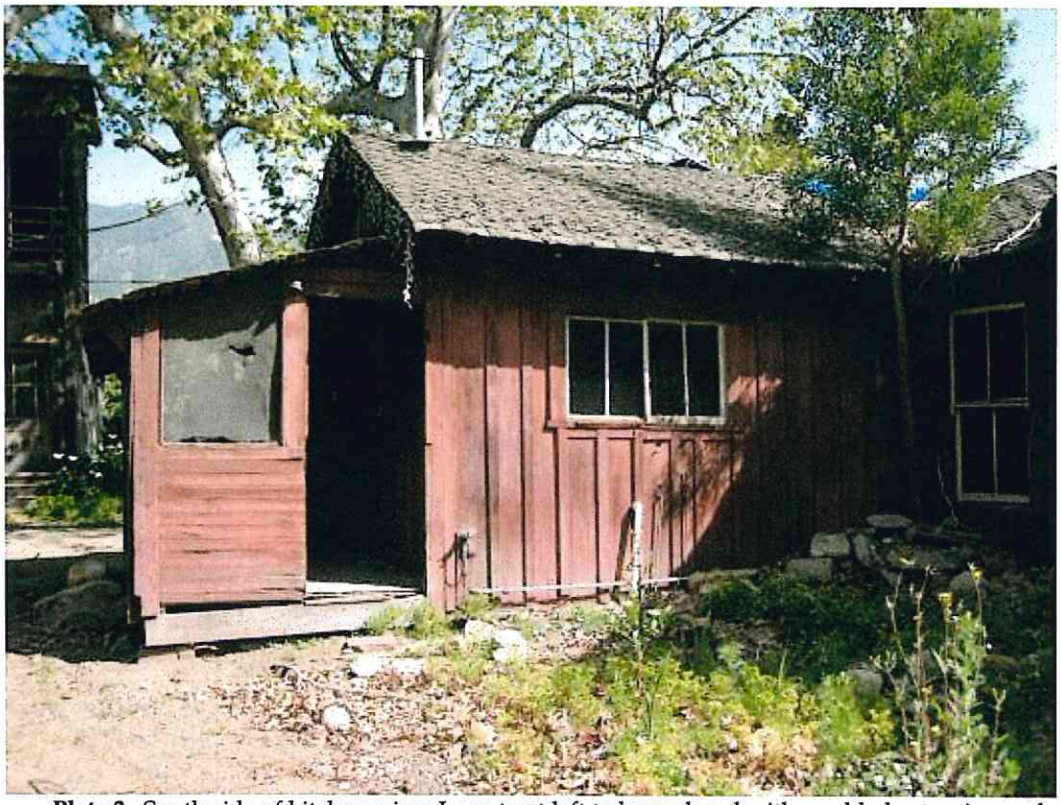

Plate 3. .South side of kitchen wing. Lean-to at left to be replaced with a gabled extension and paired 2/2 pane windows to be added. Facing north. April 2010. A. C. Cole

Plate 4. .North side of kitchen wing. Lean-to at right to be replaced with a gabled extension and paired 2/2 pane windows to be added. Facing south. April 2010. A. C. Cole A. C. Cole

Plate 5. Detail of east and north elevations of 1870s shingled addition. Wall will be extended east and a third 2/2 pane window added on east elevation. Facing southwest. April 2010. A. C. Cole

Plate 6. Detail of north elevation, showing roofline of wing at right to be extended eastward. Facing southwest. April 2010. A. C. Cole

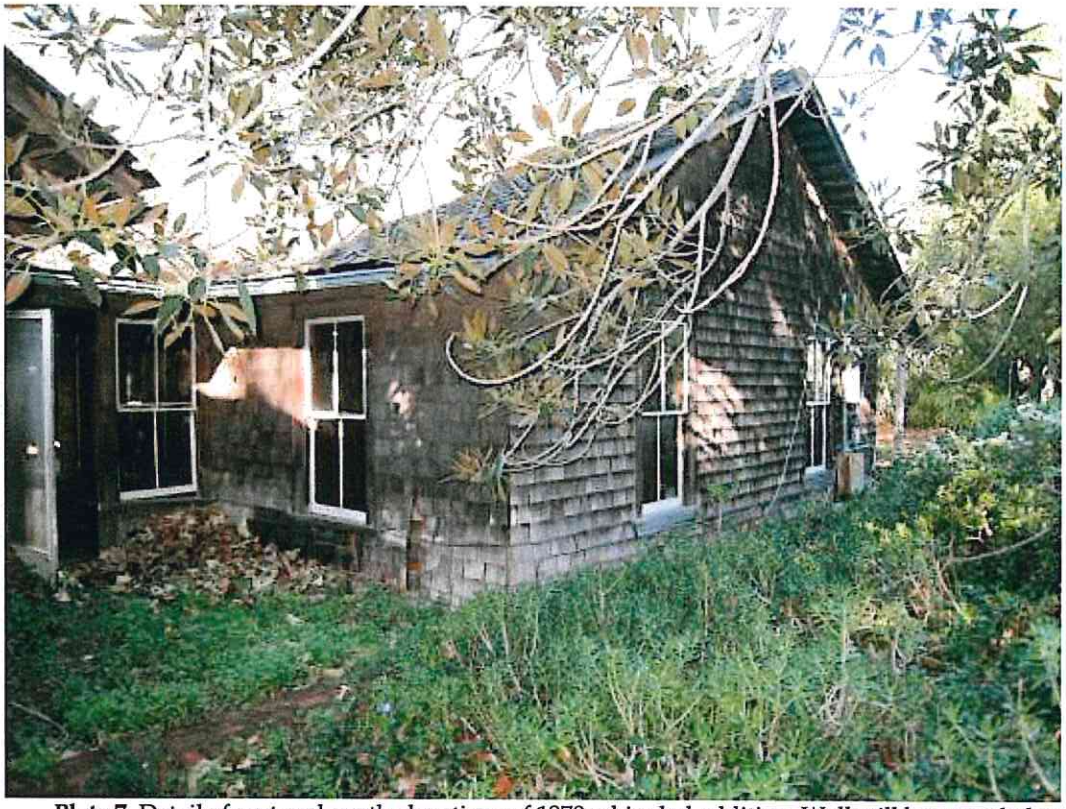

Plate 7. Detail of east and south elevations of 1870s shingled addition. Wall will be extended east and a third 2/2 pane window added on east elevation. Facing northwest. April 2010. A. C. Cole

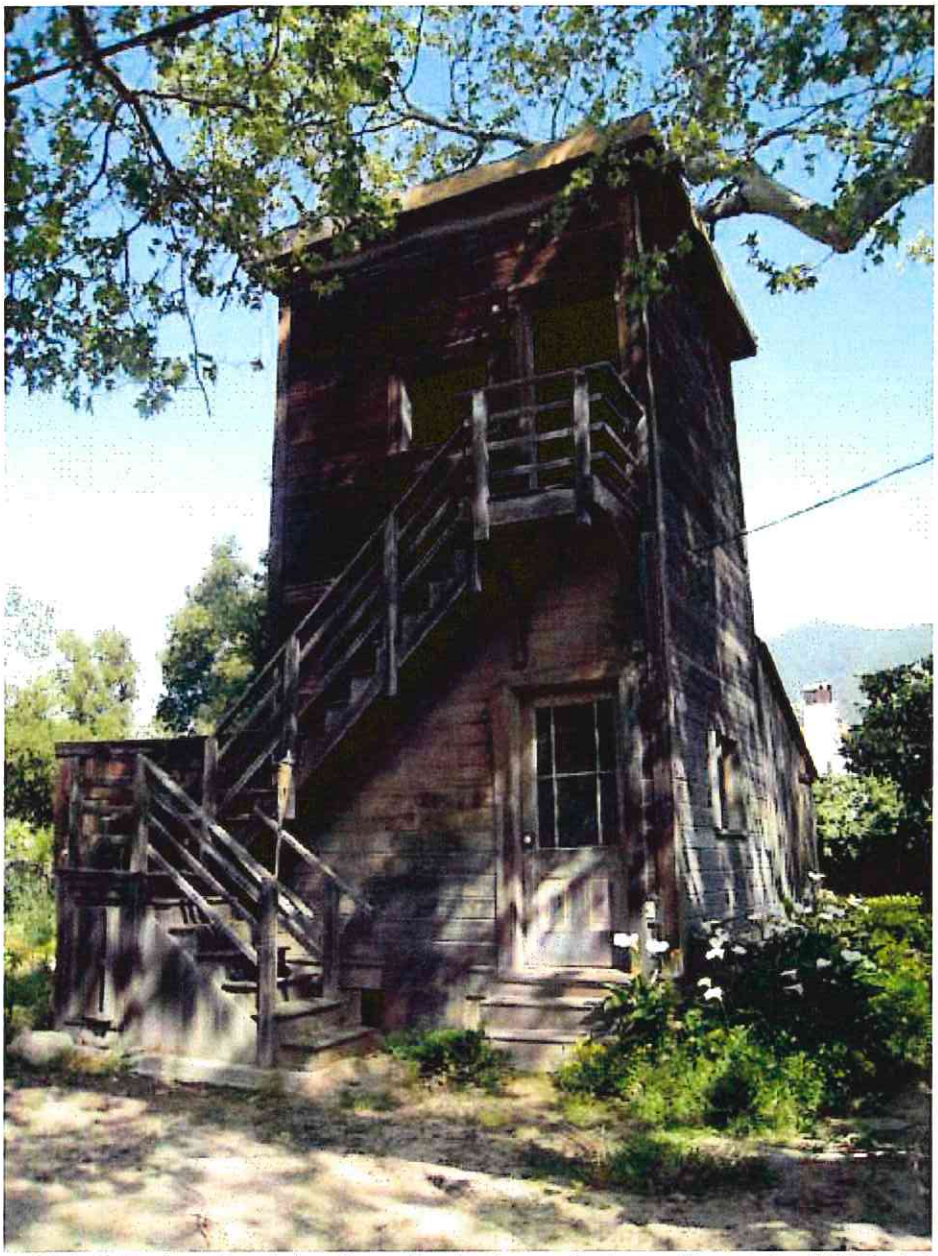

Plate 8. South and east elevations of water tower. Facing northwest. April 2010. A. C. Cole

Plate 9. Detail of south elevation of west shed-roof wing on water tower, to be expanded south and 2/2 pane windows added. Facing north. April 2010. A. C. Cole

Plate 10. Detail of north and west elevations of north and west shed-roof lean to wings to water tower to have 2/2 pane windows added. Facing southeast. April 2010. A. C. Cole

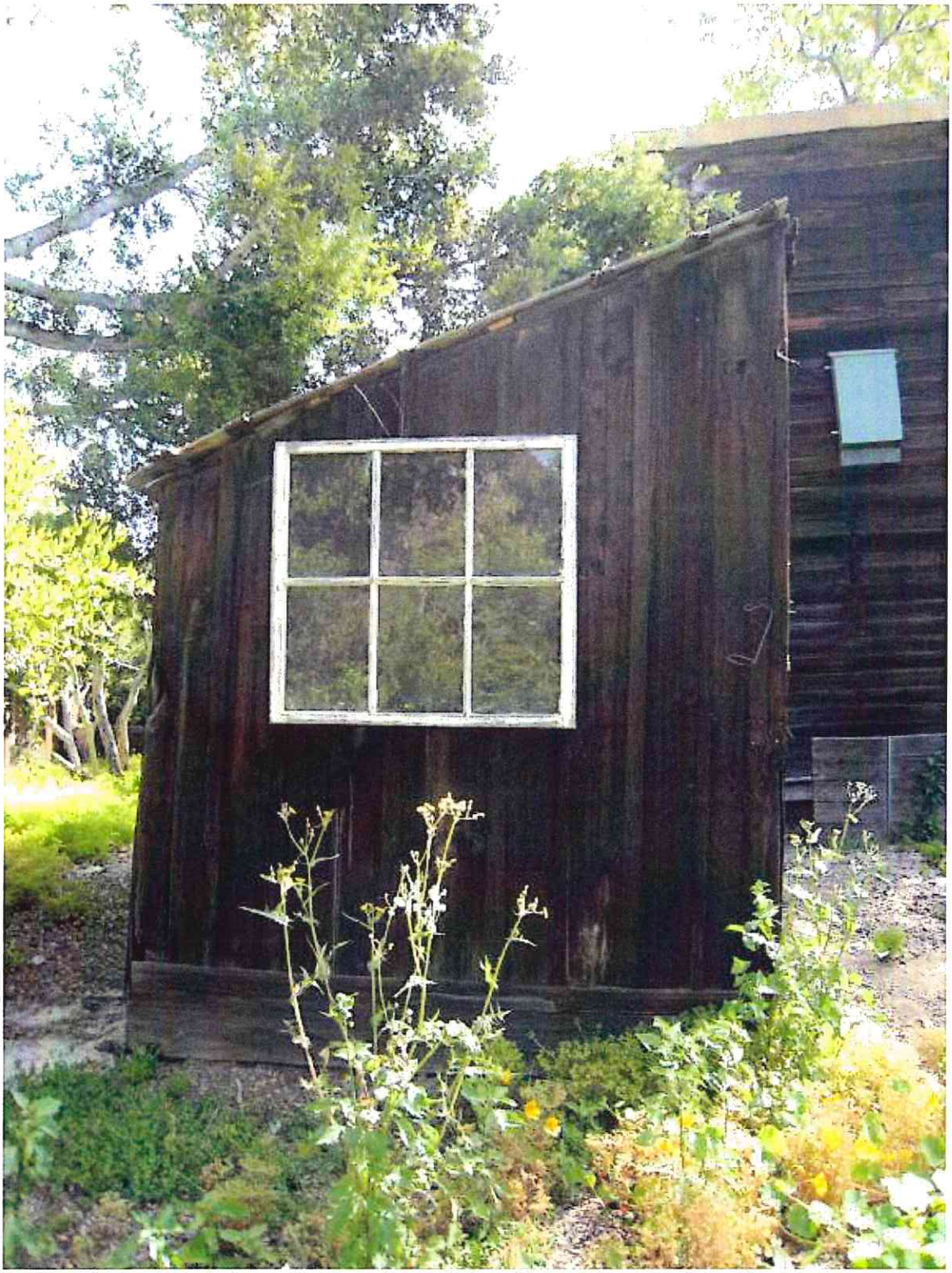

Plate 11. Detail of west elevation of west shed-roof lean-to showing relationship to water tower at rear. Facing east. April 2010. A. C. Cole

Plate 12 Cottage. South elevation showing recessed porch area to be replaced with storage addition. .Facing north. April 2010. A. C. Cole

Plate 13 Cottage. East elevation. Facing northwest.. April 2010. A. C. Cole

Plate 14. Cottage. North elevation. Facing south. April 2010. A. C. Cole

10. APPENDIX

Proposed Rehabilitation
Of the
Juarez-Hosmer Adobe
461 San Ysidro Road
Montecito, California

AB
DESIGN STUDIO
INCORPORATED

SCOPE OF WORK:

EXISTING USE:
The Historical Landmark No. 34, known as the Juarez- Hosmer Adobe residence consists of the original adobe section, a one story rectangular building with an irregularly shaped one-story addition of board and batten and shingle siding to the north.

ADOBE:
Built: Circa 1830's
Use: Historically residential
Size: 19'-6" x 27'-0" (footprint)
Area: 544 S.F. (gross)
Area: 395 S.F. (net)

The large irregularly shaped frame addition, with a side-gabled roof, is attached to the north side of the adobe building by a cross-gabled section that is one room wide. The addition to the north side of the Adobe is representative of the Americanization period (1880-1915) when the Hispanic culture was replaced by an American way of life.

WOOD FRAMED ADDITION:
Built: Circa 1870's
Use: Historically residential
Area: 1128 S.F. (gross)
Area: 1099 S.F. (net)

PROPOSED USE:
Rehabilitate (E) Historic Landmark No. 34, known as the Juarez- Hosmer Adobe and historic wood framed addition. The proposed remodel of the interior is meant to make the space more livable and functional to meet the needs of a modern day family. The historic residential uses of the proposed are to be retained.

PROPOSED ADDITION TOTAL:
Area: 500 S.F. (gross) – 432 at North East Portion, 68sf at West portion
Area: 454 S.F. (net)

HISTORY OF STRUCTURES - JUAREZ-HOSMER ADOBE:
- Circa 1830's - One-room adobe structure near the southern boundary of the property.
- Circa 1870's - Wooden frame addition to the northern side of Adobe.
- 1917 - Kitchen addition to West side of redwood addition.

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CONDITIONS ASSESSMENT:

PROJECT ADDRESS: 461 San Ysidro Road

PROCESS:
We conducted a visual inspection of the existing Juarez-Hosmer Adobe along with the 1910 wood shingled, single wall addition and the following is a list of observations as to the general conditions of the structure.

STARTING POINT:
The northeast corner of the 1870s shingled addition and continuing around the structure to the west.

ITEM 1: Exterior electrical panel with meter. There is an existing pull box with one (1) 1 ½" conduit running from the pull box to the electric panel and two (2) ¾" conduits from the electrical panel, up the exterior wall and entering the building at the attic level. Service is underground from a pole along San Ysidro Road.

ITEM 2: Telephone and cable television service. There is an underground conduit at this location from a pole at San Ysidro Road. Surface-mounting wiring runs up the exterior wall and into the building at the attic level.

ITEM 3: Northwest wall bedroom wing.

a. Foundation:
The foundation is made of concrete pads. Each pad is approximately 2' long, 2" above grade, and extends 3" out from face of wall. Existing grade is above foundation and causing dry rot and termite damage to the majority of the wood wall.

b. Wall:
Redwood board and batten construction exterior with plaster interior. The east wall is in poor to fair condition but is straight and plumb. Existing board and batten is in poor condition. Board and batten has dry rot and termite damage. Board and batten is unpainted as it was historically meant.

c. Windows:
Two double hung windows- two over two. Top and bottom sash is painted white. Frame, sill and trim is unpainted. Sill and trim is made from redwood. Windows are in poor to fair condition.

d. Roof:
2'x 3' rafters at 24" o.c. with 1'x 6' and 1'x 8' spaced wood sheathing. Trim is located between the top of the wood shingles and the spaced sheathing at rake. Spaced sheathing extends out from the existing wall approximately 18" and ends at a 1'x 4' fascia board. Sheathing is covered with one layer of cedar shingles and two layers of asbestos shingles. Roof covering is in poor shape due to termite and moisture damage.

ITEM 4: Porch – appears to be added to the original 1870s addition.

a. Support:
Log posts @ 3'-0" oc. – a total of four posts. There is a 2'x 4" nailed to both sides of the top of posts. The 2 x 4's run north/south and is supported at the building by a 2 x 4 ledger. Posts rest on a tile floor over concrete slab.

b. Roof:
1x4's flat running perpendicular to the 2 x 4's at the support posts. 1x4's are spaced ½" apart. There is a sheet of plywood supporting the east end of the roof. Roll roofing over plywood and 1 x4's. The roof is in poor to bad condition due to extensive moisture damage and mold growth. The original eave framing has

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been removed to accommodate the porch framing and ledger. The existing shingle roof is sagging badly at the northeast corner because there is no support at the eave.

c. Foundation:
Continuation of concrete pad foundation as noted on the east wall (Item 3 above).

d. Wall:
Board and batten are in poor to bad condition. Board and batten has moisture, dry rot and termite damage. Board and batten is painted a non-historical red. Interior plaster is in poor to fair condition. Interior plaster has some evidence of moisture damage.

e. Window:
Contains horizontally mounted double hung window (one over one). The frame, sill and window are in fair to poor condition. Both glass panes are broken. Trim and sill is made of unpainted redwood while the window is unpainted fir. Window trim: 1'x 6' wood trim with 2x wood sill and 1'x 2' sill apron. Trim is mounted on top of the shingles.

f. Door:
Three panel wood door with glass above. Door is in poor to fair condition – jamb is out of square (wood has been added to top edge of the upper left corner of the door). The bottom of the door is damaged from dry rot. The door contains its original glass and hardware except for a deadbolt, which was added at an unknown time. The door trim is made from 1'x6' unpainted wood which is mounted flush with the wood shingles.

ITEM 5: Toilet room addition at east wall (not part of the original 1870s addition and has no historical significance).

a. Foundation:
The foundation is made from a raised continuous concrete foundation, which extends out 4" from face of wall and 6" above grade.

b. Wall:
Wall is a standard 2'x4' construction with plywood and shingle sheathing. Shingles are in poor to fair condition. Shingles have evidence of moisture damage and dry rot. There is a 12" diameter cut out of the east wall shingles (currently plugged with wood). Cast iron vent pipe runs up the inside corner and out through the roof.

c. Window:
A six pane fixed window without trim. Window is in fair condition.

ITEM 6: Toilet Room Addition North Wall:

a. Foundation and Wall: Same as east wall.

b. Window:
The window is a horizontally mounted double hung window (one over one). The sill, frame and trim are unpainted while the sash is painted white. The window trim is flush with shingles. Generally, the window is in fair condition.

c. Roof:
Uses 2'x 4' Douglas fir joists at 16' o.c. which are in fair condition. The joists are sheathed with a 1'x 6' solid plank with a galvanized iron drip edge at the eave and rake and a single layer of asphalt shingles. The shingles are in poor to fair condition due to evidence of mold growth and moisture damage.

ITEM 7: Northwest wall of original 1870s addition:

a. Foundation:
No foundation is visible.

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b. Wall:
The wall is made from a single wall redwood construction covered with cedar shingles. The west wall is in fair to poor condition, but is straight and plumb. The existing shingles have evidence of dry rot, termite, mold and moisture damage.

c. Roof:
The roof is made from 2' x 3' full dimension lumber at 24" oc. Spaced 1' x 6' and 1' x 8' sheathing has major termite damaged particularly at the eaves. The roof is covered with one layer of original cedar shingles and two layers of asphalt shingles, which are all in poor condition due to termite and moisture damage. The eaves are also in poor condition. There are intermittent lengths of 1 ½" galvanized metal flashing at eaves.

d. Windows:
(1) Small two-pane casement window. There is a screen applied to the window frame with nails on ¼" molding. The unpainted trim is similar to the larger windows, as it is flush with the shingle siding.
(2) Two (2) double hung windows (two over two) is in fair condition. Trim, frame and sill is unpainted. The top and bottom sash is painted white. Right hand window's lower sash is covered by a frame and screen. The frame is held by four turn buttons and painted red.

ITEM 8: Northwest wall of original 1870s addition:

a. Foundation:
None visible – wood skirt @ grade.

b. Wall:
The wall is made from a single wall redwood board and exterior and interior battens (12" redwood boards with 1'x 3' battens). Board and batten is in poor to fair condition. There is some evidence of dry rot, termite, and moisture damage.

c. Windows:
(1) One (1) 2' x 2' two-pane casement window with applied screen is in fair condition. The window contains a 1'x 6' trim at the head and jamb; a 2x sill with short pieces of batten below the sill which is located between the vertical battens.
(2) Two (2) double hung windows (two over two). Top and bottom sash is painted white. The frame, trim and sill are painted red. The window is out of square, but in fair condition. The lower sash has an unpainted frame and screen.

d. Roof:
Rafters are 2' x 3's at 24" oc. The rafter ends are in poor condition due to termite damage. Roof covering is supported by 1x spaced sheathing and painted red. Many boards are missing or damaged. Boards at eave are in bad condition due to major termite and moisture damage. Roof covering has two layers of asphalt shingles over one layer of wood shingles. Roofing is in poor to bad condition. Some sections of the metal flashing showing at eaves but most are missing. Note that a new galvanized iron flue from the water heater in the porch exits this roof near the ridge.

ITEM 9: Kitchen porch: Is a non-historical addition and is not part of the original 1870s historical addition.

a. Foundation:
The foundation is made from tapered concrete piers which support 4'x 4' joists and a wood floor.

b. Wall:
Porch is in poor to bad condition. The entire porch has separated from the house. A 1" gap at the foundation widens to a 2 ½" gap at the roof. The west wall is post and beam construction and spaced approximately 3'-3" o.c. The upper half of the wall is screen on frame and applied to the posts. The lower half of the wall is horizontal 1'x 3' boards. The north and south walls are similar but with doors. Porch walls are painted a different red from the kitchen walls and not historic. Corner posts are covered with a wood trim from the roof to the foundation.

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c. Roof:
Asphalt shingles over rolled tarpaper roofing over spaced sheathing over 2' x 3' rafters at 3'-3" o.c. Spaced sheathing consists of various widths and thicknesses (T&G flooring or 3" shiplap siding to 1' x 6' Douglas fir boards). The sheathing is painted red and has no fascia.

d. Doors:
(1) North door: the top half is a screen and bottom half is 3 panels. The door is out of square and canted to the west. The door is attached to 4x4 post on both sides of door. The door is in poor condition.
(2) South door: the upper 2/3 is a screen while the bottom 1/3 is 2 panels. The lower panel is missing. The door is in extremely poor condition as the frame is out of square and loosely attached to the post.

ITEM 10: Kitchen portion of 1870s addition south wall:

a. Wall:
The wall is in the same condition as item 8 above. The wall contains exposed water and waste lines (copper at water lines and plastic for drain line).

b. Roof:
There is some damage to the existing rafters but not as extensive as the damage on the north side. Eave sheathing is in adequate shape.

c. Window:
Contains one (1) sliding window containing two (2) vertical panels in each sash. The paint color and trim is similar to window on the north elevation-see item 8 above. Window is in very poor condition. Two of the four panes are broken.

ITEM 11: West wall between the kitchen wing and the adobe:

a. Wall:
Single wall construction similar to the kitchen walls (board and batten and painted red). The end of this wall adjacent to the adobe has settled approximately 6" down from the north end of this wall.

b. Roof:
See the kitchen roof, Item 8 above.

c. Window:
Double hung window (two over two) window trim, sill, and jamb similar to 8 e.2 above –color red. Top and bottom sash is white. Sill is sloping to the south and the frame is cracked.

ITEM 13: West wall of the adobe:

a. Wall:
This wall appears to be settling at the south end. There is a large crack in the wall to the south of what appears to be an old doorway, now a fixed window. There are numerous patches on the stucco. Above the stucco wall at the gable end of the roof is a wood shingle wall. The nailer at the bottom of this wall is sloping to the south. Ledger for the wood shingle wall is nailed into the Adobe. The shingles are in poor condition. A short non-historical stone wainscot wall about 12" high runs below the center window.

b. Windows:
(1) 2x2 fixed glass window with three 12" redwood planks below. Converted from an enclosed doorway to a window. There is a substantial number of stucco cracks and adobe movement around this opening. Window frame, trim, and sill are painted white. Window frame is in fair to okay condition. Wood is cracking and weathered.
(2) Double hung window centered under the ridge (six over six). Window is in poor condition. The upper and lower sash, 2 ½" trim, and 1 ½" sill are painted white. Sill bends upward and the adobe wall bulges outward at the window head. There is evidence of dry rot and moisture damage.

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ITEM 14: South wall of the adobe

a. Foundation:
None – adobe brick at grade.

b. Wall:
Adobe and stucco wall is in poor to fair condition. There are large crack and missing plaster at the southeast corner of the Adobe. A large crack starts at the east side of the door jamb and runs along the floor to the east. A section of stucco is missing above a non-historical plaque which reveals two layers of stucco over adobe brick. The inner layer of stucco shows the original wall color. A non-historic stone wainscot wall, 12" to 18" high runs along two-thirds of this wall. The wainscot appears to be added to the face of the stucco/adobe wall.

c. Porch:
There is some evidence of a porch along the south elevation of the adobe as indicated by existing beam pockets in the stucco. Based on historical evidence, this porch and roof structure does not seem to be historically significant.

d. Door:
Contains one (1) three-panel wood door with a glass upper. Hardware is in fine condition and original to the adobe. Door is in poor condition. Door is significant weathering due to the southern orientation and years of homeowner neglect. One wood panel is extremely warped. Door and trim are unpainted. Door jamb and trim have separated from the adjacent stucco.

e. Plaque: Bronze plaque adjacent to the door. Plaque is not historical and takes away from the authenticity of the adobe.

f. Roof:
Two layers of asphalt shingles over one layer of cedar shingles over 1 x 6 spaced sheathing. Rafter tails are in poor condition due to major termite damage. Asphalt shingles are in poor shape due to moisture and mold damage. Sheathing is in fair condition.

ITEM 15: East wall of the adobe:

a. Wall:
There is major cracking in the lower wall in addition to cracking above and below the window opening. Southeast corner appears to have settled. South and north corners have a 12" high non-historical stone wainscot applied to the face of the stucco/adobe wall.

b. Window:
Double-hung window centered under the ridge (six over six). Sash and trim the same as the window in the west elevation [see item 13.b. (2)]. Header above window may have failed. Adobe bulges out from wall plane above window. Window is out of square and the sill has a significant upwards bow.

ITEM 16: North Wall of the Adobe:

a. Wall:
Adobe wall and stucco are in poor to fair shape. Wall has some cracking.

b. Roof:
Rafters are in adequate shape. Existing galvanized iron gutter – no downspouts. See comments on roofing under item 14f.

ITEM 17: West wall of 1870s Redwood Addition at Recess:

a. Foundation:
The foundation appears to be non-existent or deteriorated to the point of failure. There is an extreme amount of settlement on the north end of this wall.

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b. Wall:
The entire section of wall is cracked due to the extreme settlement at the north end. The rest of the wall is in fair to okay condition.

c. Windows:
Double hung windows (two over two) are in poor condition. Typical redwood trim, sill and framed with painted upper and lower sashes. The window frame is flush with shingles. Both windows are out of square but deflection is occurring in the frame of the north window.

d. Door:
Has a glass pane upper with three panels below. Door has an aluminum screen door. Door is unpainted and in okay shape. There is deflection in the door frame.

e. Roof: See previous roofing comments. Galvanized iron gutter.

ITEM 18: South Wall of the Redwood addition at Recess:

a. Foundation:
Existing plate seems to be below grade. No foundation visible.

b. Wall:
The wall is in poor to fair condition. There is evidence of moisture damage and dry rot.

c. Window:
Typical redwood addition double hung window item 17.

d. Roof:
Rafter tails are in good condition. General condition of the roof is in poor, but sheathing here is adequate.

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STRUCTURAL / CONSTRUCTION:

Adobe:

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

Redwood addition:

1. Remove the existing grade from the walls to uncover the bottom of the boards and the mudsill. Based on the condition of the single-wall construction at the mud-sill, the existing walls will be shored up so a continuous concrete footing can be poured. The walls will be lifted and leveled wherever possible as long as they are able to stay intact. If this is not possible, portions of the walls may need to be disassembled, catalogued and re-assembled on top of new foundations. Inspections of the lower portion of the wall will determine the best way to proceed. Every effort will be made to repair and re-use the existing single wall framing. Heavily deteriorated boards will need to be replaced with like material.
2. Add a new wall to the interior of the single wall for structural support and lateral resistance. This wall will assist with plumbing, electrical and insulation required by code.
3. Remove roof, repair or replace structural members, add treated wood shingles.
4. Remove existing double-hung windows to be refurbished and re-used. New windows would be fabricated to match existing (see architectural drawings on pages 17 and 18 of the appended rehabilitation report on the Adobe for locations).
5. Remove existing doors to be refurbished and re-used. New doors would be fabricated to match existing (see architectural drawings on pages 17-18 of the appended rehabilitation report on the Adobe for locations).

MEANS / METHODS AND FINISHES:

PROPOSED:

Rehabilitate the Historic Adobe and Redwood Addition which include repair of damaged wood finishes, roof eaves, door assemblies, window assemblies as well as rehabilitate the Adobe structure. New floor area will be added to the Redwood Addition and the interior will be reorganized to be consistent with livability standards found today. The rehabilitation of the Adobe and Redwood Addition will be done according to the Secretary of the Interior's Standards for Rehabilitation. No changes are proposed which would alter the character or intent of the exteriors of the historical buildings. Therefore there will be no "conjectural changes" that affect the features of the historical buildings. Refer to Code Compliance Section 8-105 Construction Methods and Materials

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CODE COMPLIANCE:

SECTION 3404 A
ADDITIONS, ALTERATIONS OR REPAIRS:

3404 A.1 Existing buildings or structures.
Additions or alterations to any building or structure shall comply with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

SECTION 8-105
CONSTRUCTON METHODS AND MATERIALS

8-105.1 Repairs.
Repairs to any portion of a qualified historical building or property may be made in-kind with historical materials and the use of original or existing historical methods of construction, subject to conditions of the CHBC (See Chapter 8-8.)

CHAPTER 8-8
ARCHAIC METHODS AND MATERIALS OF CONSTRUCTION

8-805.3 Reconstructed walls
Totally reconstructed walls utilizing original brick or masonry, constructed similar to original, shall be constructed in accordance with the regular code. Repairs or infills may be constructed in a similar manner to the original walls without conforming to the regular code.

SECTION 8-806
ADOBE

8-806.1 General.
Unburned clay masonry may be constructed, reconstructed, stabilized or rehabilitated subject to this chapter. Alternative approaches which provide an equivalent or greater level of safety may be used, subject to the concurrence of the enforcing agency.

8-806.2 Protection.
Provisions shall be made to protect adobe structures from moisture and deterioration. The unreinforced adobe shall be maintained in a reasonably good condition. Particular attention shall be given to moisture content of the walls. Unmaintained or unstabilized walls or ruins shall be evaluated for safety based on their condition and stability. Additional safety measures may be required subject to the concurrence of the enforcing agency.

8-806.3 Requirements.
Unreinforced new or existing adobe walls shall meet the following requirements. Existing sod or rammed earth walls shall be considered similar to the extent these provisions apply. Where existing dimensions do not meet these conditions, additional strengthening measures may be required.

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1. One-story adobe load-bearing walls shall not exceed a height-to-thickness ratio of 6.
2. Two-story adobe buildings or structures' height-to-thickness wall ratio shall not exceed 5 at the ground floor and 6 at the second floor, and shall be measured at floor-floor height when the second floor and attic ceiling/roof are connected to the wall as described below.
3. Nonload-bearing adobe partitions and gable end walls shall be evaluated for stability and anchored against out-of-plane failure.
4. A bond beam or equivalent structural element shall be provided at the top of all adobe walls, and for two-story buildings at the second floor. The size and configuration of the bond beam shall be designed in each case to meet the requirements of the existing conditions and provide an effective brace for the wall, to tie the building together and connect the wall to the floor or roof.

8-806.4 Repair or reconstruction.
Repair or reconstruction of wall area may utilize unstabilized brick or adobe masonry designed to be compatible with the constituents of the existing adobe materials.

8-806.3 Shear values.
Existing adobe may be allowed a maximum value of four pounds per square inch. (27.6 kPa) for shear, with no increase for lateral forces.

8-806.6 Mortar.
Mortar may be of the same soil composition as that used in the existing wall, or in new walls as necessary to be compatible with the adobe brick.

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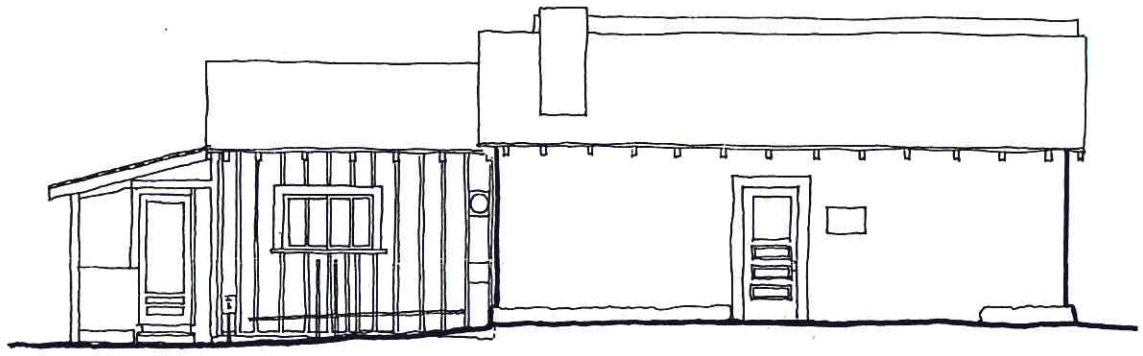
DRAWINGS – APPENDIX A:

EXISTING ELEVATIONS:



SOUTH ELEVATION:

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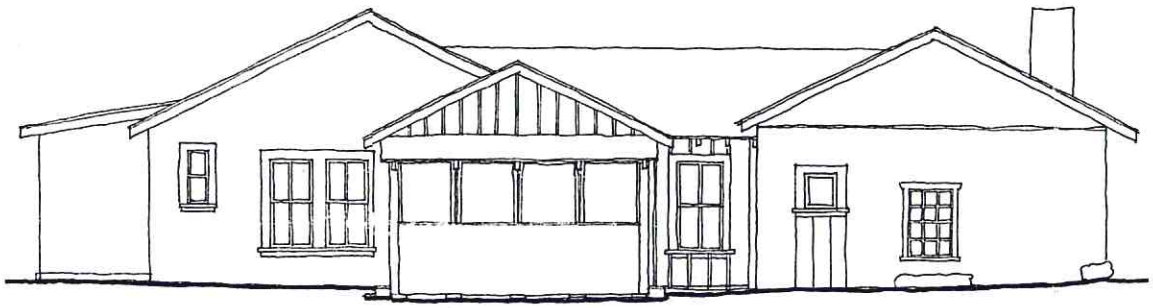

WEST ELEVATION:

N.T.S.

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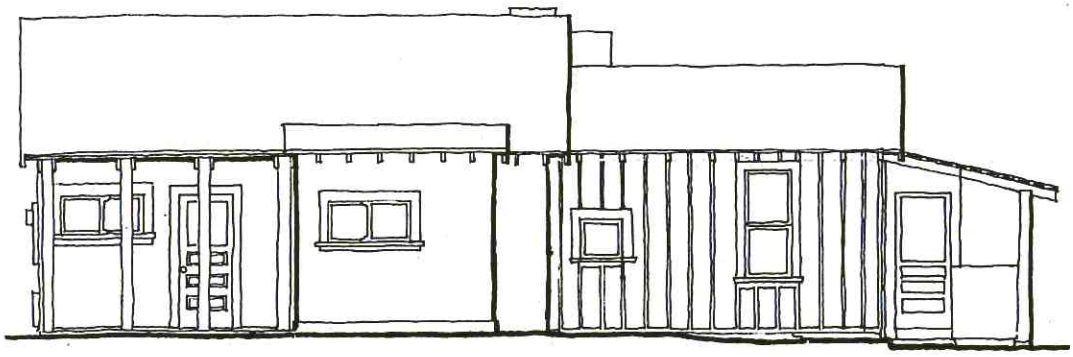
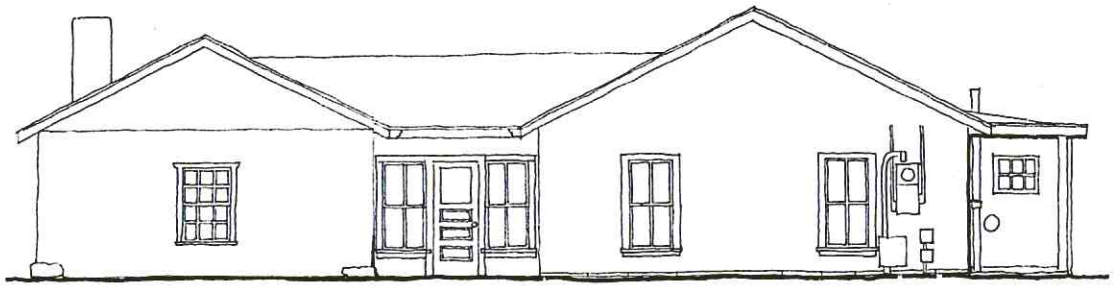
EXISTING ELEVATIONS:



NORTH ELEVATION: N.T.S.



EAST ELEVATION: N.T.S.

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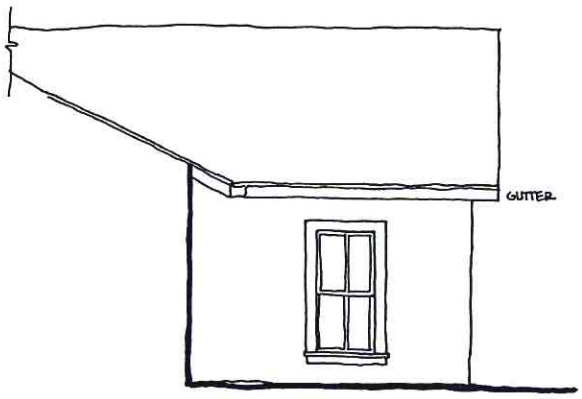
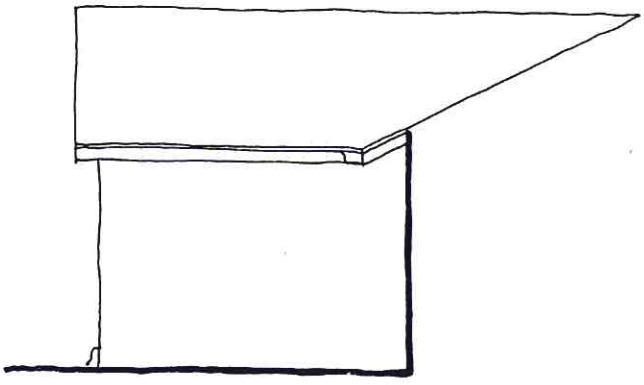
EXISTING ELEVATIONS:



PARTIAL SOUTH ELEVATION: N.T.S.



PARTIAL NORTH ELEVATION: N.T.S.

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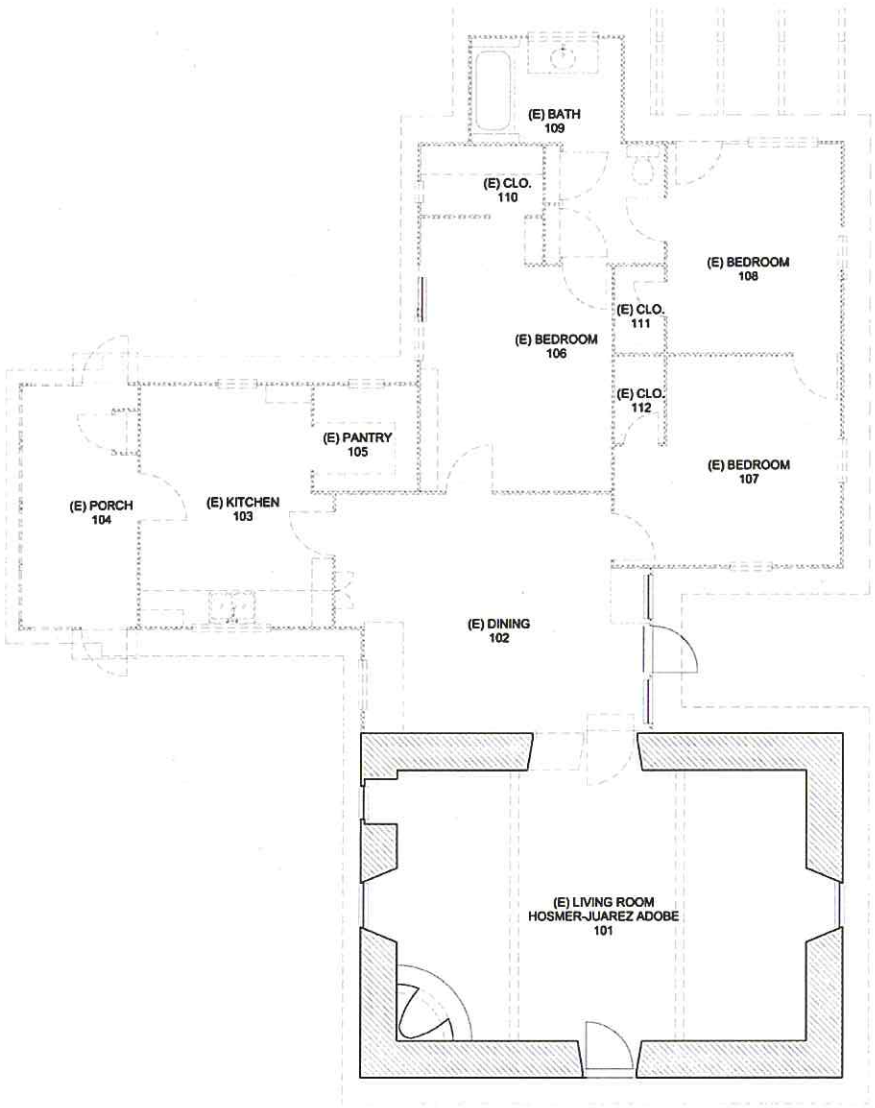

N

N.T.S.

EXISTING FLOOR PLAN:

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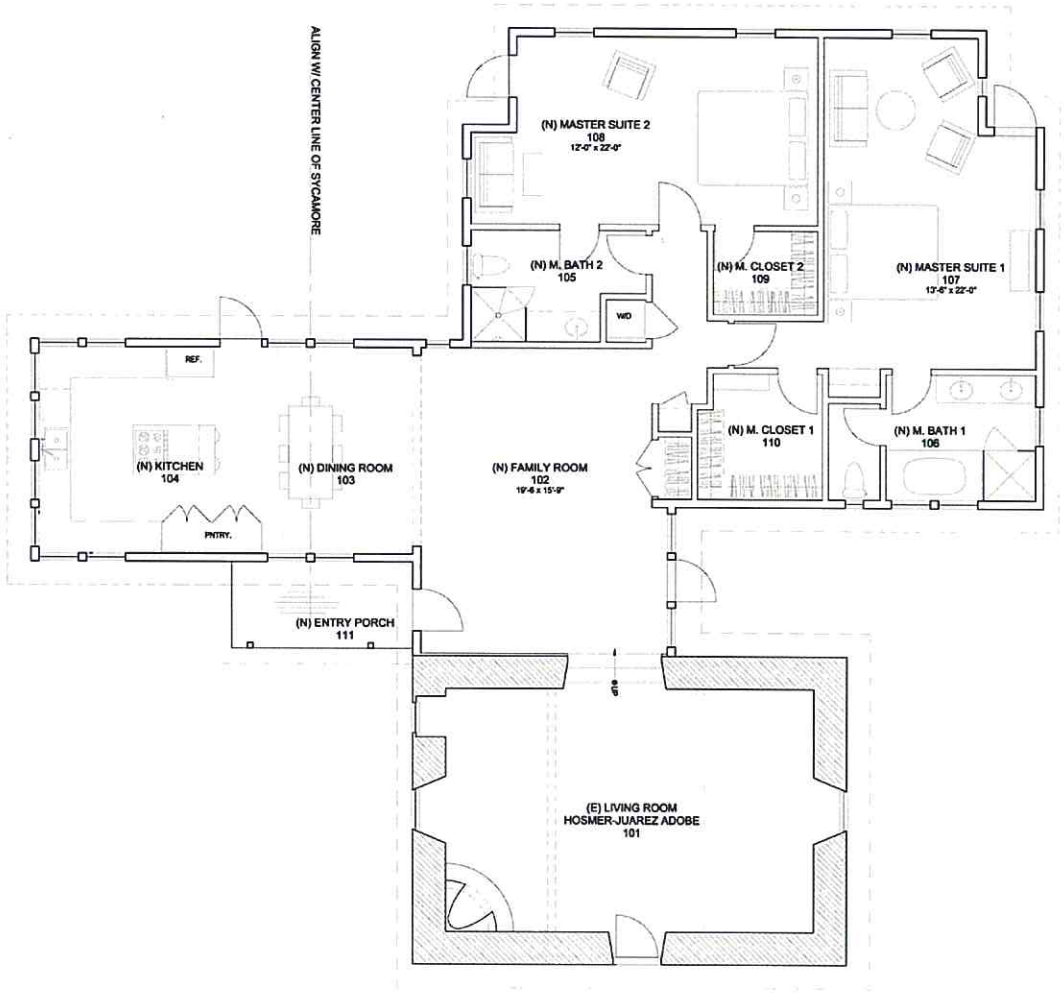

PROPOSED FLOOR PLAN:

N

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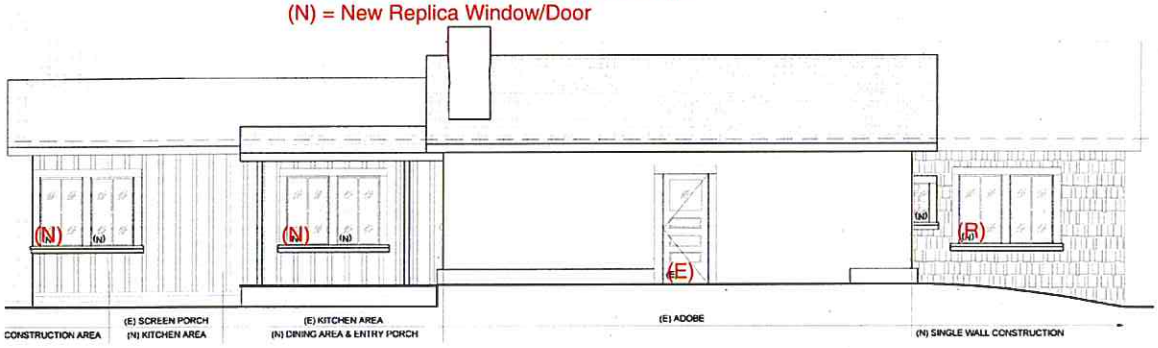
PROPOSED ELEVATIONS: (E) = Existing Window/Door in original location
(R) = Existing Window/Door in new location
(N) = New Replica Window/Door



SOUTH ELEVATION:

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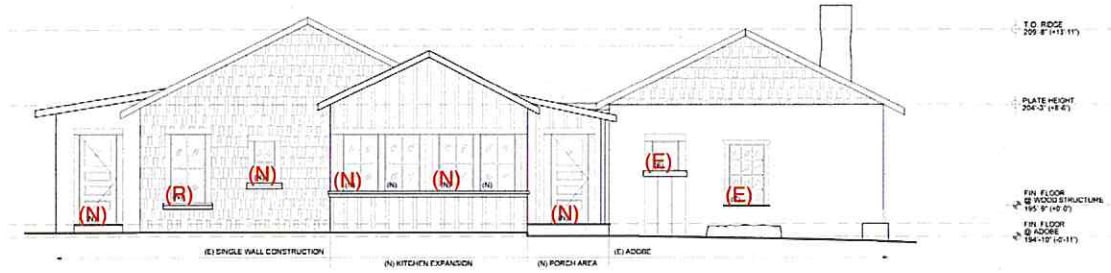

WEST ELEVATION:

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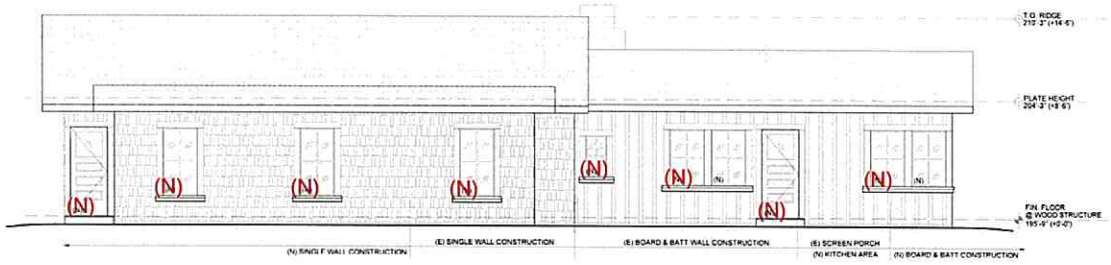
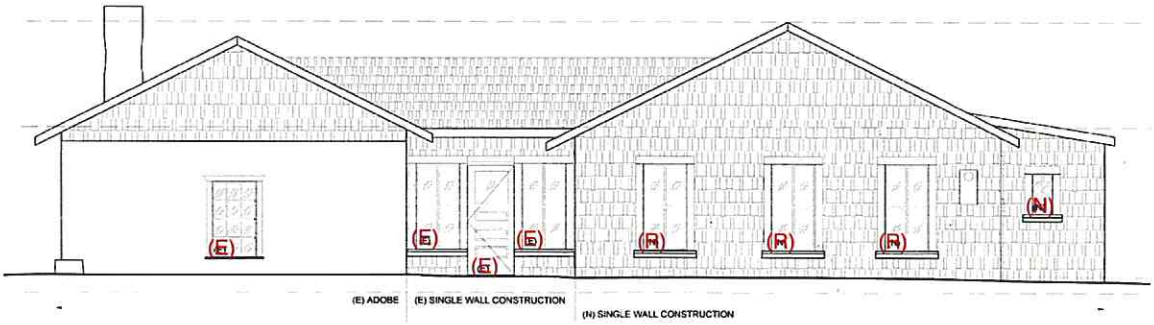
PROPOSED ELEVATIONS: (E) = Existing Window/Door in original location
(R) = Existing Window/Door in new location
(N) = New Replica Window/Door



NORTH ELEVATION: N.T.S.



EAST ELEVATION: N.T.S.

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PHOTOGRAPHS – APPENDIX B:

WEST VIEW:

SOUTHWEST VIEW:

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SOUTH VIEW:

SOUTH EAST VIEW:

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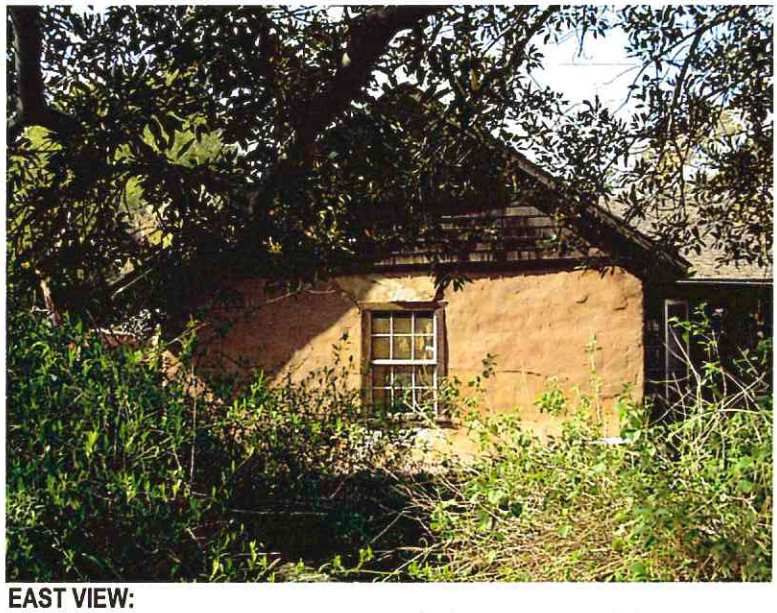

EAST VIEW:

EAST VIEW:

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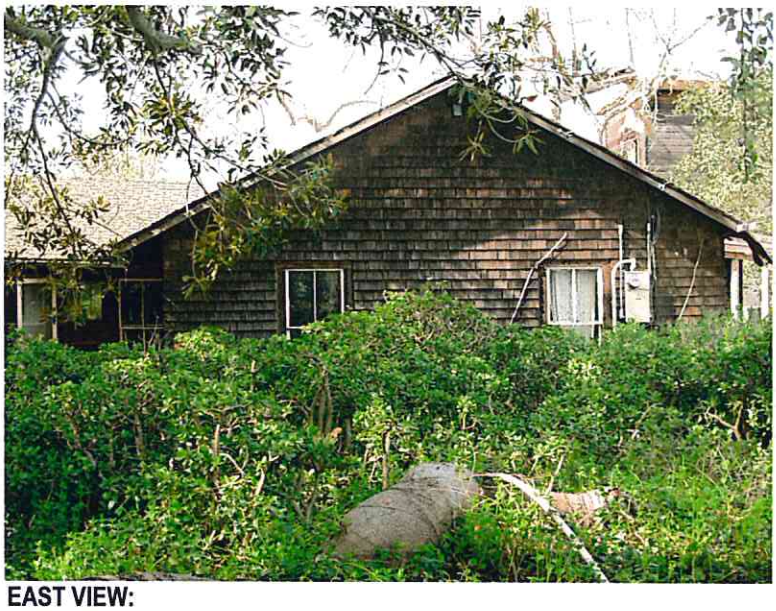

EAST VIEW:

NORTH EAST VIEW:

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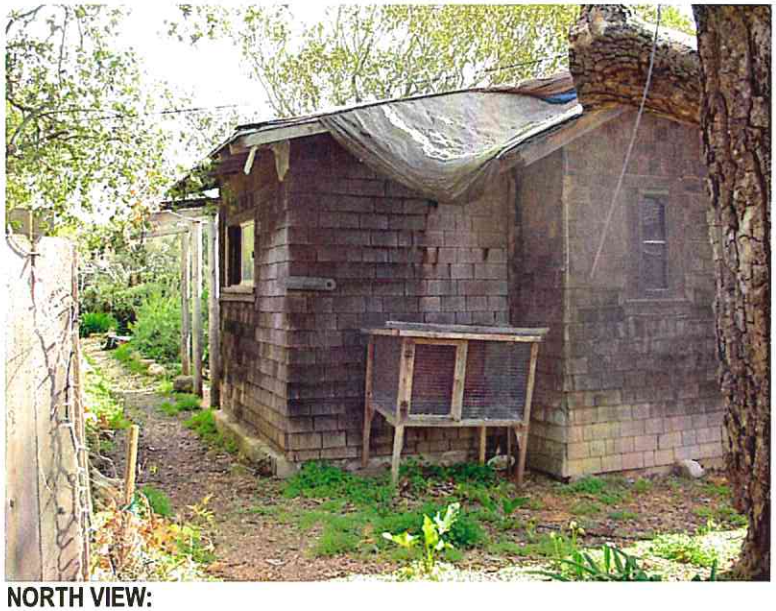

NORTH VIEW:

NORTH VIEW:

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SOUTH WEST VIEW:

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Proposed Rehabilitation
of the
Accessory Structure Water Tower
461 San Ysidro Road
Montecito, California

AB
DESIGN STUDIO
INCORPORATED

SCOPE OF WORK:

DESCRIPTION + EXISTING USE:

A twelve foot square legal non-conforming two-story Accessory Structure (Water Tower) is located to the northwest of the Adobe residence on site. The tower contains two rooms. The first floor room, reached by a two-panel door with glass upper panes, is used for storage. The second floor room, used as an office, has a four panel Eastlake door, which is stored in the building. A modern two-stage wooden exterior staircase provides access to the second floor. A water tank originally sat atop the flat roof.

Two lean-to shed structures are attached to the north side of the Water Tower. Both are in disrepair and in need or repair.

HISTORICAL USE:

Built around 1874, the two-story Accessory Structure (Water Tower) used to pump water from Oak Creek across San Ysidro Road into the tank that sat on top. Historically, oxen provided the power to pump water up to the water tank. In 1917, a board and batten lean-to storage shed was added to the north, accessed by an opening cut through the north wall of the water tower, and a second shed-roof board and batten storage room was added to the west of the water tower addition.

WATER TOWER:

Built: 1874
Use: Accessory Structure
Size: 12'-2" x 12'-3" (footprint)
Area: 150 SF (gross)
Area: 124 SF (net)

ATTACHED LEAN-TO STORAGE SHEDS: (NORTH & WEST):

Built: 1917
Use: Storage

Storage North:
Area: 158 SF (gross)
Area: 142.5 SF (net)

Storage Northwest:
Area: 147 SF (gross)
Area: 128 SF (net)

PROPOSED USE:

A two-story legal non-conforming Accessory Structure (artist studio).

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PROPOSED ADDITION AND REHABILITATION:

Proposed addition and rehabilitation of the water tower and lean-to shed structure are as follows:

-Clean roofline by raising the lower adjoining lean-to shed roof to match higher lean-to shed's roof.
-Extend lean-to shed roof line to the South.
-Restore existing windows and add windows that match the historical style and material of the existing windows on the second floor of the water tower facing East and West and on the extended lean-to shed.
-Repair or replace damaged wood siding, roof eaves, door assemblies, window assemblies and exterior wood stairway.
-Raise adjoining lean-to sheds for new concrete foundation.

PROPOSED ADDITION SF TOTAL:

Area: 177 SF (gross)
Area: 173 SF (net)

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CONDITIONS ASSESSMENT:

PROJECT ADDRESS: 461 San Ysidro Road

PROCESS:
AB Design Studio, Inc. conducted a visual inspection of the existing Accessory structure/ Water Tower along with the adjoining 1917 North and Northwest board and batten storage shed buildings. The following is a list of observations as to the general conditions of the structures.

STARTING POINT:
The South side of water tower:

ITEM 1: South side of water tower

a. Foundation:
Sandstone footings are located on the East and West side of structure connected by wood beams. No sandstone is located on the South. Existing East and West footings have been grouted and need repair.

b. Wall:
Horizontal v-groove siding is in poor to bad condition. Some v-groove horizontal board siding has dry rot, termite, woodpecker, and honey bee damage. Corner redwood trim has major honey bee, wood pecker and dry rot damage. Mud sill siding is missing and in contact with grade/soil causing major deterioration due to dry rot and lack of a legitimate concrete/stone foundation.

c. Two-stage wooden exterior staircase:
   1) Non-historical 4" Concrete slab foundation in good condition.
   2) Two-stage wooden staircase in poor to bad condition and unfit for use. Portion of staircase has major dry rot and termite damage because of contact to grade/soil. Portions of wood staircase are damaged due to lack of weatherproofing and neglect. Stair treads and risers are considerably cracked and warped from water damage. The stair stringers have evidence of dry rot. The structure is deteriorated to the point of failure and needs replacement. Storage area underneath stair is missing vertical wood siding.

d. Door:
   1) 1st floor water tower door is 30"x80". Solid core wood door w/ clear glass inserts in fair condition. Glass muntins are loose and weathered. Some dry rot is evident.
   2) 2nd floor water tower door. Solid core door is off hinge. Some dry rot is evident. Sill, header and jamb have evidence of dry rot and moisture damage. Jamb and Head has woodpecker damage.

e. Entry steps:
Non-historical 7 ½" risers and two +11" tread with 1x rounded nosing in poor condition. The first riser is bowed at grade and damaged by dry rot due to contact with soil/grade.

f. Window:
Glass panes are in fair condition. Sill, header and jamb have evidence of dry rot and moisture damage. Blue paint is non-historical.

g. Roof:
Wood rafters, fascia board and galvanized sheet metal flashing are in poor to bad condition. Sheet metal flashing is warped from sun exposure and weathering. Wood fascia board and rafters has wood pecker, honey bee, termite and dry rot damage.

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ITEM 2: West side of water tower:

a. Foundation (West and East Only):
   (1) Sandstone foundation w/ 10" x12" H. R. C. Sandstone foundation blocks.
   (2) 4x6 dimensional lumber sill plate o/ +1" concrete topping at sandstone blocks.
   (3) 3x8 notched dimensional lumber floor joists at sill plate at 2'-0" o.c. w/ 4x4 blocks between.

b. Partial Fence:
   Partial ht. of 3'x3" by 8'-0" horizontal boards and post wall extends from exterior wood staircase landing. Fence is in poor to bad condition. Wood fence has sun damage, weathering and dry rot.

c. Wall:
   Horizontal v-groove board is in poor to fair condition. Some horizontal v-groove boards have termite, honey bee, wood pecker and dry rot damage. Corner wood trim board is in poor condition. Corner wood trim has major termite, honey bee, wood pecker, some dry rot damage and major bat guano damage.

d. Non-historical bat house:
   Bat house attached to exterior west wall causing major bat guano damage to the inside of wall.

e. Wood rafters, fascia board and galvanized sheet metal flashing are in poor to bad condition. Sheet metal flashing is warped from sun exposure and weathering. Wood fascia board and rafters has wood pecker, honey bee, termite and dry rot damage.

ITEM 3: South side of northwest lean-to storage shed:

a. Foundation:
   (1) Individual rock blocks at grade support 4x6 dimensioned wood piers raised to a height of 12". Corners of Lean-to shed double up on 4x6 wood piers.
   (2) 4x6 floor joists @ 2'-0" o.c. support raised wood plank floor.
   (3) Concrete block stoop entry at grade.

b. Wall:
   Redwood board and batten in poor to bad condition. Batten trim siding falling off wall at positions near shed roof. 12" x 18" hole cut into exterior wall near corner to North lean-to wall and non historical window was installed. There is a 4" gap between Northwest storage shed and north storage shed. Exterior connection between Northwest and North storage sheds was constructed by wood wall board enclosure that only extend 7'-0" in height at gap between sheds. Major weathering, termite and dry rot damage to board and batten wall. Wall is structurally unsound and leaning to the point of failure.

c. Door:
   3'-0" x 6'-8" hinge mounted redwood board door in poor condition. Door has major weathering, termite and dry rot damage and falling partially off hinge.

d. Entry steps:
   Entry steps are not historical.

e. Roof:
   2x4 Douglas fir joist at 16" o.c. in poor to bad condition. Roof has 1x6 solid plank sheathing w/ 3/8" plywood decking for roof. Rafter tails in poor condition due to neglect, weathering, and termite damage; in danger of failing. Roof is clad w/ plywood. Plywood roof is in bad condition. Wood is considerably warped due to a lack of any legitimate type of weatherproofing and has major moisture damage.

ITEM 4: West side of northwest lean-to storage shed:

a. Wall:
   Redwood board and batten in poor to fair condition. Some vertical board and batten have termite and dry rot damage. Base board is in contact with grade/soil and has some termite, and dry rot damage. Six-pane window hung on wall.

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b. Roof:
See item 3e for roof info.

ITEM 5: North side of northwest lean-to storage shed:

a. Wall:
Redwood board and batten in poor to bad condition. Batten trim siding falling off wall at positions near shed roof. There is a 4" gap between Northwest storage shed and north storage shed. Exterior connection between Northwest and North storage sheds was constructed by wood wall board enclosure that only extend 7'-0" in height at gap between sheds. Major weathering, termite and dry rot damage to board and batten wall due to contact with grade/soil. Base boards are missing. Wall is structurally unsound and leaning to the point of failure.

b. Window:
3x3 fixed glass pane window with southeast glass pane missing. Window jamb and head has some sun damage. Window sill is missing.

c. Roof:
See item 3e for roof info.

ITEM 6: North lean-to storage shed at north wall:

a. Wall:
Redwood board and batten in poor to bad condition. Board and batten wall and base board have major termite and dry rot damage. Board and batten is missing a head and base board. 2'-0"x3-0" hole cut out of wall and boarded up with plywood

b. Roof:
Roof is in poor to bad condition. Roof contains two layers of asphalt shingles over one layer of cedar shingles over 1x6 spaced sheathing. Roof shows warping due to moisture damage. The galvanized sheet metal flashing is also warped due to sun exposure and weathering the connection point of the lean-to and water tower.

ITEM 7: North side of Water Tower

a. Wall:
Horizontal V-groove board is in poor to fair condition. Some horizontal v-groove boards have termite, honey bee, wood pecker and dry rot damage. Corner wood trim board is in poor condition. Corner wood trim has major termite, honey bee, wood pecker and some dry rot damage.

b. Window:
Window is stored in the building. Sill, header and jamb have evidence of dry rot and moisture damage.

c. Roof:
Wood rafters, fascia board and galvanized sheet metal flashing are in poor to bad condition. Sheet metal flashing is warped from sun exposure and weathering. Wood fascia board and rafters has wood pecker, honey bee, termite and dry rot damage.

ITEM 8: North lean-to storage shed at east wall

a. Wall:
Redwood board and batten in poor to bad condition. Board and batten wall has major termite and dry rot damage. Wall attaches and aligns with Water tower to the south. Base board is missing. Moisture damage is visible on some of the board and battens.

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b. Door:
29" x78" board and batten wood door is in poor to bad condition. Dry rot and termite damage is evident throughout. Hinges are rusted. A hole is cut out for a door opening

c. Entry Steps:
Entry steps are not historical.

ITEM 9: East side of water tower:

a. Foundation (West and East Only):
(1) Sandstone foundation w/ 10" x12" H. R. C. Sandstone foundation blocks.
(2) 4X6 dimensioned lumber sill plate o/ +1" concrete topping at sandstone blocks.
(3) 3x8 notched dimensioned lumber floor joists at sill plate at 2'-0" o.c. w/ 4x4 blocks between

b. Wall:
Horizontal v-groove board is in poor to bad condition. Some horizontal v-groove boards have termite, honey bee, wood pecker and dry rot damage. Corner wood trim board is in poor condition. Corner wood trim has termite, honey bee, wood pecker and some dry rot damage.

c. Window:
Original window on 1st floor was removed and non-historical style window was added. Sill, header and jamb have evidence of dry rot and moisture damage.

d. Roof:
Wood rafters, fascia board and galvanized sheet metal flashing are in poor to bad condition. Sheet metal flashing is warped from sun exposure and weathering. Wood fascia board and rafters has wood pecker, honey bee, termite and dry rot damage.

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STRUCTURAL / CONSTRUCTION:

Proposed addition and rehabilitation of the water tower and lean-to shed structure are as follows:

-Clean roofline by raising the lower adjoining lean-to shed roof to match higher lean-to shed's roof.
-Extend lean-to shed roof line to the South.
-Restore existing windows and add windows that match the historical style and material of the existing windows on the second floor of the water tower facing East and West and on the extended lean-to shed.
-Repair or replace damaged wood siding, roof eaves, door assemblies, window assemblies and exterior wood stairway.
-Raise adjoining lean-to sheds for new concrete foundation.

Accessory Structure/Water Tower

1. Remove flooring
2. Jack up water tower. Disconnect from North Lean-to Storage Shed
3. Retain stone foundation – pour concrete behind
4. Add sandstone to South side foundation at interior face of sandstone wall
5. Form and pour foundation
6. Place 4" sand with membrane, then 4" concrete slab. Place 2' x 4' sleepers.
7. Reconnect to (N) foundation
8. Remove damaged roof and repair wood or replace with matching wood.
9. Refurbish existing doors and windows. Add new 3/3 windows to match existing (see architectural drawings on pages 14 and 15 of the appended rehabilitation report on the Water Tank for locations)
10. Add a water tank atop flat roof

1917 North Lean-to storage shed

1. Remove flooring
2. Jack up North lean to storage shed. Disconnect from water tower and Northwest lean-to storage shed.
3. Form and pour foundation per plan
4. Place 4" sand with membrane, then 4" concrete slab. Place 2' x 4' sleepers.
5. Lower on (N) foundation – add wood skirting
6. Remove damaged roof and repair or replace with matching shingles.
7. Refurbish existing doors and windows. Add new 3/3 windows to match existing (see architectural drawings on pages 14 and 15 of the appended rehabilitation report on the Water Tank for locations).

1917 Northwest Lean-to Storage Shed

1. Remove flooring
2. Jack up West lean to storage shed. Sever from water tower and North lean-to storage shed.
3. Form and pour foundation per plan
4. Place 4" sand with membrane, then 4" concrete slab. Place 2' x 4' sleepers.
5. Lower on (N) foundation – add skirting
6. Remove damaged roof and repair or replace with matching shingles.
7. Refurbish existing doors and windows. Add new 3/3 windows to match existing (see architectural drawings on pages 14 and 15 of the appended rehabilitation report on the Water Tank for locations).

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MEANS / METHODS AND FINISHES:

PROPOSED:
Rehabilitate accessory structure/water tower and lean-to sheds which include repair of damaged wood siding, roof eaves, door assemblies, window assemblies and exterior wood stairway. New storage area will be added south of original northwest shed-roof lean-to. The rehabilitation of the accessory structure/water tower and lean-to sheds will be done according to the Secretary of the Interior's Standards for Rehabilitation. No changes are proposed which would alter the character or intent of the exteriors of the historical buildings. Therefore there will be no "conjectural changes" that affect the features of the historical buildings. Refer to Code Compliance Section 8-105 Construction Methods and Materials

CODE COMPLIANCE:

SECTION 3404 A
ADDITIONS, ALTERATIONS OR REPAIRS:

3404 A.1 Existing buildings or structures.
Additions or alterations to any building or structure shall comply with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

SECTION 8-105
CONSTRUCTON METHODS AND MATERIALS

8-105.1 Repairs.
Repairs to any portion of a qualified historical building or property may be made in-kind with historical materials and the use of original or existing historical methods of construction, subject to conditions of the CHBC
(See Chapter 8-8.)

CHAPTER 8-8
ARCHAIC METHODS AND MATERIALS OF CONSTRUCTION

8-805.3 Reconstructed walls
Totally reconstructed walls utilizing original brick or masonry, constructed similar to original, shall be constructed in accordance with the regular code. Repairs or infills may be constructed in a similar manner to the original walls without conforming to the regular code.

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SECTION 8-807
WOOD

8-807.1 Existing wood diaphragms or walls.
Existing wood diaphragms or walls of straight or diagonal sheathing shall be assigned shear resistances values appropriate with the fasteners and materials functioning in conjunction with the sheathing. The structural survey shall determine fastener details and spacing and verify a load path through floor construction. Shear values of Table 8-8-A and 8-8-B.

8-807.2 Wood lath and plaster.
Wood lath and plaster walls and ceilings may be utilized using the shear values referenced 8-807.1.

8-807.3 Existing wood framing.
Existing wood framing members may be assigned allowable stresses consistent with codes in effect at the time of construction. Existing or new replacement wood framing may be of archaic types originally used if properly researched, such as dovetail and mortise and tenon types may be used structurally, provided they are well made. Lumber selected for use and type need not bear grade marks, and greater or lesser species such as low-level pine or fir, boxwood and indigenous hardwoods and other variations may be used for specific conditions where they were or would have been used. Wood fasteners such as square or cut nails may be used with a maximum increase of 50 percent over wire nails for shear.

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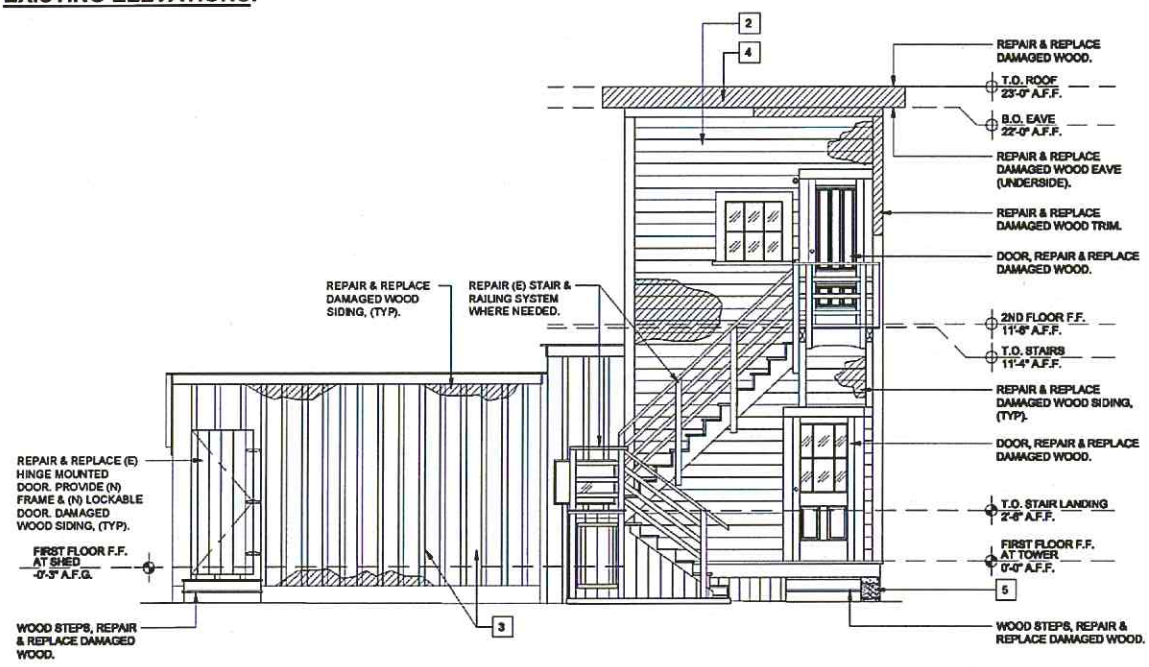
DRAWINGS – APPENDIX A:

EXISTING ELEVATIONS:



SOUTH ELEVATION: **N.T.S.**

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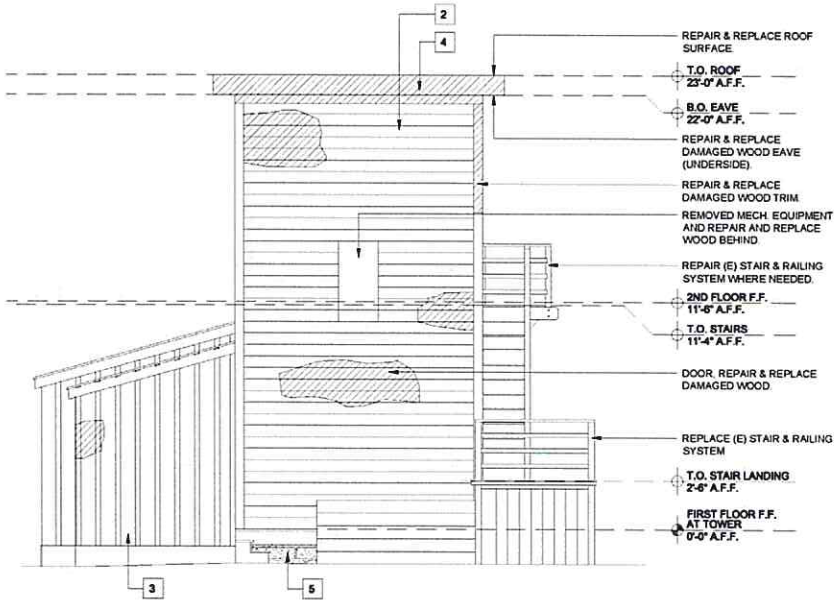

key notes

1. (E) WOOD SHAKE ROOFING
2. (E) REDWOOD V. GROOVE HORIZONTAL SIDING (1X8)
3. (E) REDWOOD BOARD AND BATTEN SIDING (BOARDS (1X12) BATTS (1X3)) W/ (1X10) TRIM AT BASE & (1X6) AT EAVE & RAKE.
4. (E) GAL. SHEET MTL. FLASHING
5. (E) EXPOSED SANDSTONE FOUNDATION

WEST ELEVATION: **N.T.S**

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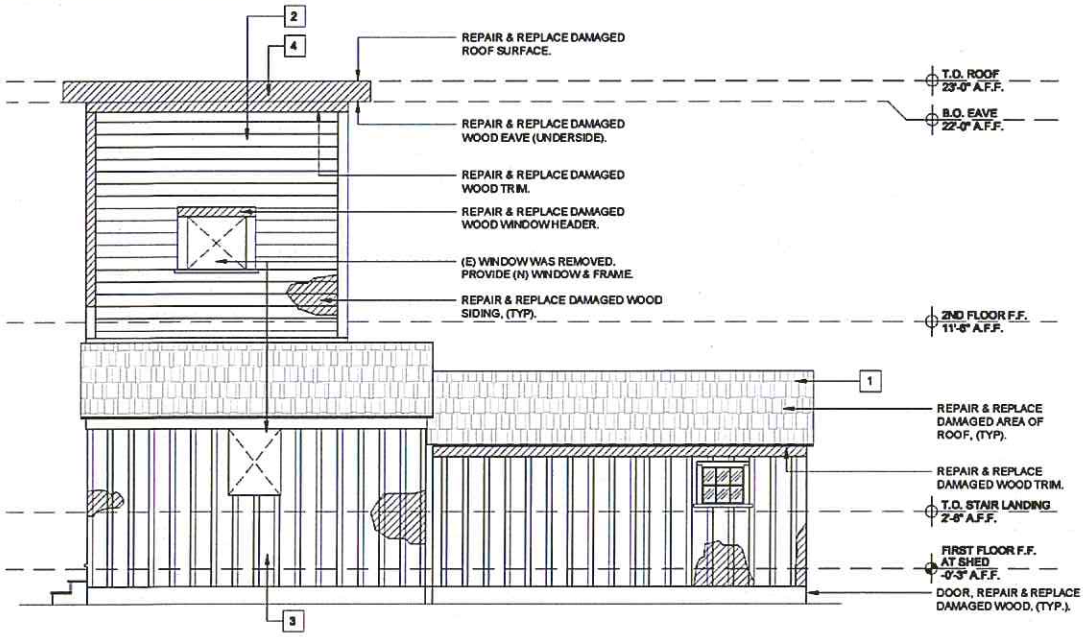
EXISTING ELEVATIONS:



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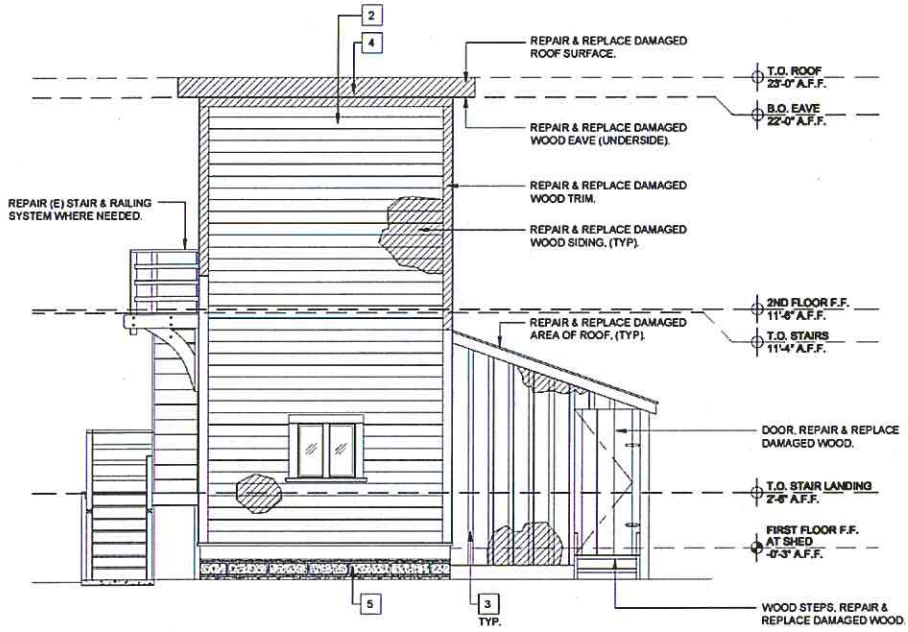

key notes

1	(E) WOOD SHAKE ROOFING
2	(E) REDWOOD V. GROOVE HORIZONTAL SIDING (1X8)
3	(E) REDWOOD BOARD AND BATTEN SIDING (BOARDS (1X12) BATTS (1X3)) W/ (1X10) TRIM AT BASE & (1X6) AT EAVE & RAKE.
4	(E) GAL. SHEET MTL. FLASHING
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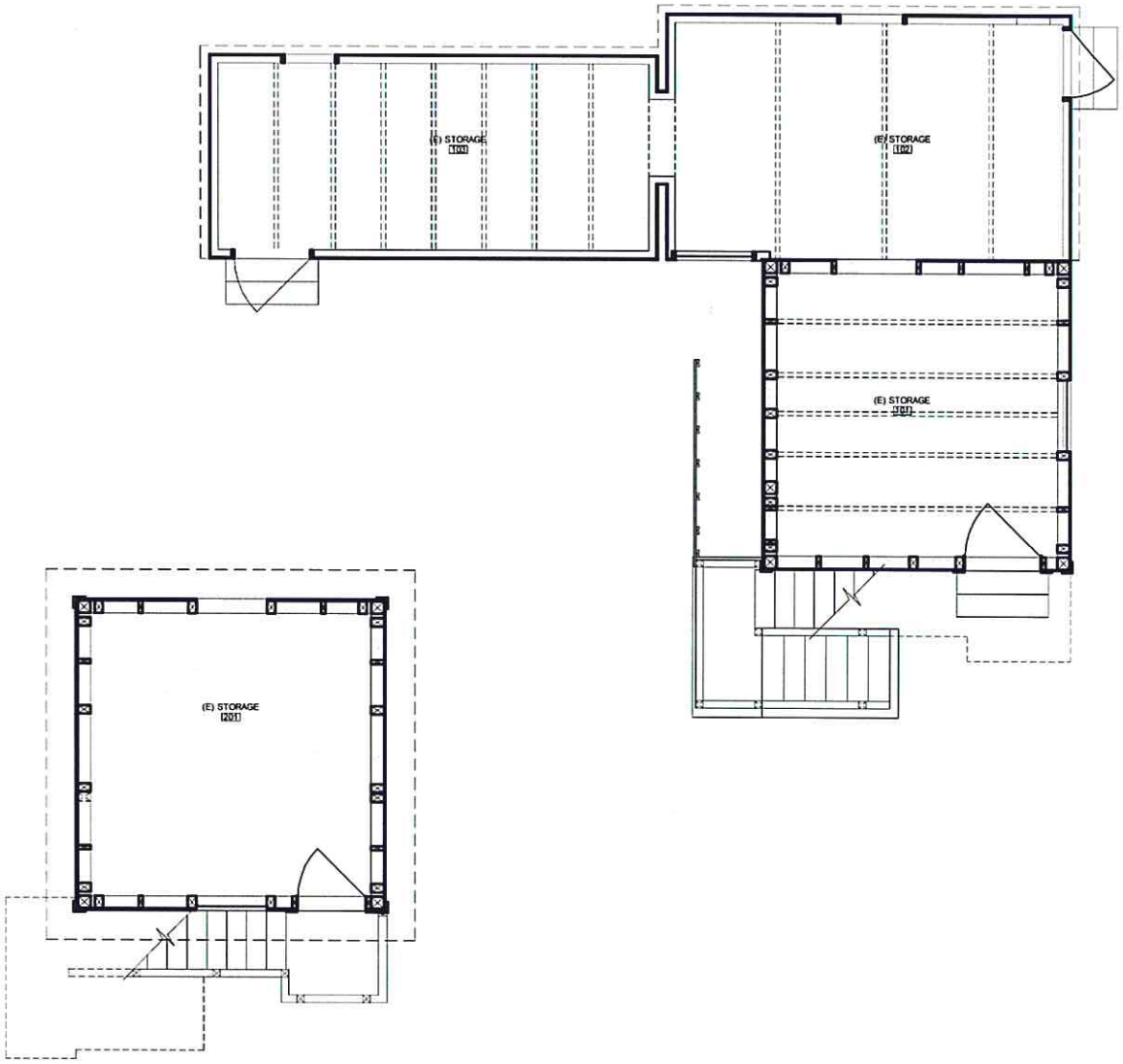
EAST ELEVATION: N.T.S.



EXISTING SECOND FLOOR PLAN: N.T.S.

EXISTING FIRST FLOOR PLAN: N.T.S.

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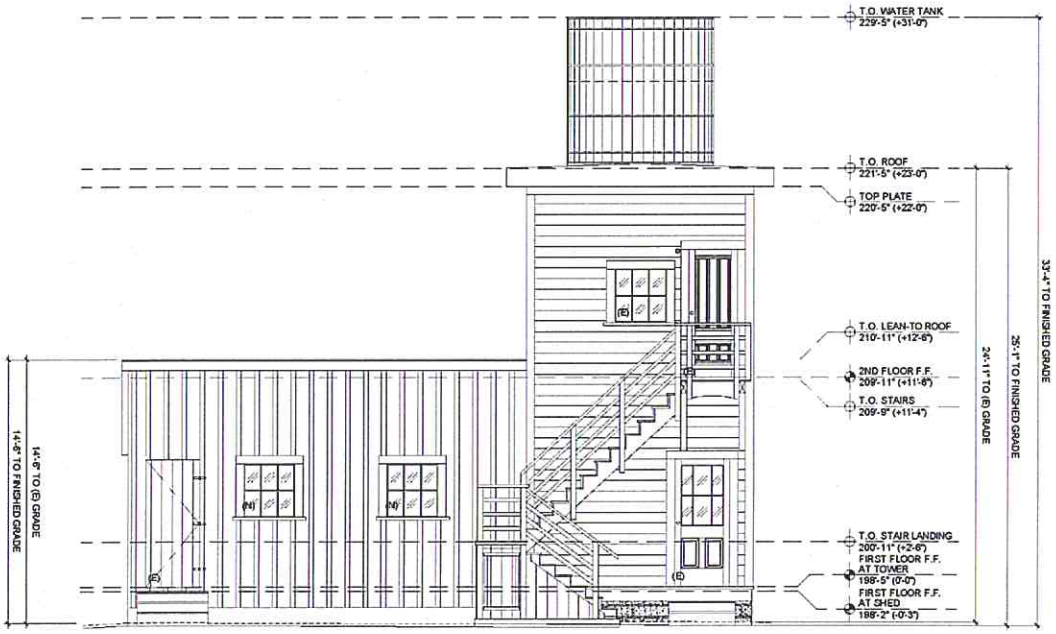
PROPOSED ELEVATIONS:



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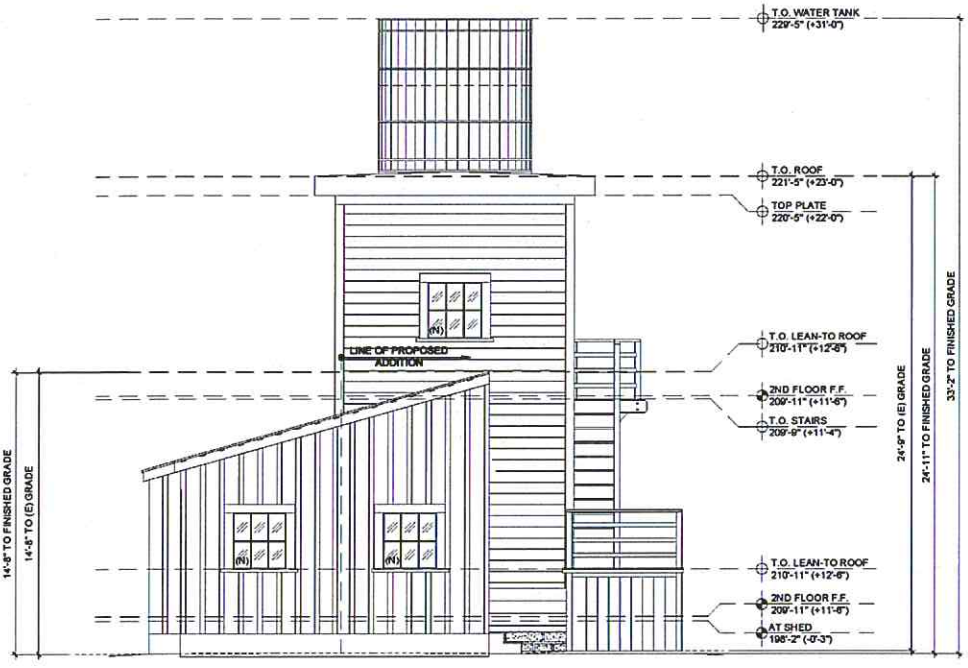

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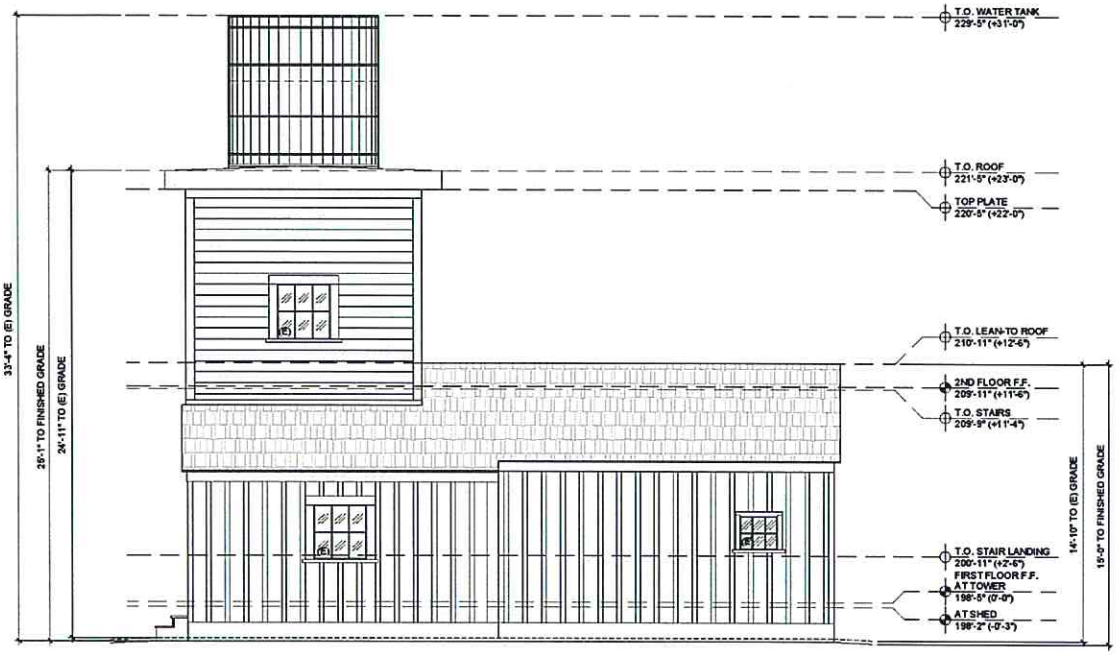
WEST ELEVATION: N.T.S.



NORTH ELEVATION: N.T.S.

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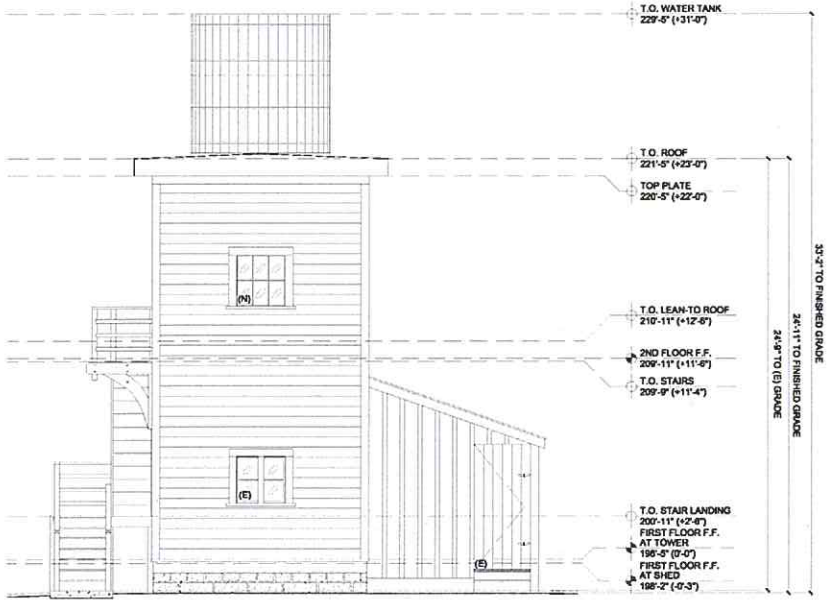

EAST ELEVATION: **N.T.S.**

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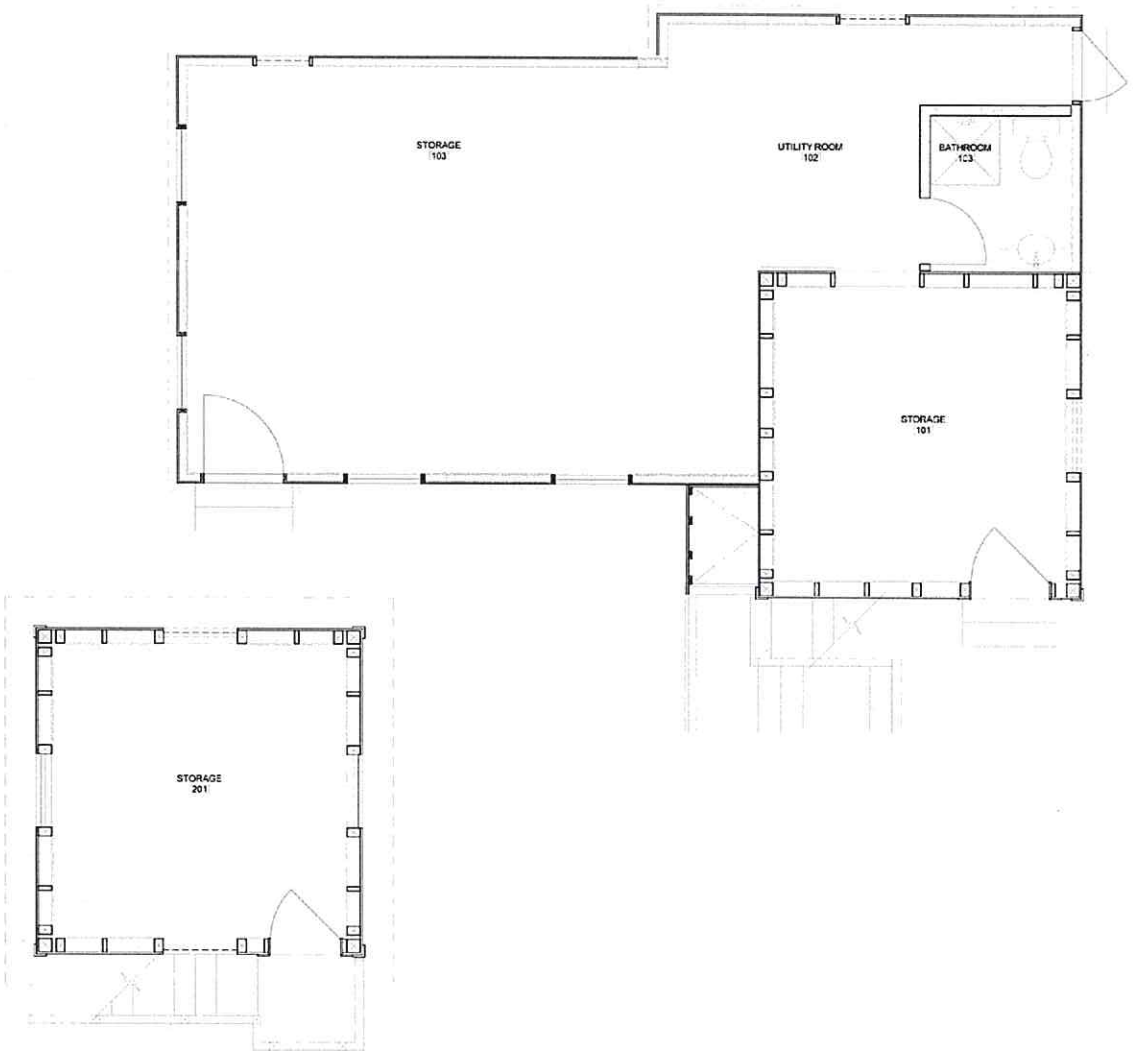

PROPOSED SECOND FLOOR PLAN: N

N.T.S.

PROPOSED FIRST FLOOR PLAN: N

N.T.S.

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PHOTOGRAPHS – APPENDIX B:

SOUTH VIEW OF TOWER

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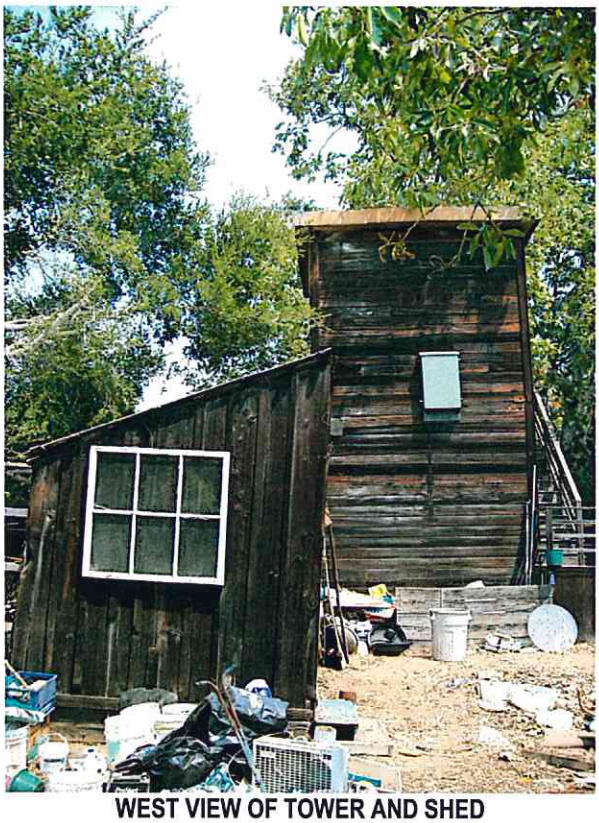
SOUTH VIEW OF NORTHWEST SHED



WEST VIEW OF TOWER AND SHED

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NORTH VIEW OF NORTHWEST SHED

NORTHEAST VIEW OF SHED AND TOWER

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NORTHEAST VIEW OF SHED AND TOWER

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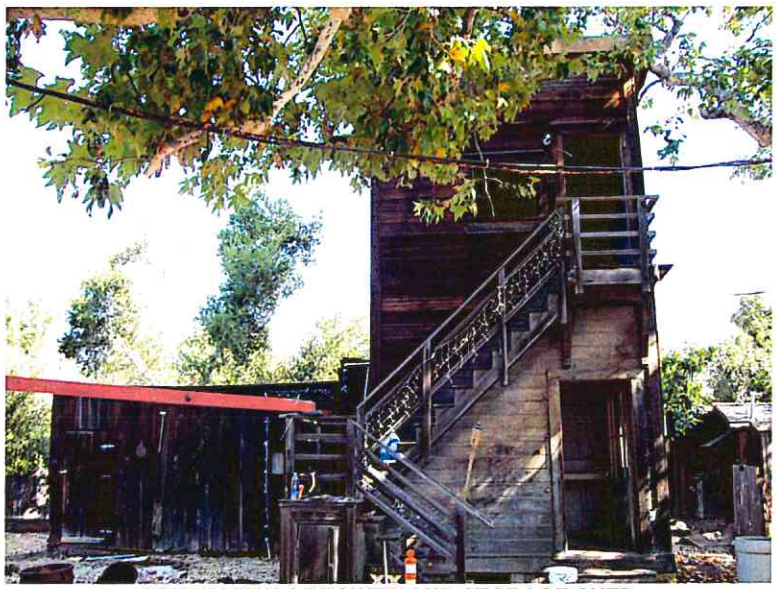
EAST VIEW OF TOWER



SOUTH VIEW OF TOWER AND STORAGE SHED

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Proposed Rehabilitation
of the
Cottage
461 San Ysidro Road
Montecito, California

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SCOPE OF WORK:

EXISTING USE / DESCRIPTION:

The two room cottage is located to the north of the Main Residence (Adobe) and northeast of the Accessory Structure (Water Tower). The L-shaped plan has a gabled wing extending to the west. A narrow addition for a water heater extends to the south of this wing and a shower addition was added to the north side. The walls are covered with plywood and batten and the gable roof is covered with shingles. A bay window exists on the south and east sides. A covered patio is located by the front (south) entrance. The cottage is enclosed on the south and east by a redwood fence and on the north and west by a chain link fence.

COTTAGE:

Built: circa 1970's
Use: Single Family Residence
Area: 293 S.F. (gross)
Area: 276 S.F. (net)

PROPOSED USE / DESCRIPTION:

Rehabilitation of the Cottage to include an addition of new storage area where the existing covered porch and front (south) entrance is located. A remodel of the existing roof will include a shallow shed roof over the new addition and existing interior. A new shingle gabled roof over existing bathroom to replace deteriorating shingle shed roof and skylight structure. A new entry of the cottage is to be located on the east wall of existing living room with a pair of French doors to match the historical period of the cottage. Existing bay window structure on east side will be removed for new entry. Repair and replace damaged red wood siding, roof eaves, door assemblies, window assemblies to match existing.

PROPOSED ADDITION TOTAL:

Area: 81 S.F. (gross)
Area: 79.5 S.F. (net)

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CONDITIONS ASSESSMENT:

PROJECT ADDRESS: 461 San Ysidro Road

PROCESS:
We conducted a visual inspection of the existing Cottage. The following is a list of observations as to the general conditions of the residence.

STARTING POINT:
The south wall at covered entry porch

ITEM 1: South wall at covered entry porch

a. Foundation:
6" concrete slab on grade in fair to good condition w/ coarse aggregate edges exposed.

b. Entry porch:
Contains a 1x1 terracotta tile and mortar patio in fair condition.

c. Entry Door:
Solid core wood door in fair to good condition, minor dry rot occurs at bottom of door edge.

d. Wall:
Plwood single wall board and batten construction. Wall construction inset 4" from concrete slab at west side of porch face. Weep holes present at board and batten near second floor window is missing. Trim in fair condition, minor dry rot.

a. Roof:
Wood fascia board and galvanized sheet metal flashing warped w/ sun exposure and weathering. The wood eave rafters are in poor condition as there is warping from moisture damage, and some noticeable termite damage. Plywood sheathing is fair condition. Wood shingles are in fair condition.

ITEM 2: South wall of cottage:

a. Foundation:
Foundation is completely below grade.

b. Wall:
Redwood Board and batten with plaster interior in poor to bad condition. Some weathering, termite and dry rot damage to board and batten wall due to contact with grade/soil and neglect. Grade is at or above finished floor and in direct contact with board and batten.

c. Window:
Fixed bay stain glass window with two side operable windows in fair condition. The sill, jamb, and header are in fair condition.

d. Roof:
See item 1

ITEM 3: East wall of cottage:

a. Foundation:
See Item 2

b. Wall:
Redwood Board and batten with plaster interior in poor to bad condition. Some weathering, termite and dry rot damage to board and batten wall due to contact with grade/soil and neglect. Some batten is missing or

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falling off. A historic wood stove metal flue is located on the southern end of the wall and is in poor condition. The flue is rusted to the point of deterioration, missing the top cap and beyond its use as a functional flue.

c. Window:
Contains a fixed bay window with non-historical stone wainscot below that runs approximately 12" high. The bay window is in fair condition. The sill, jamb, and header are in fair to poor condition. There is some evidence of dry rot and termite damage.

d. Roof:
See item 1

ITEM 4: North wall of cottage:

a. Foundation:
See Item 2

b. Wall:
Redwood Board and batten with plaster interior in very bad condition. There is evidence of major of termite and dry rot damage to the lower portion of the board and batten wall, while there is major moisture and mold damage to the upper portion. Grade above concrete foundation and in direct contact with board and batten. An electrical box is located between the pop out window and the interior storage pop out. The electrical box is in poor condition and rusted over. In addition, there is an exposed exhaust pipe running from the center of the wall out to the roof.

c. Interior storage pop out.
(1) Wall:
Redwood Board and batten wall in poor condition. There is evidence of major of termite and dry rot damage to the lower portion of the board and batten wall. Grade is above concrete foundation and in direct contact with board and batten.
(2) Roof:
The interior storage pop out roof is in good condition. Rake, eave, sheathing, and shingles seem to be in fine condition. There is some evidence of weathering.

d. Window:
(1) Contains a two-pane horizontal casement window located on the eastern side of the north wall. There is a screen applied to the window frame. The trim is missing.
(2) Contains a double hung pop out window located in front of the bar sink. The window is in fair condition. Trim, frame and sill are unpainted. Each window is divided into 6 panes and are all in fine condition. Some muntins are loose, but generally in good shape overall. Water pipes are exposed and run from the ground up through the pop out.
(3) Contains an inoperable vertical window located at the northwest side of the cottage at the bathroom. The window is in fair condition. The trim, frame, sash, and sill are unpainted and have some evidence of dry rot.

e. Roof:
Generally in the same condition as Item 1 except that the roof rake and eave has major moisture damage. The metal flashing seems to be in okay condition, but weatherproofing seems to be worse here than any other part of the roof. A non-historical skylight is located on the northwestern side of the roof. The skylight is in fine condition, but takes away from the historical authenticity of the cottage.

f. Back door:
3'-0" x 6'-8" hinge mounted vertical redwood board door in poor condition. Door has major weathering, termite, and dry rot damage. Hardware is original but extremely rusted. Door is falling partially off its hinges.

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ITEM 5: West wall of cottage:

a. Foundation:
See Item 2

b. Wall:
Redwood Board and batten with in fair to poor condition. There is considerable evidence of termite and dry rot damage to the lower portion of the board and batten wall, while there is some moisture and mold damage to the upper portion. Grade above concrete foundation and in direct contact with board and batten. At the southwest side of the cottage at the back of the exterior storage shed, plywood is used instead of board and batten. This is a non-historical addition.

c. Interior storage pop out.
(1) Wall:
Redwood Board and batten wall in very bad condition. There is major evidence of termite and dry rot damage to the majority of the board and batten wall. Grade is above concrete foundation and in direct contact with board and batten.
(2) Roof:
The interior storage pop out roof is in fair condition. Rake, eave, sheathing, and shingles seem to be in fair condition. There is some evidence of weathering.

d. Window:
(1) Contains a horizontal inoperable window located on the northwest side of the cottage at the shower. This window is non-historical and added recently. The trim is in good condition.
(2) Contains a double hung pop out window located above the interior storage pop out. The window is in fair condition. Trim, frame and sill are unpainted. The sill, jamb and header are in fair condition. There is some evidence of dry rot.

e. Roof:
Same as Item 4

f. Exterior storage door:
2'-0" x 6'-8" hinge mounted vertical redwood board door in poor condition. Door has major weathering, termite, and dry rot damage. Hardware is original and in fair condition.

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STRUCTURAL / CONSTRUCTION:

Cottage foundation, walls, and roof

1. Remove flooring
2. Jack up cottage.
3. Remove existing foundation.
4. Form and pour new foundation per plan
5. Excavate under floor to 10 ½" below finished floor level.
6. Place 4" sand with membrane, then 4" concrete slab. Place 2' x 4' sleepers.
7. Lower on (N) foundation
8. Remove damaged board and batten and replace with matching construction and materials.
9. Remove damaged roof and replace with matching construction and materials where damaged beyond repair.
10. Remove existing skylight and replace with matching roof construction and materials where skylight originally existed.

MEANS / METHODS AND FINISHES:

PROPOSED:

No changes are proposed which would altar the character or intent of the exteriors of the historical buildings. Therefore there will be no "conjectural changes" that affect the features of the historical buildings.

Refer to Code Compliance Section 8-105 Construction Methods and Materials

CODE COMPLIANCE:

SECTION 3404 A
ADDITIONS, ALTERATIONS OR REPAIRS:

3404 A.1 Existing buildings or structures.
Additions or alterations to any building or structure shall comply with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

SECTION 8-105
CONSTRUCTON METHODS AND MATERIALS

8-105.1 Repairs.
Repairs to any portion of a qualified historical building or property may be made in-kind with historical materials and the use of original or existing historical methods of construction, subject to conditions of the CHBC (See Chapter 8-8.)

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CHAPTER 8-8
ARCHAIC METHODS AND MATERIALS OF CONSTRUCTION

8-805.3 Reconstructed walls
Totally reconstructed walls utilizing original brick or masonry, constructed similar to original, shall be constructed in accordance with the regular code. Repairs or infills may be constructed in a similar manner to the original walls without conforming to the regular code.

SECTION 8-807
WOOD

8-807.1 Existing wood diaphragms or walls.
Existing wood diaphragms or walls of straight or diagonal sheathing shall be assigned shear resistances values appropriate with the fasteners and materials functioning in conjunction with the sheathing. The structural survey shall determine fastener details and spacing and verify a load path through floor construction. Shear values of Table 8-8-A and 8-8-B.

8-807.2 Wood lath and plaster.
Wood lath and plaster walls and ceilings may be utilized using the shear values referenced 8-807.1.

8-807.3 Existing wood framing.
Existing wood framing members may be assigned allowable stresses consistent with codes in effect at the time of construction. Existing or new replacement wood framing may be of archaic types originally used if properly researched, such as dovetail and mortise and tenon types may be used structurally, provided they are well made. Lumber selected for use and type need not bear grade marks, and greater or lesser species such as low-level pine or fir, boxwood and indigenous hardwoods and other variations may be used for specific conditions where they were or would have been used. Wood fasteners such as square or cut nails may be used with a maximum increase of 50 percent over wire nails for shear.

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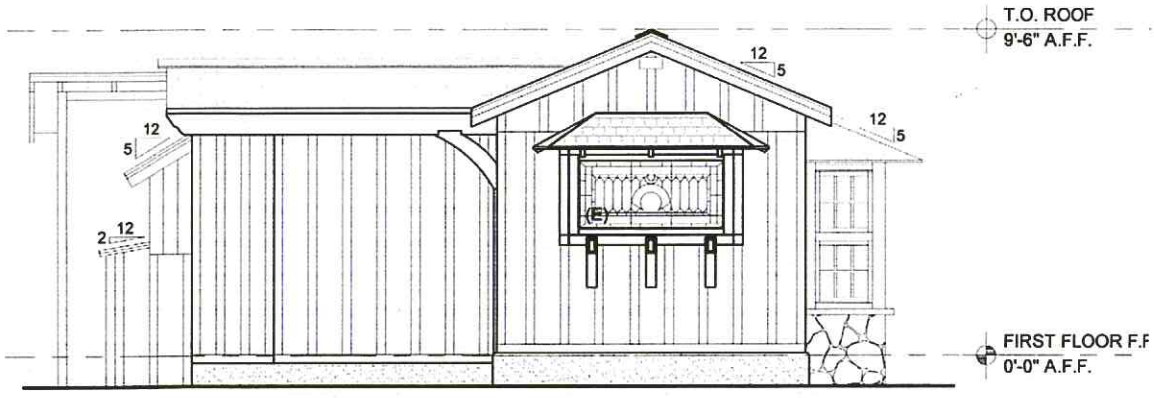
DRAWINGS – APPENDIX A:

EXISTING ELEVATIONS:



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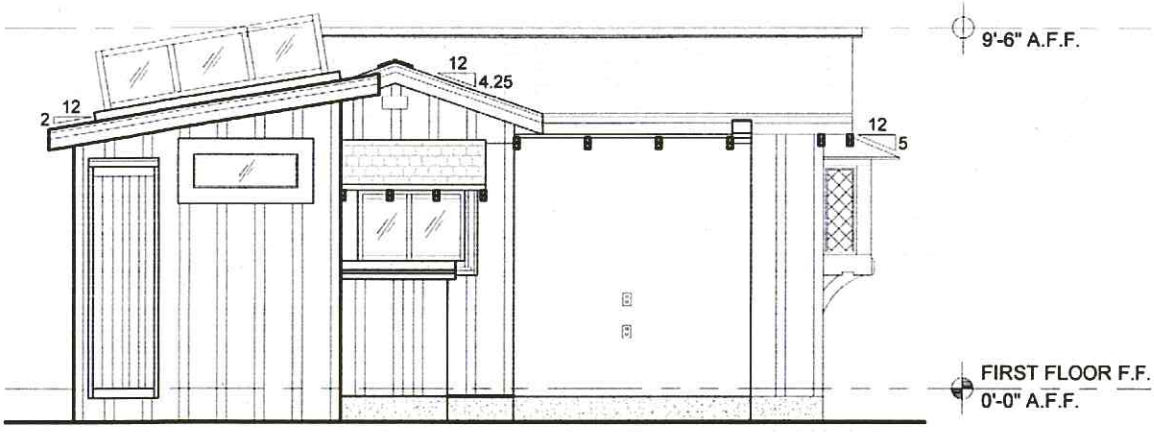

WEST ELEVATION: N.T.S

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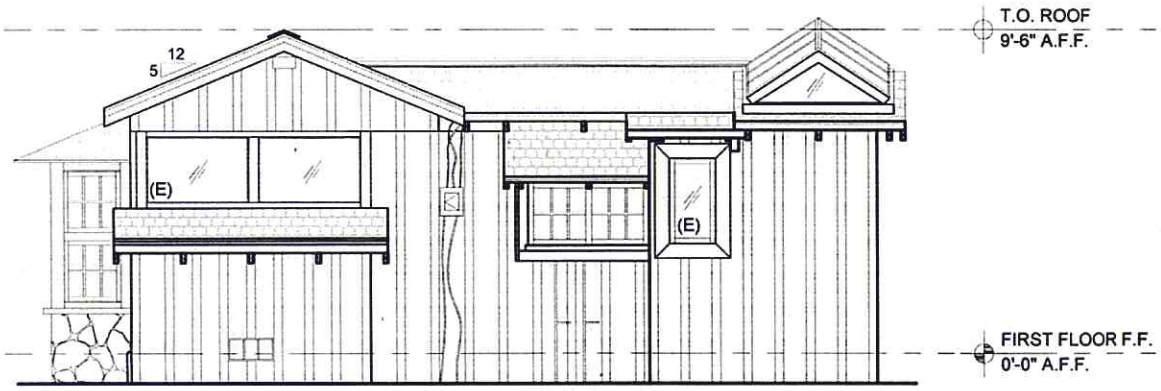
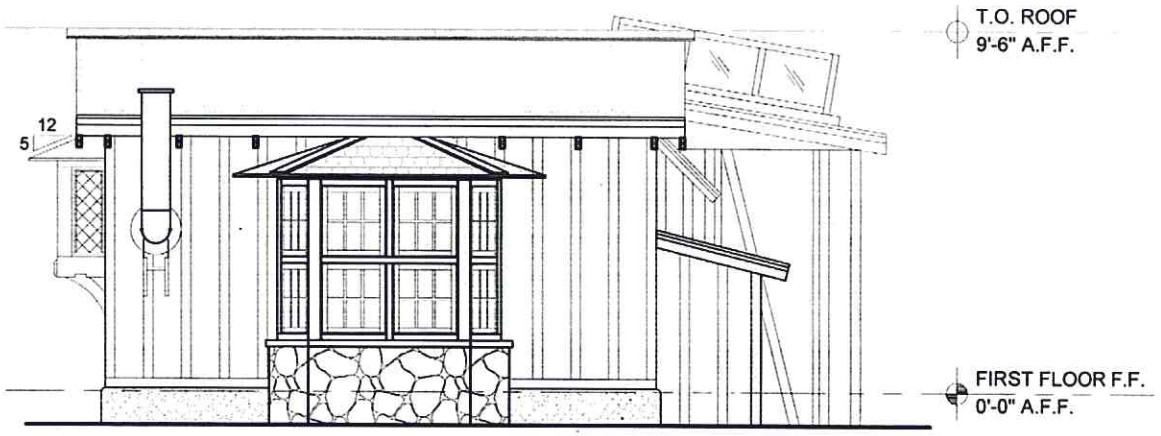


NORTH ELEVATION: **N.T.S.**



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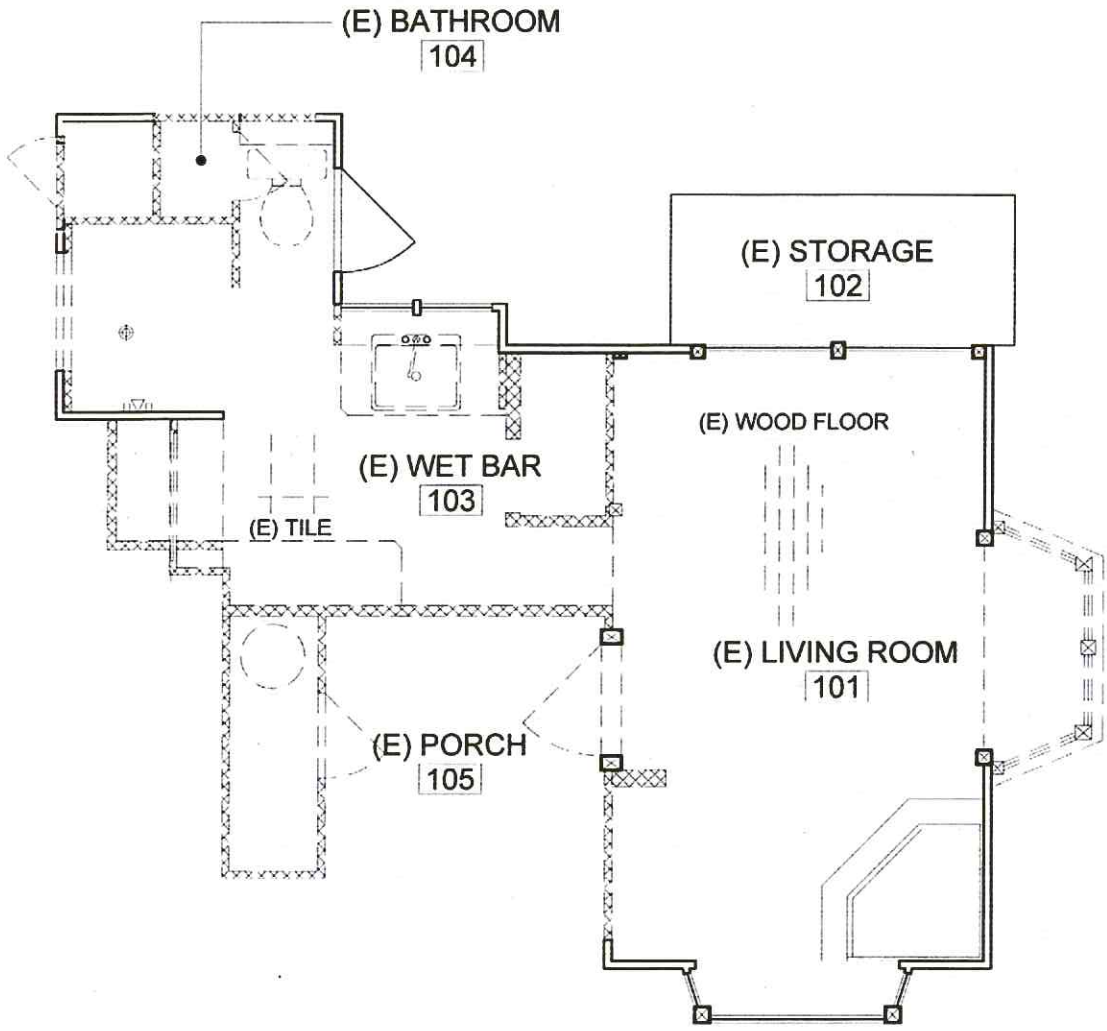

EXISTING FLOOR PLAN: **N.T.S.**

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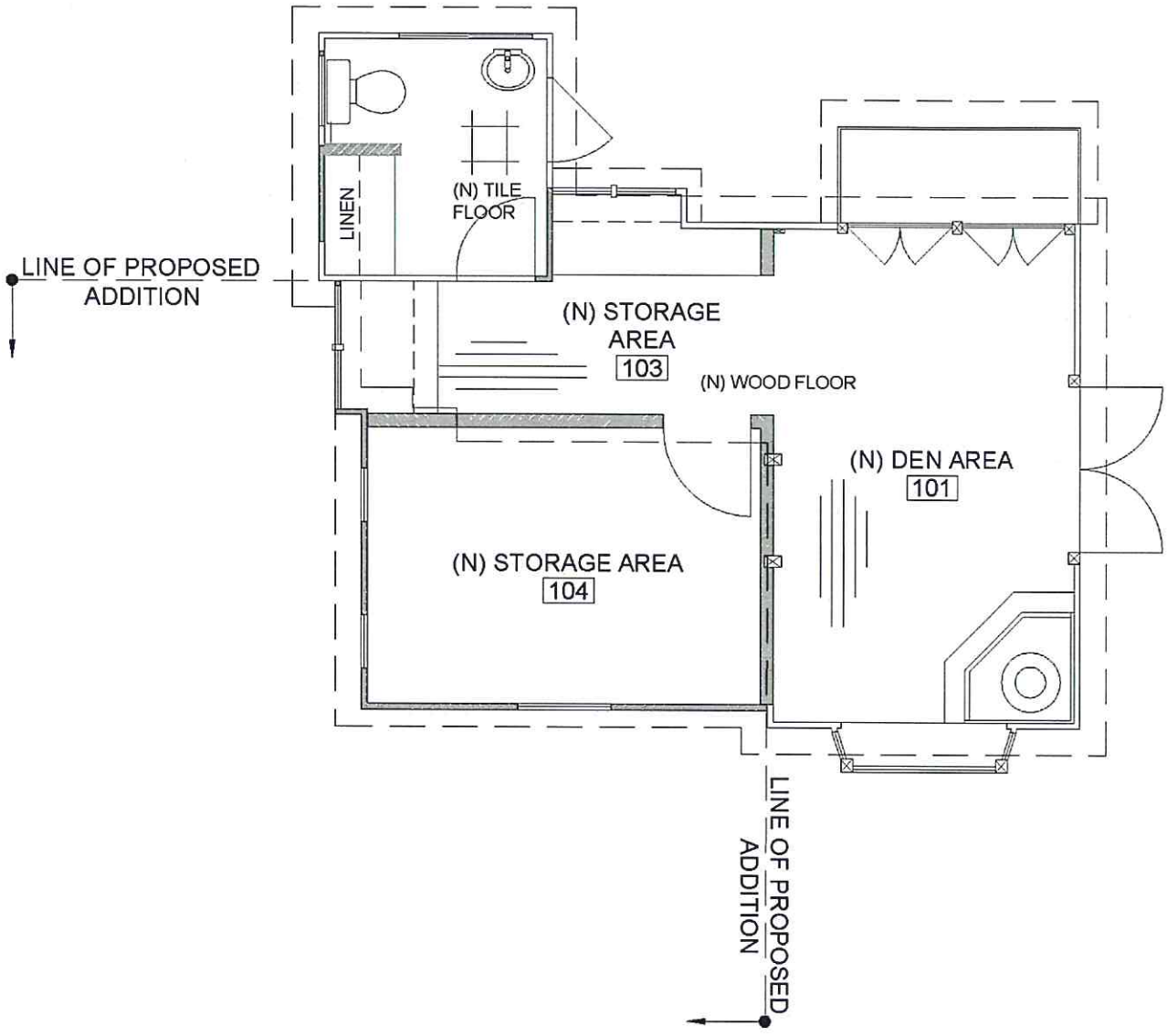

PROPOSED FLOOR PLAN: **N.T.S.**

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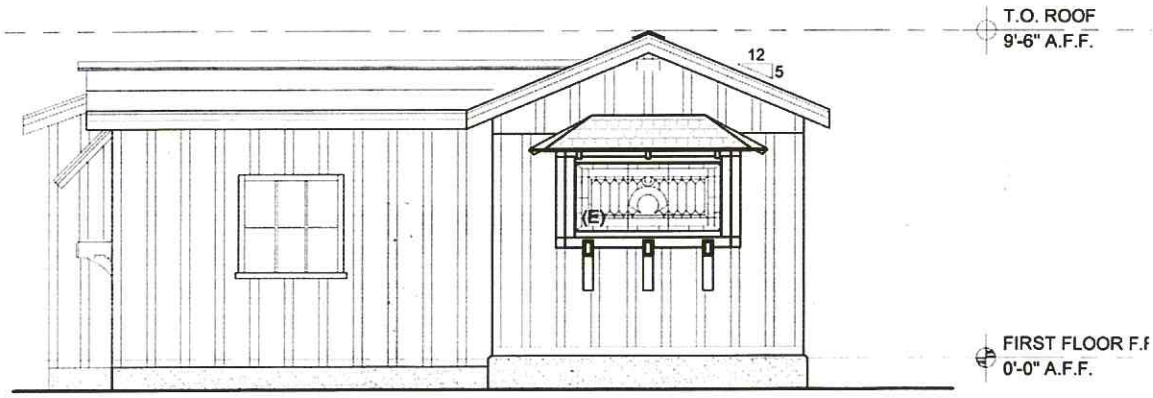
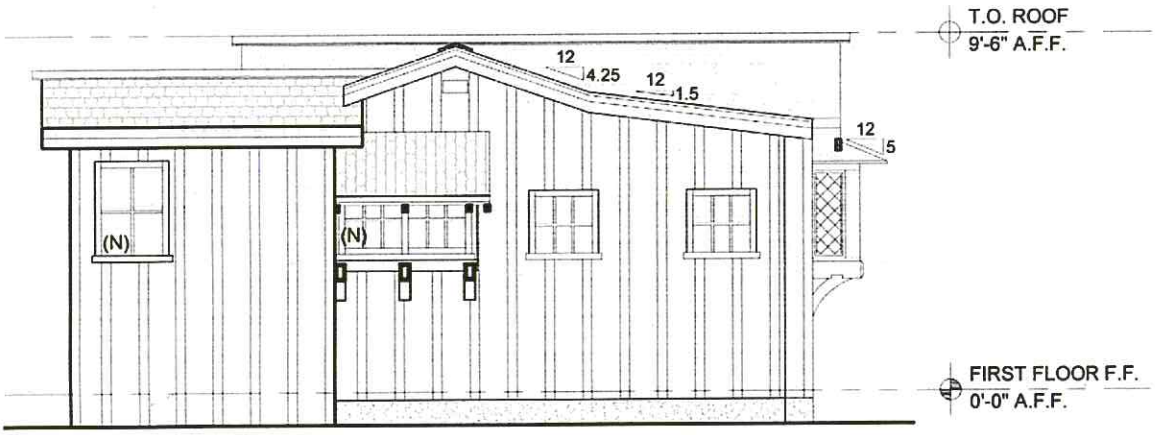
PROPOSED ELEVATIONS:



SOUTH ELEVATION: **N.T.S**



WEST ELEVATION: **N.T.S.**

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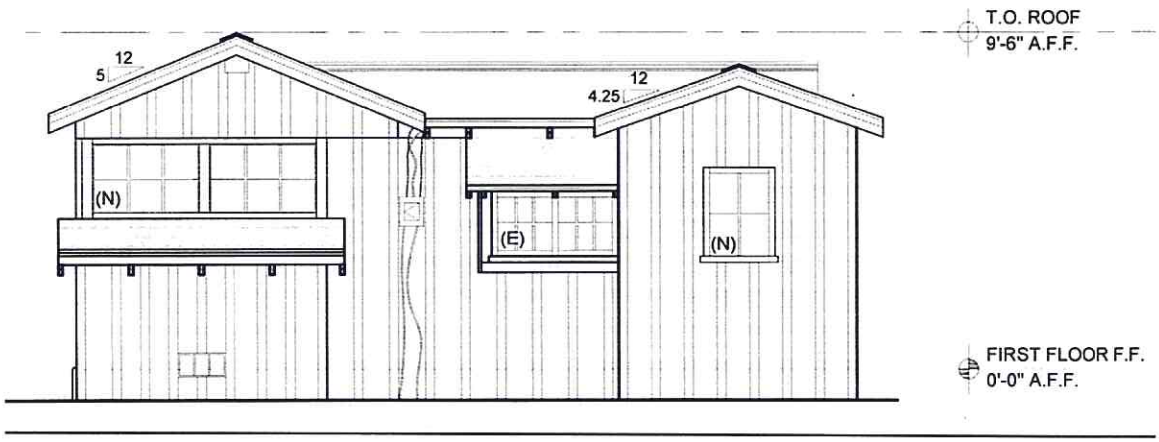
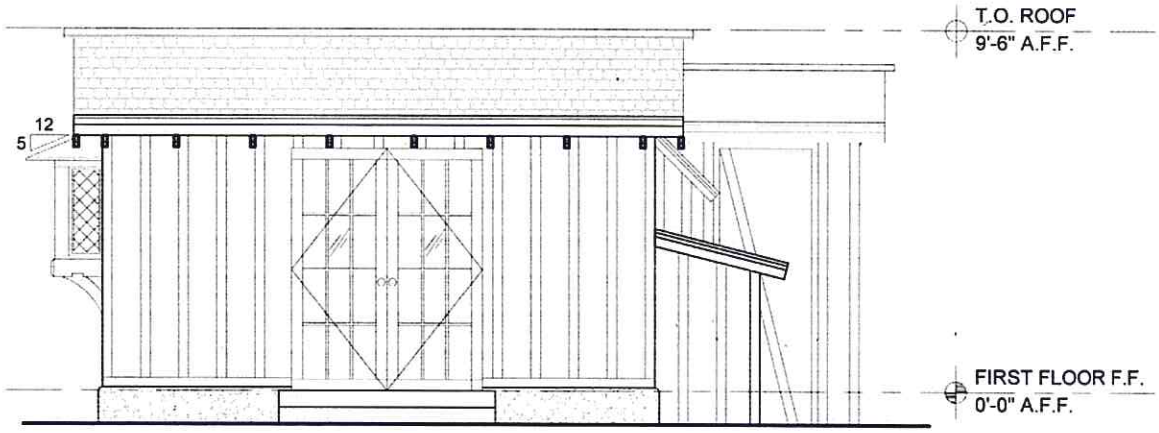


NORTH ELEVATION: N.T.S.



EAST ELEVATION: N.T.S.

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PHOTOGRAPHS – APPENDIX B:

SOUTH ELEVATION

VIEW OF COVERED ENTRY PORCH

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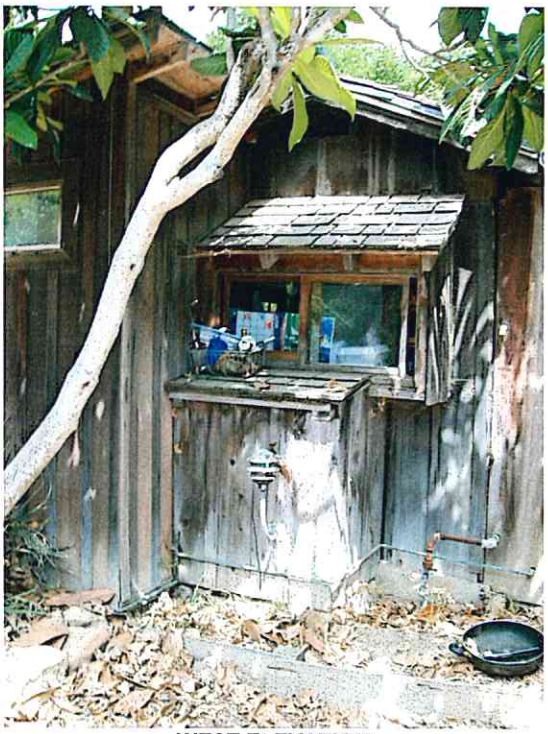
WEST ELEVATION



WEST ELEVATION

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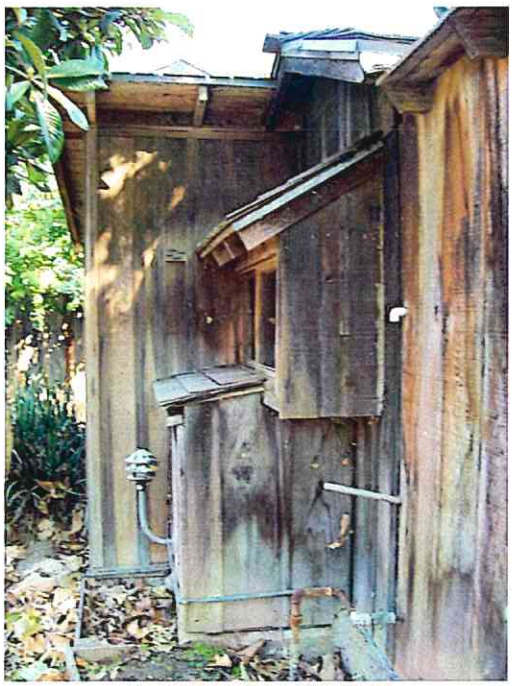
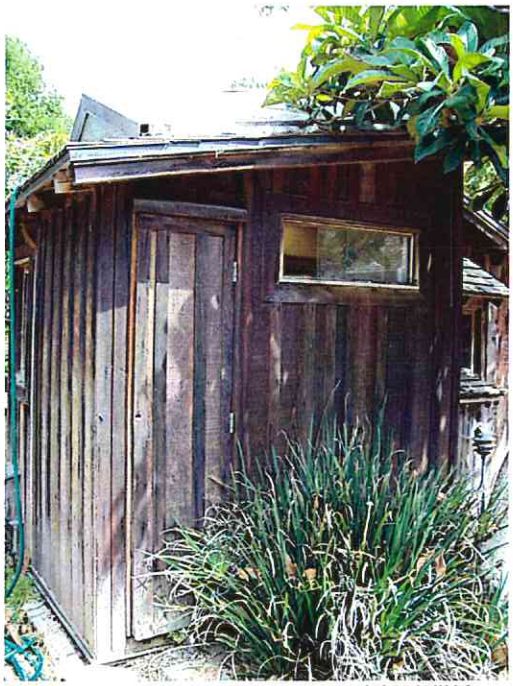


SOUTHWEST ELEVATION



NORTHWEST VIEW OF BATHROOM WING

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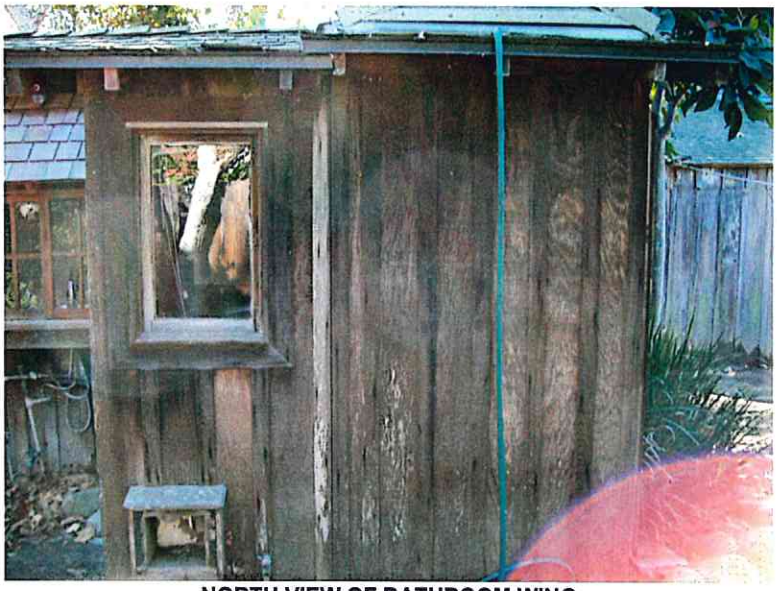

NORTH VIEW OF BATHROOM WING

NORTHWEST VIEW OF BATHROOM WING

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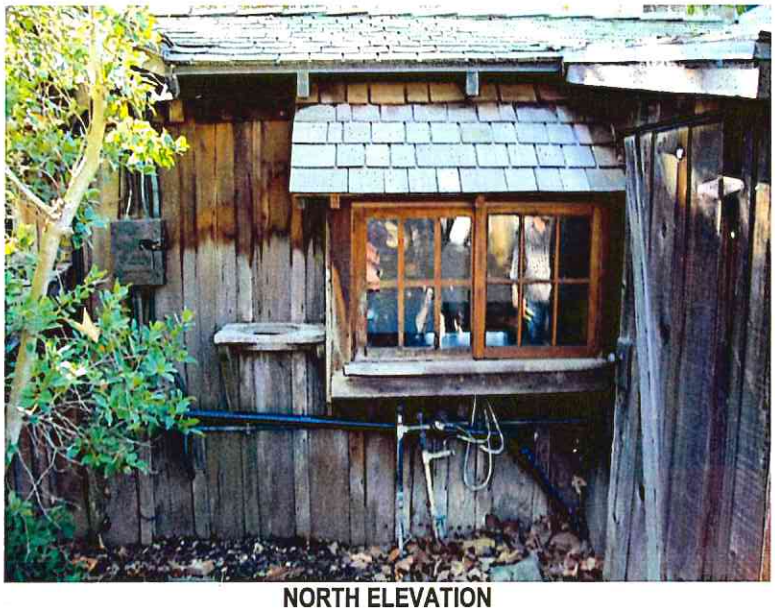

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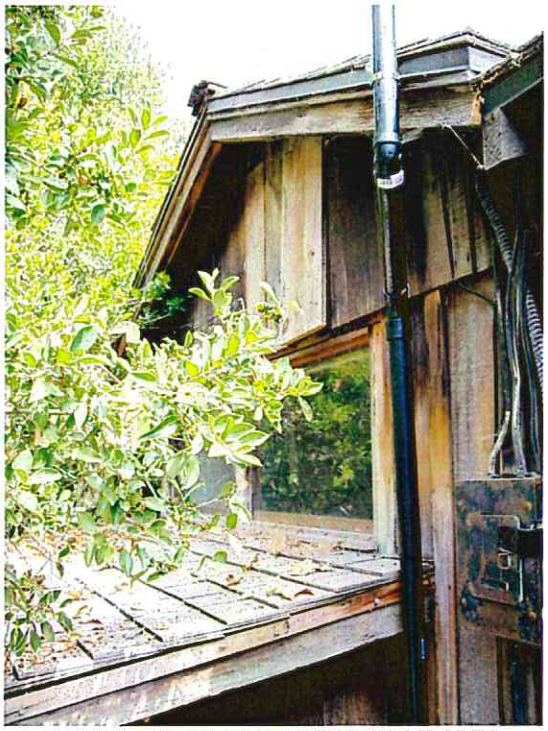

NORTHEAST VIEW OF LIVING ROOM AREA

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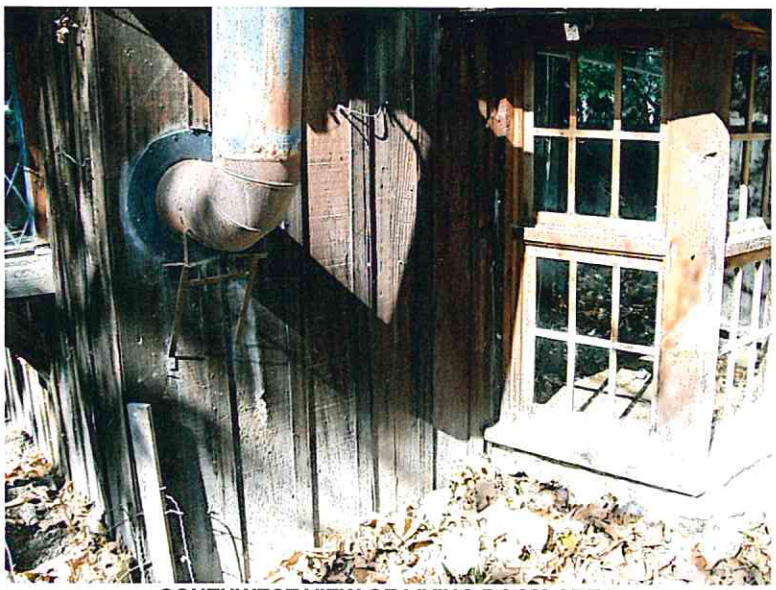
SOUTHWEST VIEW OF LIVING ROOM AREA



SOUTHWEST VIEW OF LIVING ROOM AREA

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Proposed Reconstruction
of the old Barn
461 San Ysidro Road
Montecito, California

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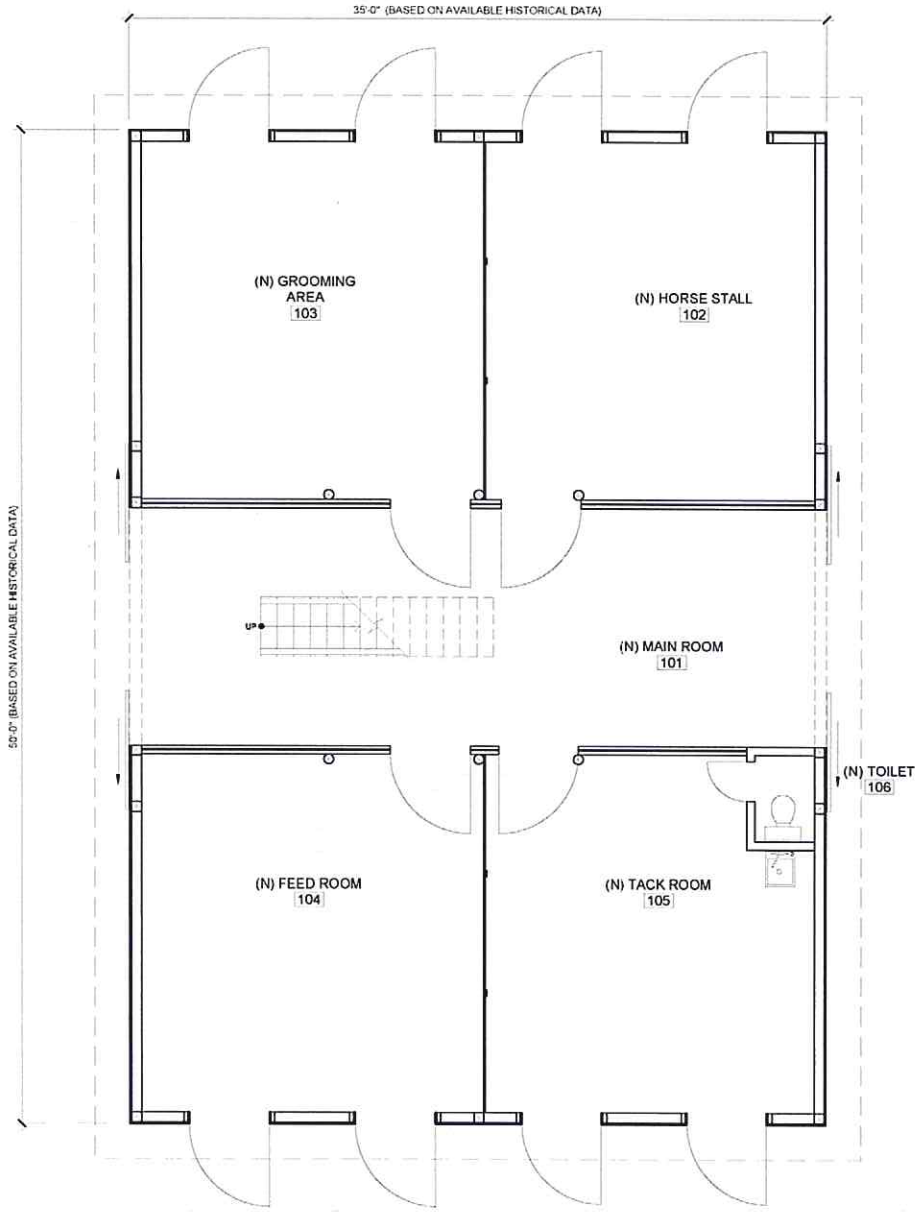
PROPOSED DRAWINGS



PROPOSED FLOOR PLAN:

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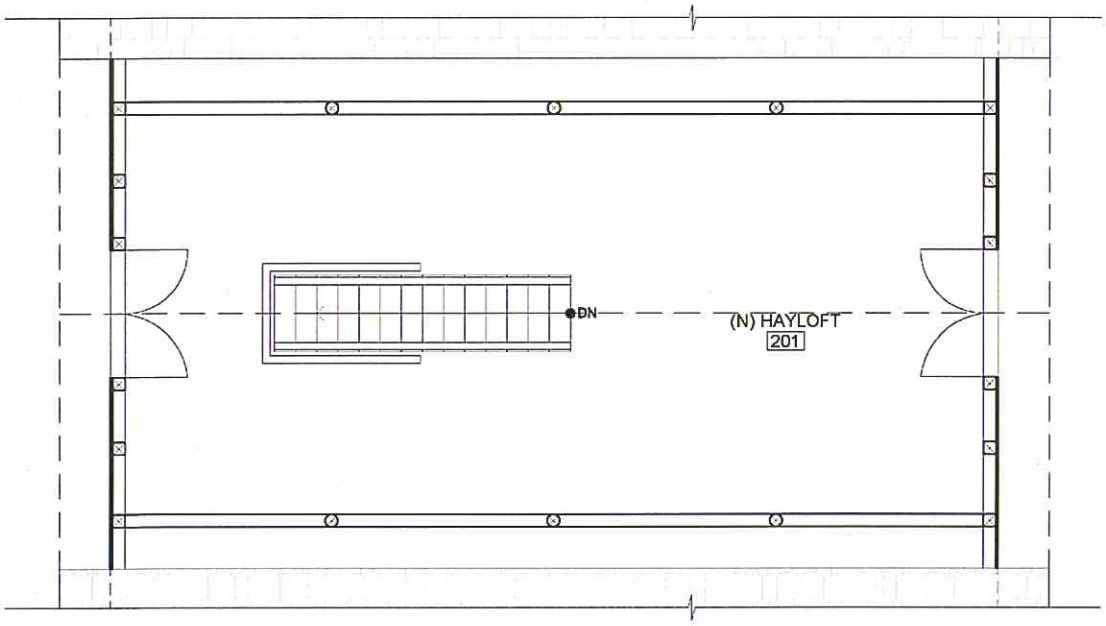

N

PROPOSED HAY LOFT PLAN: N.T.S.

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AB
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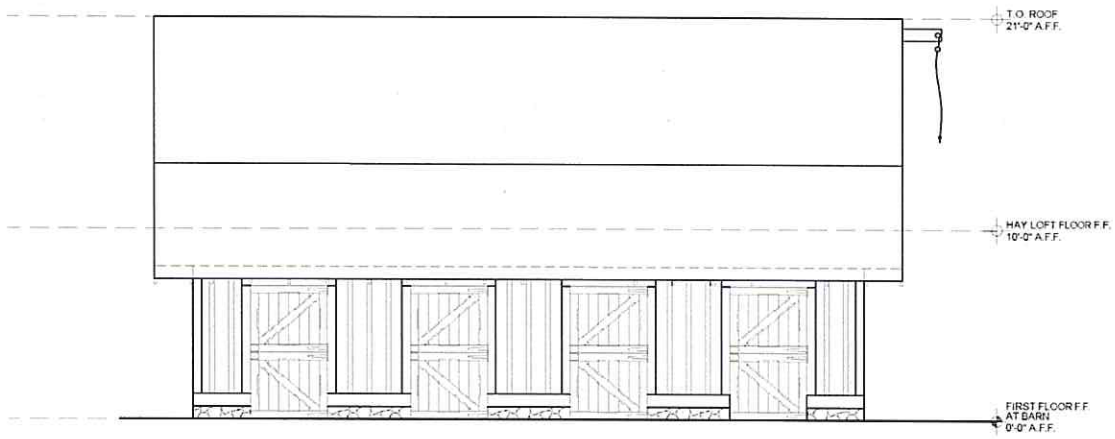
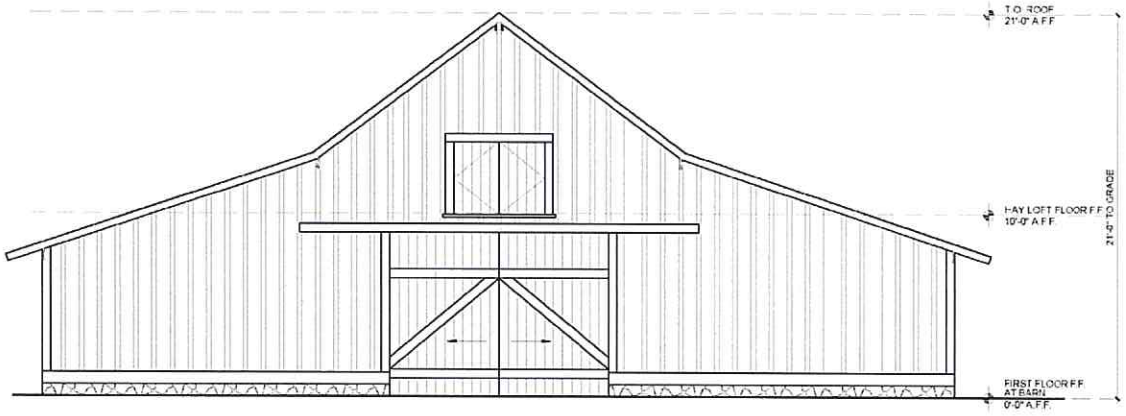
PROPOSED ELEVATIONS:



SOUTH ELEVATION:

N.T.S.



WEST ELEVATION:

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AB
DESIGN STUDIO
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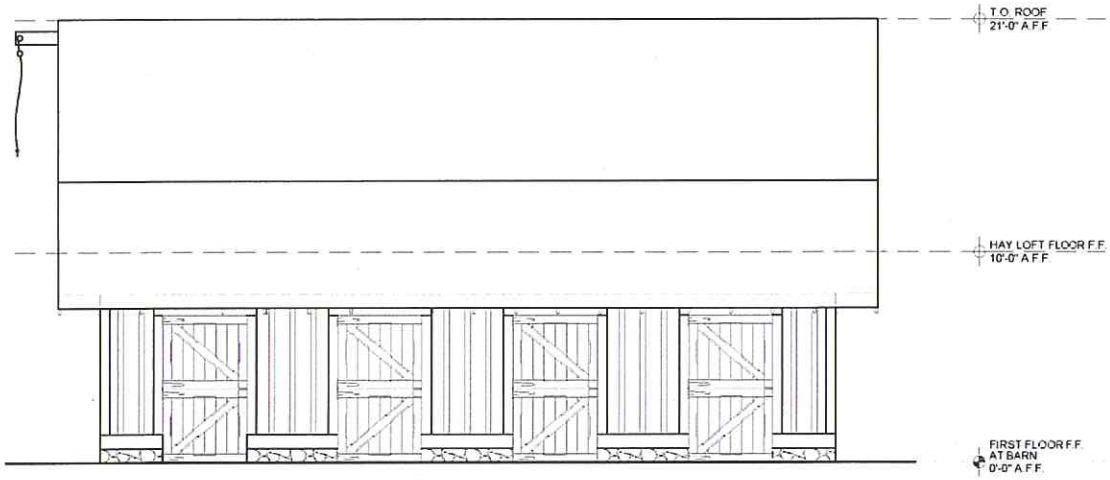
PROPOSED ELEVATIONS:



NORTH ELEVATION:

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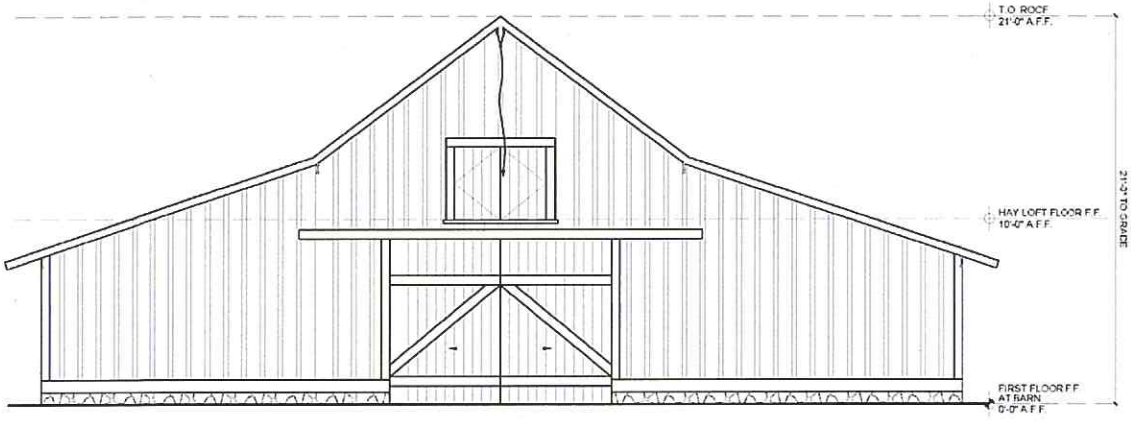

EAST ELEVATION:

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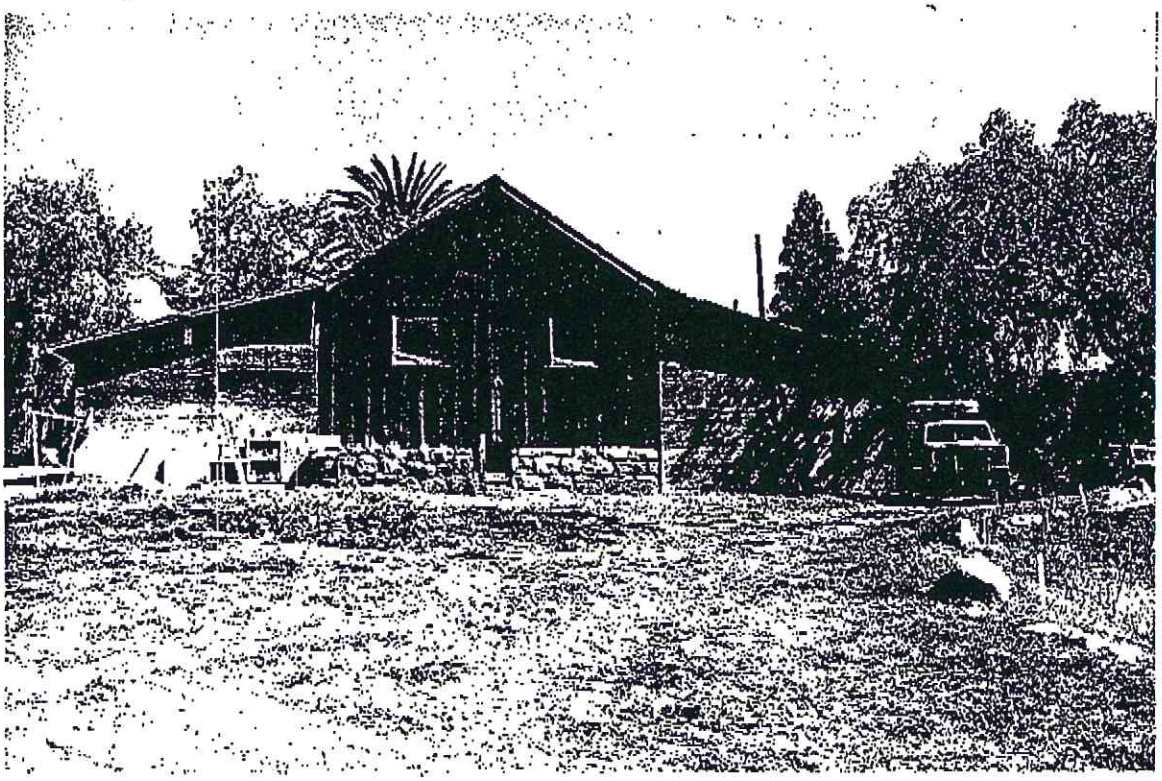
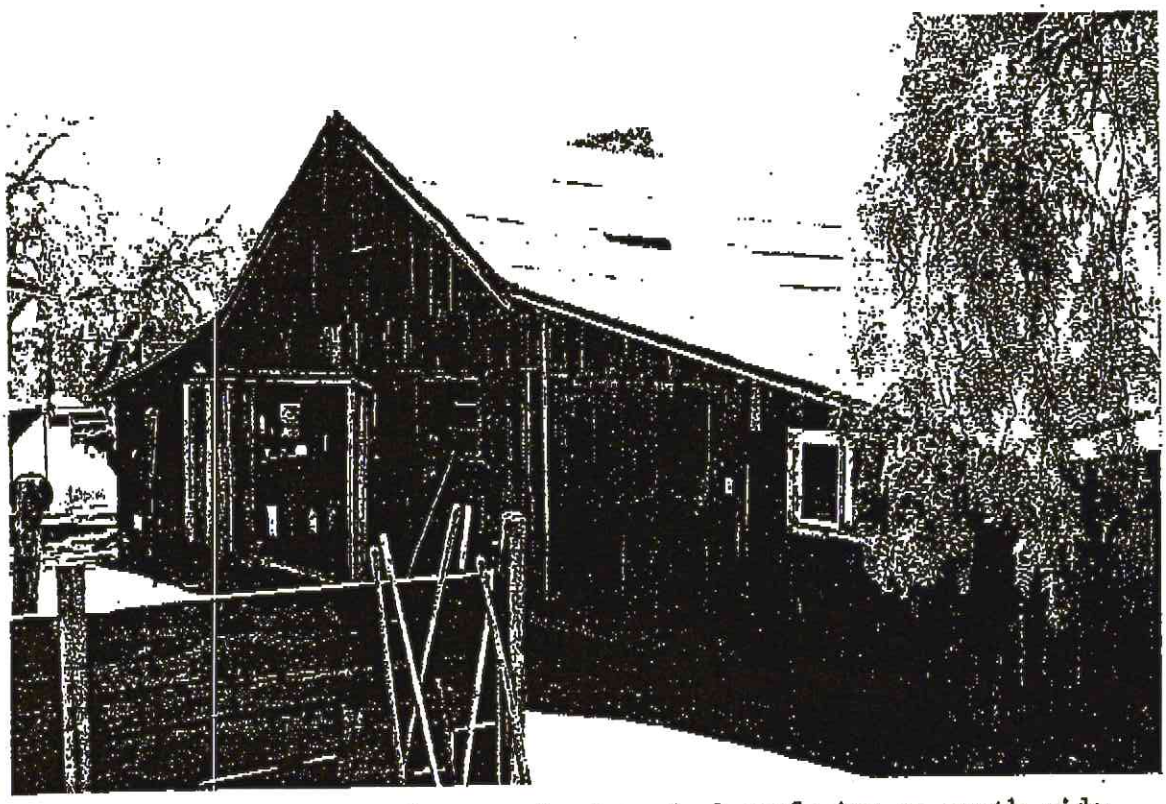
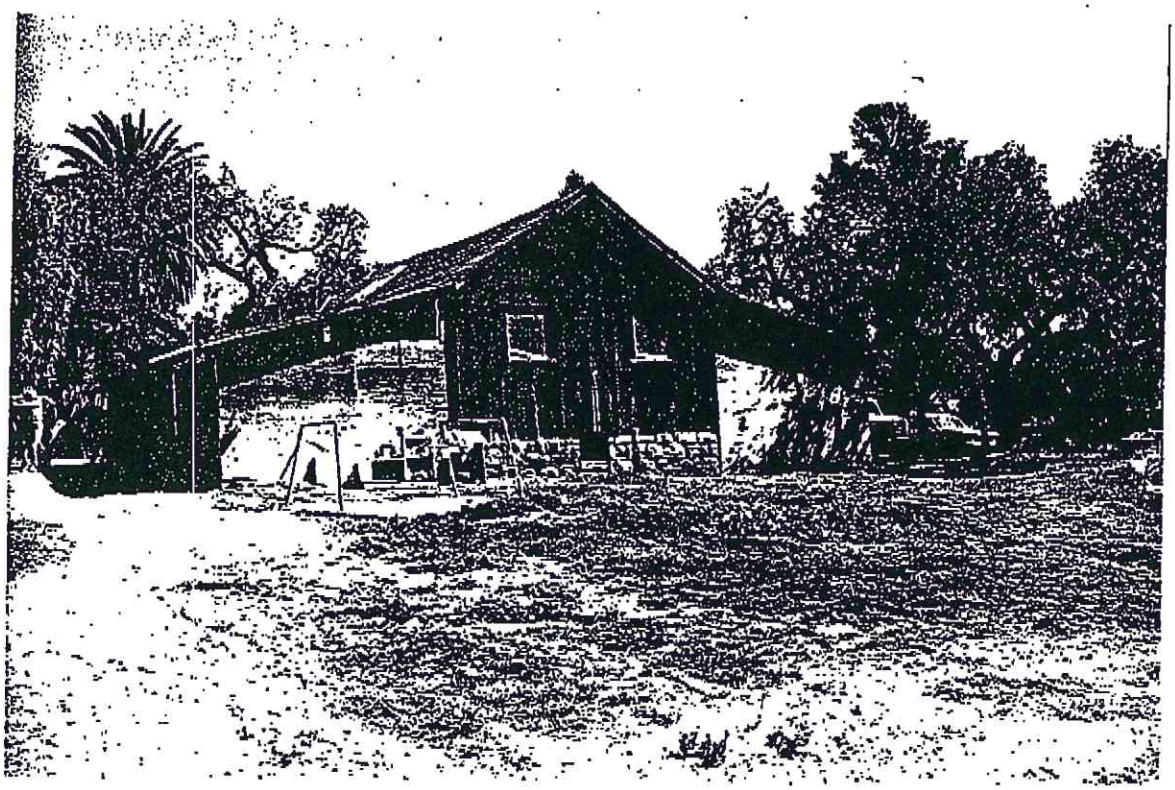


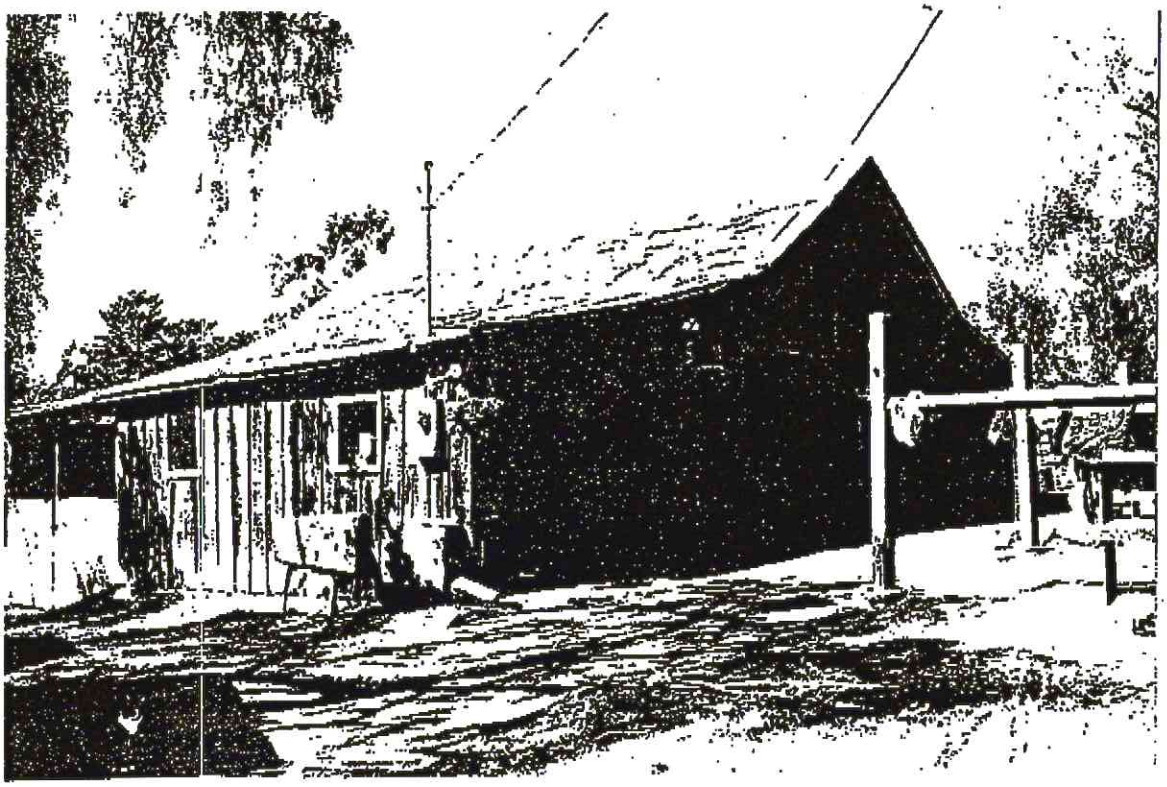
1. Kent Barn, facing east, showing original central section, the shed roof wings, and the recent plywood infill of the open corners. 1986



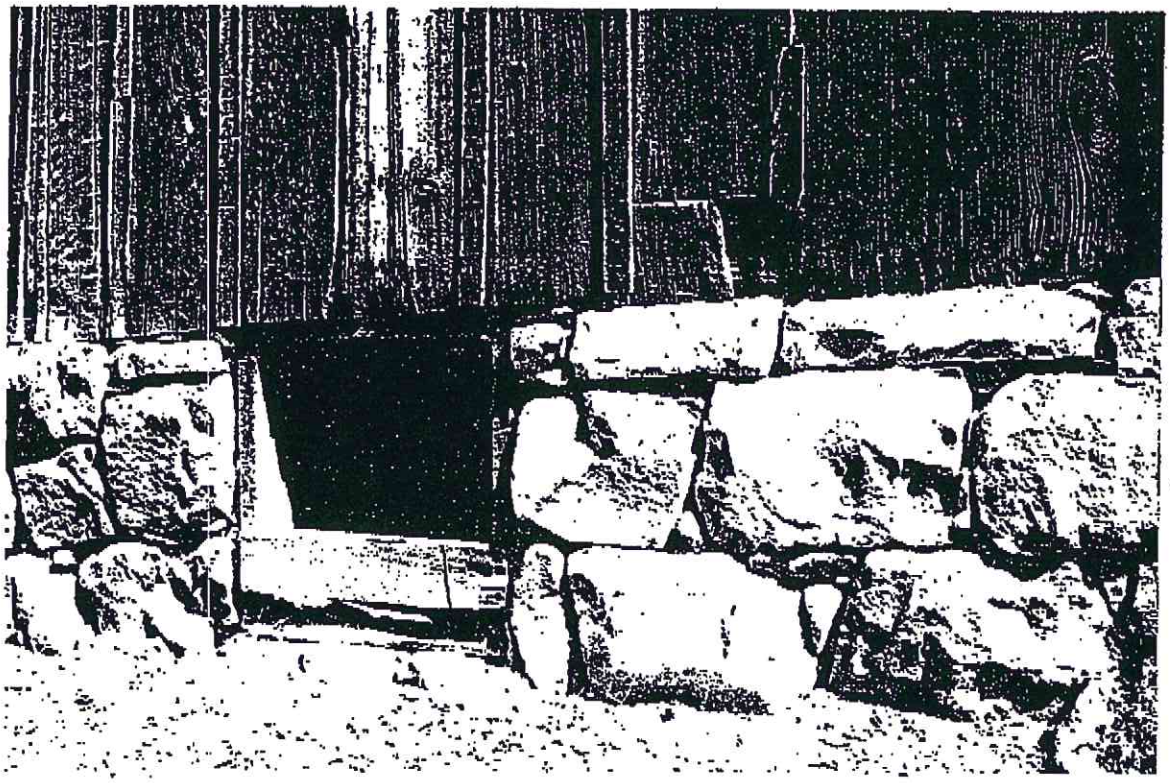
2. Kent Barn, facing southwest, showing shed roof wing on north side and central front doors. 1986



3. Kent Barn, facing southwest, showing old palm and pepper trees. 1986



4. Kent Barn, facing northwest, showing shed roof wing on south side with open corner visible at the left. 1986



5. Kent Barn, foundation at the west end, showing the cut sandstone and the board and batten siding. 1986

ROBERT S. VESSELY
CIVIL & STRUCTURAL ENGINEERING

743 Pacific St., Suite B San Luis Obispo, CA 93401 805/541-2003

May 20, 2010

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

RE: Juarez-Hosmer Adobe.

Mr. Aurell,

At your request, I conducted a preliminary review of the Juarez-Hosmer Adobe at 461 San Ysidro Road in Montecito. With an eye to the structural issues that are typical of historic adobe buildings, I made the following observations:

1. The soil around the building is built up to an elevation above the base of the adobe walls and did not slope away from the building. This condition causes excess moisture to collect in the soil around the building and in the lower portions of the adobe walls. The walls appear to have a stone foundation although the depth and extent will need to be verified.

2. There is portland cement plaster on the adobe walls, inside and out. This was a very typical 20th century technique that was used in an attempt to make the walls more resistant to weathering but the cement plaster is not compatible with the adobe for several reasons. It is much less permeable than the original abobe or lime plaster thereby trapping moisture that gets into the walls from elsewhere. Adobe blocks are very susceptible to moisture, for example, with an increase in moisture of as little as 10%, the compressive strength of the adobe can be decreased by as much as 50% depending on the soil characteristics. The cement plaster is also much more rigid than the adobe wall and therefore comes loose from the adobe wall with expansion and contraction of the adobe or slight movement of the building.

3. There is evidence of settlement of the building. The window sills in the east and west walls have a pronounced upward bow. This is an indication that the heaver portions of the walls are settling faster than the relatively light portion at the window opening. Again, this is likely related to excess moisture in the soil and in the base of the walls.

4. The roofing and roof framing is deteriorated which can allow rainfall into the adobe walls from the top.

5. The flooring is badly deteriorated, particularly along the west wall which is consistent with the ground level outside that wall being noticeably higher than the floor elevation.

6. There is ample evidence of insect damage to the wood elements, including door headers, rafters, lath and floor sleepers.

7. The original wall finish on the outside of the building is obscured by portland cement plaster but is likely to have been adobe mud plaster with white-wash or lime plaster. The original inside surface can be seen in places and consists of adobe mud plaster with white-wash.

Based on my understanding that you intend to rehabilitate the adobe as the living room space for the house, I have some general recommendations. Please keep in mind that my approach is to deal with the historic structure as gently as possible, to repair rather than replace, to make use of the strengths inherent in the adobe material and the simple configuration of the building. An adobe building, if held together and maintained can be a fully functional and stable structure as evidenced by the fact that many buildings such as this are still here, more than 100 years after their construction. My general recommendations are:

1. Grade around the building so that the surface of the soil is below the base of the adobe walls, exposing the top of the stone foundation and sloping substantially away from the walls. It is critical that the drainage and even landscaping adjacent to the adobe walls is such that little or no moisture is allowed to collect near the building. It may be appropriate to install a french drain or moisture barrier around the building depending on anticipated soil moisture.

2. Have a soils engineer evaluate the soil conditions under the building. The optimum would be that by removing the moisture from the base of the walls, the settlement would stop and the building could be stabilized where it sits. If not, or if there turns out to be compressible soil under the footings, some foundation remediation such as underpinning may be appropriate.

3. Remove the existing portland cement plaster from the walls inside and out and evaluate the walls. It is likely that erosion has occurred at the outside base of the walls and that those cavities have been filled with cement plaster. These can be repaired using mud plaster if the erosion is not too deep or by installing partial blocks with dry-pack mortar. Cracks in the walls should be repaired at this point by either "keying-in" new blocks, filling with adobe mortar by hand or pressure grouting with adobe mud mortar. It is not proposed that any reinforcement be installed in the walls. It is the massive, monolithic nature of the walls that provides shear and compressive strength as well as overall stability.

4. Remove the existing composition shingles, wood shingles and any sheathing or framing that is deteriorated beyond help. Expose the tops of the walls and depending on their condition and the configuration of the rafters, install a heavy wood plate, possibly a 4x8 completely around the perimeter of the building. Drill through the plate and install fiberglass all-thread using a modified adobe mud or epoxy adhesive down into the walls approximately two or three feet. Tie the plates together at the corners. This provides a continuous tie or "bond-beam" around the tops of the walls that keeps the individual portions of the building from moving independently under seismic loads. The roof framing can them be replaced and the ceiling framing reinforced where needed, a diaphragm installed if required by the structural analysis, spaced sheathing reinstalled around the eaves and new roofing installed.

5. Remove the existing wood flooring, salvaging what can be reused and excavate the area to the tops of the stone footings. If the footings would benefit from stabilization, excavate a trench around the inside of the footings and pour a concrete footing. Based on the architectural requirements, I understand that a concrete slab is to be installed with pressure-treated sleepers for the wood flooring.

6. After the walls have been repaired, the adobe mud plaster, inside and out should be repaired and coated with lime plaster or white wash depending on the historic treatment and architectural requirements. Lime plaster may not have been the original surface but will provide a more durable and serviceable surface without changing the original appearance.

I hope that this has been helpful in describing the general structural issues and my preliminary recommendations for the treatment of this historic adobe and I look forward to completing the analysis and rehabilitation design with you. Please don't hesitate to call if you have any questions.

Sincerely,

Robert S. Vessely, PE
Registered Professional Engineer #29799

Encl.

D:HistoricBuildings/Adobes/JuarezHosmer.doc