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Date: June 3, 2014

To: Julie Harris, Planner III, Santa Barbara County Planning and Development Department

From: Erica Schultz, Senior Architectural Historian and Carole Denardo, Cultural Resources Manager

Re: Peer Review of the 2014 Letter Addendum to the Phase 2 Historic Resources Report and Condition Assessment and Rehabilitation Plan for the Juarez-Hosmer Adobe, 461 San Ysidro Road, Montecito, Santa Barbara County, California.

INTRODUCTION

At the request of Santa Barbara County Planning and Development Department, Garcia and Associates (GANDA) conducted this peer review of the *Letter Addendum to the Phase 2 Historic Resources Report*, prepared by Preservation Planning Associates (Cole 2014b), and the *Condition Assessment and Rehabilitation Plan*, prepared by Roselund Engineering Company (Roselund 2014), for the Juarez-Hosmer Adobe at 461 San Ysidro Road (APN 009-060-49) in Montecito, Santa Barbara County, California. The peer review will assist the Santa Barbara County Planning and Development Department in ensuring that proposed alterations to the adobe residence comply with the Secretary of the Interior's Standards for Rehabilitation (Weeks and Grimmer 1995).

In 1994, the Santa Barbara County Board of Supervisors (BOS) listed the Juarez-Hosmer Adobe as Santa Barbara County Historical Landmark No. 34, and in 1998, expanded the landmark designation to identify seven contributing features, including a ca. 1830s adobe, a ca. 1870s wood-frame addition on the adobe's north façade, an 1874 water tower, a small addition on the water tower's north façade, a ca. 1930s cottage, and three trees (one tree has since died). The property is not currently listed in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).

In May 2010, Preservation Planning Associates prepared a *Phase 2 Historic Resources Report* in support of the proposed project that included the rehabilitation of the historic adobe residence (Cole 2010). The report concluded that the proposed rehabilitation plan for the adobe complied with the Secretary of the Interior's Standards for Rehabilitation and therefore, under the California Environmental Quality Act (CEQA), the project would be mitigated to a less than significant level (Cole 2010:6-8).

In July 2010, the Santa Barbara County Historic Landmarks Advisory Commission (HLAC) concurred with the report's findings and approved the project. The Santa Barbara County Planning and Development Department issued a land use permit for the project, and in November 2013, construction began. However, the project applicant encountered extensive structural issues during the initial construction phase, including

the lack of a foundation, brittle adobe bricks manufactured without a proper binding agent and crumbling as a result of over a century and a half of water infiltration, and the inappropriate application of Portland cement plaster on the exterior walls (Cole 2013:1-2). In consultation with Taylor & Syfan Consulting Engineers, Aguilar Adobe, and Gary Frolenko Engineering, Preservation Planning Associates concluded that the adobe residence had deteriorated to the point where rehabilitation would not be structurally feasible and recommended that the residence be reconstructed using measured drawings and new adobe bricks manufactured with a binding agent (Cole 2013:3-4). In January 2014, the HLAC approved changing the project description from a rehabilitation to a reconstruction of the adobe, provided that the project complies with the Secretary of the Interior's Standards for Reconstruction (Santa Barbara County HLAC 2014). The Pearl Chase Society appealed the decision due to the lack of evidence that the residence's structural integrity warranted its demolition and reconstruction (Beresford 2014a, 2014b).

Following the appeal, additional technical reports have been submitted in support of the project, including a second *Phase 2 Historic Resources Report* prepared by Preservation Planning Associates in February 2014 (Cole 2014a). The second report evaluated the revised project for compliance with the Secretary of the Interior's Standards for Reconstruction. Although the report states that the project does not comply with the Standards, significant adverse impacts to the adobe would be mitigated to a less than significant level under CEQA with the implementation of additional mitigation measures, including documentation of the adobe in large-format photographs and a review of the final reconstruction plans by a qualified architectural historian for compliance with the Standards for Reconstruction (Cole 2014a:8-10).

At the suggestion of the Pearl Chase Society (Beresford 2014c), the project applicant also retained the Roselund Engineering Company to prepare a *Condition Assessment and Rehabilitation Plan* for the adobe (Roselund 2014). The report recommends that the residence be rebuilt using salvageable adobe bricks and new bricks manufactured from the damaged adobe bricks. The new bricks would match the existing bricks and incorporate as much historic material into the building. Additionally, deteriorated wood lintels will be replaced in kind. Therefore, a full reconstruction was not warranted (Roselund 2014:4-5). In April 2014, Preservation Planning Associates prepared a letter addendum to the second *Phase 2 Historic Resources Report* stating that the project—which had been revised to implement Roselund's rehabilitation plan and require on-site monitoring and review by a qualified architectural historian, Nels Roselund, principal of the Roselund Engineering Company, and an adobe materials expert—complies with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project would be mitigated to a less than significant level under CEQA (Cole 2014b:2-4).

METHODOLOGY

GANDA conducted this peer review by reviewing the following documents regarding the Juarez-Hosmer Adobe and provided by Santa Barbara County Planning and Development Department:

- Santa Barbara County BOS and HLAC resolutions regarding the property's landmark status (Santa Barbara County BOS 1994, 1998; Santa Barbara County HLAC 1994).
- *Phase 2 Historic Resources Reports* and *Letter Addendum* prepared by Preservation Planning Associates (Cole 2010, 2013, 2014a, 2014b).
- *Condition Assessment and Rehabilitation Plan* prepared by Roselund Engineering Company (Roselund 2014)
- Technical reports by Robert S. Vessely Civil & Structural Engineering (Vessely 2010), Taylor & Syfan Consulting Engineers (McCovey-Good 2013a, 2013b, 2014), Aguilar Adobe (Aguilar 2013), and Gary Frolenko Engineering (Frolenko 2013).
- Application for the reconstruction of the adobe (Aurell 2013).

- Correspondence from the Pearl Chase Society (Beresford 2014a, 2014b, 2014c).

Additionally, GANDA reviewed *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer 1995).

PEER REVIEW

GANDA concurs with the findings of the *Letter Addendum to the Phase 2 Historic Resources Report* (Cole 2014b) and the *Condition Assessment and Rehabilitation Plan* (Roselund 2014) that the proposed alterations to the adobe are in compliance with the Secretary of the Interior's Standards for Rehabilitation. It is evident from the numerous technical reports prepared by qualified structural engineers and adobe experts from 2010 to 2014 that the building is presently in a severe state of decay and requires more intensive intervention than as originally approved by the HLAC in 2010. As stated in the *Letter Addendum*, the Standards for Rehabilitation allow for the in-kind replacement of severely deteriorated features that cannot be repaired (Cole 2014b:3-4). By salvaging as many original adobe bricks as possible and manufacturing new bricks from recycled adobe that match the old bricks, the proposed project will incorporate as much of the building's historic construction material as possible. It will also allow for the installation of a structurally sound foundation and roof and the removal of the incompatible Portland cement plaster coating on the exterior. The project will be based on detailed measured drawings of the residence and will be monitored by a qualified architectural historian, thereby ensuring that it will retain its historic use, floor plan, size, scale and proportion, massing, fenestration, and roofing configuration. It will not incorporate new material types or conjectural features that would create a false sense of historical development.

However, GANDA recommends that the *Letter Addendum* (Cole 2014b) be revised to incorporate an in-depth analysis under each Standard for Rehabilitation rather than referring back to the 2010 analysis (Cole 2010). We also recommend that the report address the proposed treatment of the redwood addition and the construction of the new addition, so that it comprehensively analyzes alterations to the entire structure. For example, the 2013 letter to the HLAC states that the walls of the redwood addition "have been disassembled and stored for future reassembly on new framing" (Cole 2013:2). This information should be incorporated into the 2014 *Letter Addendum*.

PREPARERS' QUALIFICATIONS

This peer review was completed by Erica Schultz, M.H.P., GANDA's Senior Architectural Historian, and reviewed by Carole Denardo, M.A., RPA, GANDA's Senior Archaeologist/Architectural Historian.

Erica Schultz, M.H.P. – Senior Architectural Historian

Ms. Schultz is an architectural historian with over nine years of experience in cultural resources management, including archival research, historic resource surveys, and building documentation and evaluation. Ms. Schultz also has extensive experience preparing historic context statements, HABS/HAER documentation, and design guidelines; conducting design reviews; applying regulatory procedures and preservation policy; and evaluating properties for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). Ms. Schultz has conducted numerous technical studies and impact assessments for compliance with state and federal laws, including the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and the National Environmental Policy Act (NEPA). Ms. Schultz has recorded and evaluated numerous residential, commercial, and industrial buildings, structures, and sites in a wide array of styles and contexts. Ms. Schultz received an M.H.P. in Historic Preservation from University of Maryland, College Park, and a B.A. in Art History with a concentration in Architecture and a B.F.A. in studio art, both from Ithaca College. Ms. Schultz meets and exceeds the U.S. Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

Carole A. Denardo, M.A., RPA - *California Regional Cultural Resources Manager, Senior Archaeologist/ Architectural Historian*

Ms. Denardo serves as GANDA's California regional cultural resources manager. Ms. Denardo is a senior architectural historian and archaeologist with 30 years of experience in her profession. On behalf of clients in both the public and private sectors, Ms. Denardo has conducted and supervised numerous technical studies and impact assessments for compliance with federal laws including Section 106 of NHPA and NEPA and state laws such as CEQA. As an architectural historian, she has inventoried, documented, and evaluated hundreds of residences, commercial buildings, dams and canals, ranch complexes, Mission Period adobes, and resort buildings throughout California. Ms. Denardo also has experience with HABS/HAER documentation for buildings and engineering resources. In support of her numerous projects, Ms. Denardo has interacted with the staff of local governments, Caltrans, Federal Highway Administration (FHWA), Federal Transit Authority (FTA), State Water Resources Board, historic landmarks commissions, and State Historic Preservation Officers (SHPOs). Ms. Denardo received an M.A. in Archaeology and Heritage from the University of Leicester in England, and a B.A. in anthropology from California State University, Long Beach. Her studies in England provided an integrated approach to cultural resources and qualify her to perform both archaeological and architectural history studies. Ms. Denardo meets and exceeds the U.S. Secretary of the Interior's Professional Qualifications Standards for Archaeology and Architectural History.

REFERENCES

Aguilar, Tim

2013 Letter to 461 San Ysidro Road, LLC, and Katie Hay, Owner Representative, Re: Juarez-Hosmer Adobe, 461 San Ysidro Road, Montecito, California. Prepared by Aguilar Adobe, Santa Barbara, California. December 16, 2013.

Aurell, Clay

2013 *Santa Barbara County Historic Landmarks Advisory Commission Application for Review and Approval of Work or Activity Affecting Landmarked Property, 461 San Ysidro Road/ Hosmer-Juarez Adobe, Historic Reconstruction of Adobe, Barn, Water Tower, and Cottage.* Prepared by AB Design Studio, Santa Barbara, California. December 20, 2013.

Beresford, Hattie

2014a Letter to Santa Barbara County Historic Landmarks Advisory Commission, Santa Barbara Planning Commission, Julie Harris, Senior Planner, and Santa Barbara County Board of Supervisors, Re: Demolition Permission for Juarez-Hosmer Adobe. Prepared by Pearl Chase Society, Santa Barbara, California. January 21, 2014.

2014b Letter to Santa Barbara County Board of Supervisors, Clerk of the Board, Re: Appeal of the County Historic Landmarks Advisory Commission decision on January 13, 2014 to approve demolition of Landmark 34, the Juarez-Hosmer Adobe. Prepared by Pearl Chase Society, Santa Barbara, California. January 22, 2014.

2014c Letter to 461 San Ysidro Road LLC, Re: names and contact information for two engineers with experience evaluating historic adobe structures. Prepared by Pearl Chase Society, Santa Barbara, California. March 6, 2014.

Cole, Alexandra

- 2010 *Phase 2 Cultural Resource Study Historic Resources, 461 San Ysidro Road, Montecito, California, APN 009-060-049*. Prepared for AB Design Studio, Santa Barbara, California. Prepared by Preservation Planning Associates, Santa Barbara, California. May 2010.
- 2013 Letter to Santa Barbara County Historic Landmarks Advisory Commission, Re: Revised Treatment of Hosmer Adobe, Water Tower, 461 San Ysidro Road, Montecito. Prepared by Preservation Planning Associates, Santa Barbara, California. December 20, 2013.
- 2014a *Phase 2 Cultural Resource Study Historic Resources, 461 San Ysidro Road, Montecito, California, APN 009-060-049*. Prepared for AB Design Studio, Santa Barbara, California. Prepared by Preservation Planning Associates, Santa Barbara, California. February 2014.
- 2014b *Letter Addendum to the Phase 2 Cultural Resource Study Historic Resources, 461 San Ysidro Road*. Prepared for Katie Hay, Central Coast Real Estate, Santa Barbara, California. Prepared by Preservation Planning Associates, Santa Barbara, California. April 30, 2014.

Frolenko, Gary

- 2013 Letter to Young Construction, Re: 461 San Ysidro, Adobe Structure Evaluation. Prepared by Gary Frolenko Engineering, Santa Barbara, California. December 16, 2013.

McCovey-Good, Michelle

- 2013a *Structural Report for Existing Conditions at Tower Structure for the Historical Rehabilitation Project, 461 San Ysidro Road, Santa Barbara, California*. Prepared for Danny Townsend, Young Construction, Santa Barbara, California. Prepared by Taylor & Syfan Consulting Engineers, San Luis Obispo, California. November 15, 2013.
- 2013b *Structural Report for Conditions of Existing Structures for the Historical Rehabilitation Project, 461 San Ysidro Road, Santa Barbara, California*. Prepared for 461 San Ysidro, LLC, Santa Barbara, California. Prepared by Taylor & Syfan Consulting Engineers, San Luis Obispo, California. November 15, 2013.
- 2014 *Report of Existing Structural Conditions for Historical Rehabilitation Project, 461 San Ysidro Road, Santa Barbara, California*. Prepared for County of Santa Barbara Planning and Development Department. Prepared by Taylor & Syfan Consulting Engineers, San Luis Obispo, California. February 20, 2014.

Roselund, Nels

- 2014 *Condition Assessment and Rehabilitation Plan for Juarez/Hosmer Adobe, 461 San Ysidro Road, Montecito, California 93108*. Prepared by Roselund Engineering Company, Rosemead, California.

Santa Barbara County Board of Supervisors (BOS)

- 1994 Resolution No. 94-593 of the Board of Supervisors of the County of Santa Barbara, State of California, Declaring that the Juarez-Hosmer Adobe, Located at 461 San Ysidro Road, Montecito, California, APN 009-060-49, is an Historical Landmark Designated as Santa Barbara County Historical Landmark No. 34, Worthy of Protection Under Ordinance No. 1716, and Prescribing Conditions to Protect and Preserve the Landmark. December 20, 1994.
- 1998 Resolution No. 98-265 of the Board of Supervisors of the County of Santa Barbara, State of California, Expanding Santa Barbara County Historical Landmark No. 34, known as the Juarez-Hosmer Adobe; Declaring that the Designated Property with Specified Features Thereon is an Historical Landmark Worthy of Protection Under Ordinance No. 1716; and Prescribing Certain Conditions to Protect and Preserve the Landmark. July 7, 1998.

Santa Barbara County Historic Landmarks Advisory Commission (HLAC)

1994 Resolution No. 98-1 of the Santa Barbara County Historical Landmark Advisory Commission that the Juarez-Hosmer Adobe, Adjacent Buildings and Three Large Trees Located at 461 San Ysidro Road, in Santa Barbara [County], California, APN 009-060-49, Do Meet the Eligibility Requirements for a Place of Historical Merit. April 11, 1994.

2014 Letter to Clay Aurell, AB Design Studio, and Brian Kelly, 461 San Ysidro Road, LLC, Re: HLAC Meeting of January 13, 2014, Juarez-Hosmer Adobe County Landmark No. 34. January 29, 2014.

Vessely, Robert S.

2010 Letter to Clay Aurell, AB Design Studio, Re: Juarez-Hosmer Adobe, Preliminary Review. Prepared by Robert S. Vessely Civil & Structural Engineering, San Luis Obispo, California. May 20, 2010.

Weeks, Kay D., and Anne E. Grimmer

1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Washington, D.C.