

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA DESIGNATING THE GEORGE  
EDWARDS HOUSE AT 1721 SANTA BARBARA STREET  
AS A CITY LANDMARK

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, the owner of the property is WGH Ventures, Inc., P.O. Box 5814, Santa Barbara, CA 93150;

WHEREAS, the legal description as per the deed of the property is attached as Exhibit A;

WHEREAS, historic research in the form of a Staff Report concluded that the George Edwards House, constructed in 1887 for Mayor George Edwards by noted architect Thomas Nixon in the Queen Anne style is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution dated November 10, 1998), staff has determined that designation of the George Edwards House as a City Landmark is eligible for a Categorical Exemption;

WHEREAS, on September 21, 2016, the Historic Landmarks Commission adopted Resolution of Intention 2016-12 to hold a public hearing to begin the City Landmark designation process for the George Edwards House, Assessor's Parcel No. 027-111-005;

WHEREAS, the Historic Landmarks Commission held a public hearing on October 19, 2016, during which hearing public comments were invited on the proposed City Landmark designation, and the Historic Landmarks Commission adopted Resolution No. 2016-12 to recommend to the City Council designation as a City Landmark the George Edwards House, Assessor's Parcel No. 027-111-005; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic

significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The George Edwards House, located at 1721 Santa Barbara Street, Assessor's Parcel No. 027-111-005, is designated as a City Landmark based on the historic and cultural significance of facts presented in the City Landmark Designation Staff Report dated October 19, 2016.

SECTION 2. The proposed boundary of the City Landmark designation includes the entire parcel to allow adequate review of any changes to the parcel for compatibility.

SECTION 3. The City Council finds that the subject property meets the following City Landmark criteria listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a Neighborhood;
- F. Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship; and
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

SECTION 4. The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.



2016-0050088

Recorded	REC FEE	24.00
Official Records	TAX	3025.00
County of	SURVEY MONUME	10.00
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		

08:00AM 27-Sep-2016	XR	Page 1 of 4
---------------------	----	-------------

**RECORDING REQUESTED BY:**  
First American Title Company

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**  
Brian J. Downs and Gail Mancuso,c/o OTP Business  
Management  
500 S. Sepulveda Blvd., #303  
Los Angeles, CA 90049

SBD  
4  
Sur

Space Above This Line for Recorder's Use Only

A.P.N.: 027-111-005

File No.: 4206-5270033 (SS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$3,025.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of Santa Barbara, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WGH Ventures, Inc., a California corporation**

hereby GRANTS to **Brian J. Downs and Gail Mancuso, husband and wife as community property with right of survivorship.**

the following described property in the City of **Santa Barbara**, County of **Santa Barbara**, State of **California**:

**PARCEL ONE:**

**THAT PORTION OF BLOCK 31, ACCORDING TO THE OFFICIAL MAP THEREOF, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SANTA BARBARA STREET DISTANT THEREON 153.85 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE SOUTHEASTERLY ALONG SAID STREET LINE 74.82 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTHWESTERLY 170 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTHWESTERLY 74.82 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTHEASTERLY 170 FEET TO THE POINT OF BEGINNING.**

**PARCEL TWO:**

**RIGHT OF WAY, IN COMMON WITH OTHERS, OVER THAT PORTION OF BLOCK 31 OF THE CITY OF SANTA BARBARA, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF, DESCRIBED AS FOLLOWS:**

Mail Tax Statements To: **SAME AS ABOVE**

**BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SANTA BARBARA STREET, DISTANT THEREON 147.67 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 31; THENCE AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID SANTA BARBARA STREET, SOUTH 41° 35' WEST 143 FEET; THENCE SOUTH 73° 47' WEST 32.12 FEET; THENCE SOUTH 65° 30' WEST 10.4 FEET, THENCE SOUTH 48° 25' EAST 40.7 FEET; THENCE NORTH 41° 35' EAST 9.5 FEET; THENCE NORTH 26° 04' EAST 28 FEET; THENCE NORTH 41° 35' EAST 143 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID SANTA BARBARA STREET; THENCE NORTHWESTERLY, ALONG SAID STREET LINE, 12 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF PARCEL ONE HEREINABOVE DESCRIBED.**