



# City of Santa Barbara California

## HISTORIC LANDMARKS COMMISSION STAFF REPORT

**REPORT DATE:** August 25, 2011  
**AGENDA DATE:** August 31, 2011  
**PROJECT ADDRESS:** 105 Ontare Hills Lane, Frederick H. Booth House  
Landmark Designation Public Hearing  
**TO:** Historic Landmarks Commission  
**FROM:** Planning Division, (805) 564-5470  
Jake Jacobus, City Urban Historian

### **I. PROPERTY DESCRIPTION**

The sprawling, single-story, 5,000 square-foot Frederick H. Booth House was constructed in the Mexican period adobe style, often referred to as the Mexican Hacienda style, in 1939. The north elevation main façade resembles the historic cir. 1825 Gonzalez Ramirez Adobe, while the rear elevation exhibits classic hacienda form, being “U” shaped with a covered porch wrapping the central courtyard. Adding to the authentic look, the house was built using traditional adobe block with a two-piece terracotta tile roof. In keeping with early adobe construction, the lighter wood structure of the incised porch is covered with wood shakes rather than the tile found over the massive adobe walls.



## **II. BACKGROUND**

In 2005, the Planning Commission approved a project for a nine lot subdivision of the original 14.4 acres (Resolution No. 032-05) and placed a Condition of Approval that the property owner allow the Frederick H. Booth House be designated a City Landmark.

The adobe house and garage is one of the City's few examples of the hacienda style, a subtype of the more popular Spanish Colonial Revival architectural style. The house has had few alterations and maintains its character-defining features. Although the original 14.4 acre site has been subdivided, the house sits comfortably on 5.88 acres and retains its ranch-like feeling. The newly-created lots are at least one acre in size, which helps maintain the overall rural setting of the subdivision.

Elizabeth Booth attributes the design of the house to her mother, Cornelia Ann Booth. Though there is no attribution on the drawings, it is possible that Alexander Bertrand Harmer assisted Cornelia, or possibly designed the house, as he was responsible for other buildings that the Booths built on the site. Harmer, a self-trained architectural designer, was the son of the noted regional painter Alexander Francis Harmer. During the early 1920's, Harmer worked with noted architects Wallace Neff and then Garrett Van Pelt Jr., before establishing a successful independent practice as a residential designer.

A Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005, has determined that the subject building qualifies for historic designation and 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;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- I. Its unique location of singular physical characteristic representing an established and familiar visual feature of a neighborhood.

## **III. RECOMMENDATION**

Staff recommends that the Historic Landmarks Commission adopt Resolution 2011-01 and forward the Landmark designation request to City Council for consideration.

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**Photo update 2011**



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
HOLD A PUBLIC HEARING TO CONSIDER  
LANDMARK DESIGNATION OF  
THE FREDERICK H. BOOTH HOUSE AND GARAGE AT  
105 ONTARE HILLS LANE  
ASSESSOR'S PARCEL NO. 055-160-060**

**RESOLUTION 2011-01**

**AUGUST 31, 2011**

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 property owner of the buildings listed in the title of this document has agreed to have the adobe residence and garage designated a City Landmark in accordance with the conditions of approval in Planning Commission Resolution No. 032-05 for a Tentative Subdivision Map to allow the division of one parcel into nine lots;

WHEREAS, historic research in the form of an Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005, has determined that the adobe Frederick H. Booth House and garage, located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, are eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level, under City of Santa Barbara Master Environmental Assessment criteria;

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the ambiance and character of the landscape area within five (5) feet of the house and garage must be maintained, and proposed exterior alterations are subject to Historic Landmarks Commission review;

WHEREAS, on August 3, 2011, the Historic Landmarks Commission adopted a Resolution of Intention No. 2011-01 to hold a public hearing to begin the landmark designation process for the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060;

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 Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, as a City Landmark is a Categorical Exemption;

WHEREAS, the Historic Landmarks Commission held a public hearing on August 31, 2011, during which hearing comments were invited on the proposed designation;

WHEREAS, the public hearing was noticed in the Santa Barbara Daily Sound on August 19, 2011, and individual mailed notice was sent via the US Postal Service to adjacent property owners and registered interested parties on August 18, 2011; and

WHEREAS, in summary, the Historic Landmarks Commission finds that the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, meets the following City Landmark criteria (A through K) 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;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, a City Landmark, and make findings based on the historic and cultural significance of facts presented in the Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005.

**HISTORIC LANDMARKS COMMISSION  
CITY OF SANTA BARBARA**

**Adopted: August 31, 2011**