

HLC P.B. 12/14/05

Approved - w/ one exception

1) Remove adobe wall from the plan. (may be reconsidered

HISTORIC STRUCTURES *at a future date.*

REPORT

for
105 Ontare Hills Ln.

**Remodel of House and Landscaping
at ~~1156 North Ontare Road~~**

(APN 055-160-028)

Prepared for:

**Tad Smyth
1156 Ontare Road
Santa Barbara, CA**

By
POST/HAZELTINE ASSOCIATES
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DEC 07 2005

**CITY OF SANTA BARBARA
PLANNING DIVISION**

December 5, 2005

1.0 INTRODUCTION

This Historic Structures Report is for a property at 1156 North Ontare Road, in Santa Barbara, California (APN 055-160-028) (Figures 1 & 2). Existing improvements on the property include a Spanish Colonial Revival (hacienda) style adobe house and a detached garage (Figure 3). The applicant proposes a number of alterations to the house and its immediate setting. This study was prepared by *Post/Hazeltine Associates* and fulfills the requirements outlined in the City of Santa Barbara Master Environmental Assessment (MEA). Pamela Post, Ph. D and Timothy Hazeltine wrote the report. A list of resources and repositories consulted in the preparation of this document is contained in Section 9 of this report. Unless otherwise indicated, photographs of the house and grounds were taken on December 15, 2004.

The house, garage, and the surrounding 5.88-acre parcel were the focus of a previous Historic Resources Report (HSR) prepared by *Post/Hazeltine Associates* (Post/Hazeltine Associates, February 22, 2005). The study determined that the house at 1156 North Ontare Road met the following criteria that would make it eligible for listing as a historic resource:

Eligibility for Listing as a City of Santa Barbara Landmark or Structure of Merit

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for designation as a City of Santa Barbara Landmark under the following criteria:

- (a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*
- (d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; and;*
- (g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;*
- (i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*

The study also determined that the house and garage met the following Additional Criteria:

- 6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.*

Potential Eligibility for Nomination to the California Register of Historical Resources

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for nomination to the California Register of Historical Resources under the following criteria:

Criterion 3c: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value

Potential Eligibility for Nomination to the National Register of Historical Resources

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for nomination to the National Register of Historic Places under the following criterion:

(b) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

This study will assess the potential impacts of a proposed project on the house at 1156 North Ontare Road. The study will also determine the potential eligibility of the house for placement on the State of California register of Historical Resources and for nomination to the National Register of Historic Places. If the property is determined to be a potentially significant historic resource the report will assess the effect of the proposed project on the resource. If necessary, potential mitigation measures to reduce the effect of the project on the resource will be offered.

2.0 PROJECT DESCRIPTION

The applicant proposes to add an approximately 150 square-foot one-story addition to the southeast corner of the existing house. The applicant also proposes to construct a detached one-story cabana/storage building at the south end of the existing motor court. In addition, a comprehensive re-landscaping scheme for the grounds is proposed, including the construction of a pool and spa off of the south elevation and a walled entrance court to be located adjacent to the north elevation.

3.0 PREVIOUS STUDIES

On February 22, 2005, *Post/Hazeltine Associates* completed a Historic Resources Report for a proposed subdivision of a 14.42-acre parcel at 1156 Ontare Road. The applicant proposed to subdivide the property into seven parcels. The existing parcel included the following improvements: a one-story adobe house, with a detached garage (built in 1939, architect unknown); a board-and-batten style cottage (built in 1939,

designer, A. B. Harmer); and a horse stall (built in the 1980s). The report assessed the eligibility of the property for listing as a historic resource at the city, state, and national level. The adobe house and garage were found eligible for listing under the following criteria:

Eligibility for listing as a City of Santa Barbara Landmark or Structure of Merit

The HSR determined that the adobe house and the detached garage possessed sufficient historic, cultural, and architectural significance to qualify for designation as a City of Santa Barbara Landmark under the following criteria:

- (c) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*
- (e) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; and;*
- (h) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;*
- (i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*

The study also determined that the adobe house and garage met the following Additional Criteria:

- 6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.*

Potential Eligibility for nomination to the California Register of Historical Resources

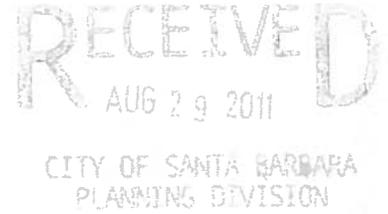
Criterion 3c: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value

Potential Eligibility for Nomination to the National Register of Historical Resources

Criterion C: That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

The City of Santa Barbara Historic Landmarks Commission reviewed both the historic resources report and the subsequent addendum prepared by Post/Hazeltine Associates. The commission accepted the report with an expanded series of mitigation measures.

THEODORE H. SMYTH, JR.
PO Box 30328
SANTA BARBARA, CALIFORNIA 93130



August 29, 2011

Mr. Jamie Limón, Senior Planner
City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, CA 93101

Re: 105 Ontare Hills Lane, APN 055-160-060

Mr. Limón & Members of the Historic Landmarks Commission,

I am the owner of the property at 105 Ontare Hills Lane and I have received the Notice To Hold A Public Hearing To Consider Recommending To The City Council That A Resource Be Designated As A City Landmark By The Historic Landmarks Commission Of The City Of Santa Barbara.

I would like to object and do not consent to the Historic Landmarks Commission recommendation that this property be designated as a city landmark. I have reviewed the criteria necessary for such a recommendation; consulted with experts in historic preservation and it is my belief that it does not sufficiently qualify by these criteria nor warrant the designation as a landmark.

I have reviewed the City of Santa Barbara Municipal Code, specifically, sec. 22.22.040 Criteria for Designation of Landmarks and Structures of Merit and I have the following objections;

- A. There is no record of this house being of a significant part of the heritage of the City, the State or the Nation.
- B. There is no record of any significant historic event taking place on this site.
- C. There is no identification with any person who has significantly contributed to the culture and development of the City, the State, or the Nation.
- D. The house is constructed using, concrete, tile, wood, stone and adobe veneer in a hacienda/ranch style, as are hundreds of similar homes in the area not designated as landmarks.

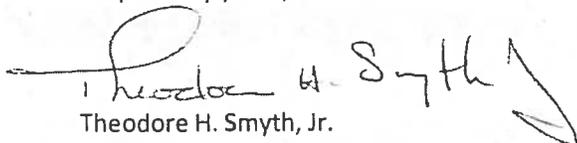
- E. The neighborhood consists primarily of a variety of 1960's/1970's tract homes built in ranch style architecture on properties ranging from ¼ acre to 40 acre parcels. There is little to no uniformity within the neighborhood or any particular architectural style.
- F. The property was designed and built by a general contractor and his brother in 1939, R.M. Ortega. There is no record of their work having significantly influenced the heritage of the City, the State, or the Nation.
- G. The elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship make it an attractive, well-built house, not a historical landmark.
- H. There is no relationship between this house and any other historical landmark.
- I. The house has been located on a 15 acre property hardly in view of other homes or passing cars on North Ontare Road. As said before, it bears little or no representation to the surrounding neighborhood.
- J. There is no record of important archaeological interest.
- K. This is a private home that has no relationship with the well-being of the people of the City, State, or Nation.

In addition, the house has been significantly modified from its original design.

In summary, the home at 105 Ontare Hills Lane (formerly 1156 North Ontare Road) is an attractive, well-built house, constructed in 1939 by a general contractor and his brother who signed the plans as the engineer. It is not particularly old (72 years) by Santa Barbara standards. It was never of historical importance for the public in any way; was not the residence of an important city figure, the site of a historical event, nor the creation of a famous architect. Until recently it has hardly been visible from the street, having been surrounded by approximately 15 acres of trees and hillside.

I urge you to deny this recommendation.

Respectfully yours,


Theodore H. Smyth, Jr.