PHASE 1-2

HISTORIC STRUCTURES/SITES

REPORT

For

469, 473, 477, 481, 485, 489, & 493 West Mountain Drive
Santa Barbara, California
(APN 021-103-005)

c/o

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APPENDIX A Project Plans
1.0 INTRODUCTION

This Phase 1-2 Historic Structures/Sites Report (HSR) is for 469, 473, 477, 481, 485, 489, & 493 West Mountain Drive (APN 021-103-005), Santa Barbara California (Figures 1 - 3). Guidelines for determining a property’s historical significance and assessing alterations to historic resources are delineated in Appendix D, Chapter 30.157, of the Historic Resource Guidelines, adopted by City Council in 2021. This assessment was written by Pamela Post, Ph.D. (primary author) and Timothy Hazeltine.
Figure 2, Assessor Parcel Map

City of Santa Barbara
Assessor’s Map Bk, 021 – Pg, 10
County of Santa Barbara, Calif.

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.
2.0 PROJECT DESCRIPTION

The applicant proposes the following:

- Approval of as-built alterations and modifications to seven single-family residences;
- Approval of proposed alterations and additions to seven single-family residences;
- Approval of alterations, modifications, or relocation of several accessory structures;
- Approval of a Lot Area Modification; and
- Approval of an interior Setback Modification.

The architect of record for the project is Joe Andrulaitis of Andrulaitis+Mixon.

3.0 PREVIOUS STUDIES AND DESIGNATIONS

A preliminary historic resources study prepared by Nicole Hernandez, City of Santa Barbara Architectural Historian, identified the property and its seven cottages as a potential historic resource. The property was added to the City’s Historic Resources Inventory on April 28, 2021.
4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 10 of this study):

City of Santa Barbara:

Street Files for the study parcel;
Planning Files for the study parcel; and
Santa Barbara City Directories: 1947 -1983.

5.0 ENVIRONMENTAL AND NEIGHBORHOOD SETTING

The Cielito neighborhood is characterized single family residential development set in a semi-rural setting (see Figure 3). Non-residential development includes Sheffield Reservoir located east of the project parcel. The project parcel is located within the High Fire District and Hillside Design District. Before European contact, vegetation was comprised of coastal chaparral on the hillsides, oak woodland, and riparian plant communities along seasonal and perennial streams. In the centuries since European settlement in 1782, the natural environment has been modified by a variety of human activities, including stock grazing, residential and institutional development.

6.0 SITE DESCRIPTION

6.1 General Site Description

The 4.59-acre study parcel, zoned RS-1A, is developed with seven, one-story single-family houses built in 1947, accessory structures and landscaping. The surrounding neighborhood is identified by in the City of Santa Barbara General Plan as the Riviera’s Cielito neighborhood. Sloping from north to south, the almost rectangular lot is bounded on its north by a private driveway accessing adjacent parcels, on its south by lots bordering West Mountain Drive, on its east and west by private parcels. A private driveway extends from the northeast corner of the parcel to West Mountain Drive (Figure 4 and see Figures 1 - 3).

Seven, one-story, detached houses extend along the north property line (Figure 4). Built in 1947, the houses’ featured concrete slab foundations, concrete block walls intended to emulate adobe brick, low pitched side gable and shed roofs covered in c-shaped terra cotta tiles, exposed wood rafters, multi-light metal casement windows with brick sills, wood plank doors, and porches supported by square wood posts. These design motifs are characteristic of a stylistic subtype of the Spanish Revival style popular between the mid-1930s and mid-1950s, that employed simplified forms and reductive detailing to recall vernacular motifs derived from 19th century adobe houses and pre-World War II iterations of the Spanish Revival or Hacienda Revival styles. The houses are linked to West Mountain Drive by four paved driveways, with the driveway at the west end of the property providing access to 469 and 473 West Mountain Drive and an accessory building, the second driveway to the east providing access to 477 and 481 East Mountain Drive, the third driveway extending to 485 and 489 West Mountain Drive and the fourth driveway providing access to 493 West Mountain Drive. South of the houses sloping terrain extends to the southerly property line. Accessory structures in a range of architectural styles and types are set between the row of houses and the main...
driveway. Landscaping is informal in nature with gardens extending around the houses and expanses of open land planted with native oaks and non-native trees extending from the row of houses to the east, west and south property lines. The westerly end of the property is defined by a drainage.

6.2 House at 469 West Mountain Drive

Built in 1947 with later additions and alterations, the house has a shallow L-shaped plan capped by a complex side gable and shed roof with exposed eaves (Figure 5). The roof is covered in c-shaped terra cotta tiles and rolled asphalt. The roof features several skylights.

The entrance façade (south elevation) has a shallow L-shaped configuration, flanked on its west by a shed-roofed projection once housing a one-car garage and on its east by a linear addition extending off the southeast comer of the house (Figures 6 - 8). The center of the elevation features a shallow porch whose roof is supported by four-inch by four-inch wood posts. The porch shelters a wood plank entry door flanked on its west by two pairs of French doors. On its east side the porch is flanked by a multi-light steel casement window. The shed-roofed wing at the west end of the elevation features a one-light picture window. Sometime after the late 1970s, the garage wing was extended several feet to the south. The east end of the elevation is composed of an L-shaped addition with smooth plastered walls, French doors, and a steel casement window. A shed-roofed addition at the rear of the house, extending above the original ridgeline features a series of one-light wood frame windows.
Figure 5, Floor Plan for House #469
Figure 6, South Elevation and Partial West Elevation, looking northeast
Figure 7, Central Section of the South Elevation, looking northeast
The rear (north) elevation of the house is composed of a series of additions, with varied fenestration types, shed roofs, exposed rough cast concrete block, and plastered walls (Figures 9 & 10). The only visible portion of the original house is located at the west end of the elevation, which features the original rough-cast concrete block walls and steel casement windows.
Figure 9, East end of the North Elevation, looking east
The east elevation is entirely composed of additions, with no original building fabric visible. Its window types include wood and metal types (Figure 11). Its roof is composed of shed and side gable elements.

(see next page)
The west elevation is L-shaped in configuration with its recessed element composed of additions and its projecting section composed of the long side of the former garage, which has been extended several feet to the south (Figures 12 & 13). Window and door types include single light clerestory windows, single light French doors and side lights, and a single-light wood frame window. The garage wing, which featured exposed concrete block walls has been sheathed in smooth plaster.
Figure 12, North end of the West Elevation, looking east
Figure 13, South end of the West Elevation (former garage), looking northeast

Alterations to 469 West Mountain Drive between circa 1978 and 2021:

- The south end of the garage wing was extended several feet to the south;
- French doors and a single light window were added to the former garage’s west elevation;
- On the south elevation, two pairs of French doors were inserted to the west of the entry door;
- An addition was added to the east elevation which completely encapsulated this side of the house;
• Additions, with shed roofs, were built off the east end of the north elevation; and
• A single light door was added to the west end of the north elevation.

6.3 House at 473 West Mountain Drive

Built in 1947 with later additions and alterations, this house an irregular L-plan (Figure 14). Its roof has side gable and shed elements with flush or exposed eaves. The roof, which features several skylights, is covered in c-shaped terra cotta tiles, and rolled asphalt.

The entrance façade (south elevation) has a shallow L-shaped configuration, flanked on its west by a shed-roofed projection once housing a one-car garage and on its east by a linear addition extending off the southeast corner of the house (Figures 15 - 19). The former garage now features a set of multi-light French doors and a clerestory of one-light windows. This element is flanked on its east by a shallow porch whose roof is supported by four-inch by four-inch wood posts. The porch shelters a wood plank entry door flanked on its west by two pairs of French doors. On its east side the porch is flanked by a multi-light steel casement window. A slightly recessed addition with a porch supported by wood posts composes the easterly end of the façade. Its fenestration is composed of steel casement windows and a door.

![Figure 14, Floor Plan, House #473](image-url)
Figure 15, East end of the South Elevation, looking north
Figure 16, Central Section of the South Elevation, looking north
Figure 17, Central Section of the South Elevation, looking north

Figure 18, East end of the South Elevation, looking northwest
The east elevation, which represents an addition, features concrete brick walls, shallow eaves, and a steel casement window at the north end of the elevation (Figure 20). Unlike the house’s original walls the bricks have a smooth texture with rough-cast mortar joints.

(see next page)
The north (rear) elevation has a shallow L-shaped configuration. The easterly half of the elevation is an addition. It features concrete block walls, wood plank and French doors, and steel casement units of varying dimensions (Figure 21 – 23). The addition has a slightly taller ridge height and its brickwork features smooth-cast bricks with rough-cast mortar joints.
Figure 21, North Elevation, looking west
Figure 22, Central Section of the North Elevation, looking southwest

Figure 23, West end of the North Elevation, looking southwest
The west elevation has a shallow L-shaped configuration with the recessed north end of the elevation composed of an addition with a centrally placed set of multi-light French doors flanked on either side by steel casement windows of varying dimensions (Figure 24). The west elevation of the garage wing features steel casement window and door.

**Alterations to 473 West Mountain Drive between circa 1978 and 2021:**

- The easterly half of the house, which employs the same construction materials and design features as the original house, is an addition according to a review of a 1953 aerial photograph (Figures 77 and 78, Aerial Photographs);
- French doors and a clerestory were added to the former garage’s south elevation;
- On the south elevation, two pairs of French doors were inserted to the west of the entry door;
- An addition was added to the east elevation which mimicked the house’s original design features;
- A French door on the north elevation is not original.

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6.4 House at 477 West Mountain Drive

Built in 1947 with later additions and alterations, this house an irregular plan composed of the original cottage with additions off all four elevations (Figure 25). Its roof is a complex side
gable type with flush or exposed eaves. The roof is covered in c-shaped terra cotta tiles and rolled asphalt. Fenestration is primarily composed of steel casement window types, single-light and multi-light French doors, and a greenhouse style window (Figures 26 – 28).

The entrance façade (south elevation) is composed of the original cottage, its former garage flanked on their east by an addition and on the west by a small addition housing a laundry room and storage set off the north end of the garage’s west elevation. The former garage, which has been extended to the south features a rectangular window set beneath a shallow eyebrow covered in c-shaped terra cotta tiles. The former garage is flanked on its east by a shallow porch whose roof is supported by four-inch by four-inch wood posts. The porch shelters a wood plank entry door flanked on its west by two steel casement windows. On its east side the porch is flanked by a steel casement window. The east end of the elevation is composed of an addition featuring a set of one-light French doors opening onto a wood deck and a one-light casement window.
Figure 26, West End of the South Elevation, looking north

Figure 27, South Elevation, looking northeast
The east elevation is L-shaped in configuration with the recessed portion of the elevation composed of the side elevation of the original cottage, with its greenhouse style window flanked on its north by an addition that has no door or window openings (Figure 29 and see Figure 28).
The north elevation is L-shaped in configuration with the slightly projecting east end of the elevation representing an addition with two single-light windows (Figure 30). The west elevation has a shallow recession composed of a portion of the original north elevation. Its fenestration is composed of a wood plank door (Figure 31).
Figure 30, East end of the North Elevation, looking west

The west elevation is L-shaped in configuration with the slightly projecting north end of the elevation with its shallow porch representing an addition (Figure 31). Fenestration is composed of a wood plank door opening into a storage space, a multi-light wood French door and a wood plank door (Figure 32).
Figure 31, West end of the North Elevation, looking east
Alterations to 477 West Mountain Drive between circa 1978 and 2021:

- The easterly half of the house, which features rough-cast concrete block walls is an addition according to a review of a 1953 aerial photograph (Figures 77 and 78, Aerial Photographs);
- Much of the original fenestration has been replaced;
- The garage was extended to the south and its bay door has been removed; and
- An addition was added off the north end of the west elevation; its walls have a smooth texture.

6.5 House at 481 West Mountain Drive

Built in 1947 with later additions and alterations, this house has an irregular plan composed of the original cottage with additions off all four elevations (Figure 33). Its roof is a complex side gable and shed type with flush or exposed eaves. The roof is covered in c-shaped terra cotta tiles. Fenestration is primarily composed of steel casement window types, metal frame sliders, wood frame windows and single-light and multi-light French doors.
The entrance façade (south elevation) is composed of the original cottage with an addition off its east end and the former garage flanked on its west by an addition extending the length of the former garage’s west elevation (Figures 34 – 37). The former garage and its addition feature a set of multi-light French doors sheltered by a wood pergola. The former garage is flanked on its east by a shallow porch whose roof is supported by four-inch by four-inch wood posts; this section of the elevation is original. The porch shelters a wood plank entry door flanked on its west by a steel casement window. On its east side the porch is flanked by a series of multi-light, double and single French doors, and multi-light, slider, and casement windows, mostly located on a plaster clad addition. None of these windows are original to the house.
Figure 34, South Elevation, looking north
Figure 35, South Elevation, detail of front door, looking north
Figure 36, South Elevation, Easterly end of the elevation, looking northeast

Figure 37, South Elevation, East end of the elevation, looking north
The east elevation is L-shaped in configuration with the recessed portion of the elevation composed of the side elevation of the original cottage, with its steel casement window flanked on its north by an addition with no door or window openings (Figure 38 & 39).

Figure 38, South end of the East Elevation, with original window, looking northeast

Figure 39, South end of the East Elevation, with original window, looking northeast

(Andrulaitis+Mixon)
The north elevation is L-shaped in configuration with visible sections of the original elevation confined to the rear elevation of the garage and two walls of one a rear bedroom (now a dining room) (Figure 40). An existing steel casement window at the west end of the elevation is located on an addition.

![Figure 40, Partial West Elevation and Partial North Elevation, looking east](image)

The west elevation is L-shaped in configuration with visible sections of the original elevation confined to the rear elevation of one a rear bedroom (now a dining room) (see Figure 40). The projecting section of the elevation is composed of an addition with plastered walls, metal frame slider windows and a flush panel utility door (Figure 41).
Alterations to 481 West Mountain Drive between circa 1978 and 2021:

- The easterly half of the house, is an addition according to a review of a 1953 aerial photograph (Figures 77 and 78, Aerial Photographs);
- Much of the original fenestration has been replaced;
- The house’s French doors and some of the fenestration, are not original;
- The garage was extended to the south and west its bay door has been removed; and
- The south elevation’s pergolas are not original.

6.6 House at 485 West Mountain Drive

Built in 1947 with later alterations, this house retains its original footprint with no additions (Figure 42). Its roof is a complex side gable and shed type with flush or exposed eaves. The roof is covered in c-shaped terra cotta tiles. Fenestration is primarily composed of steel casement window types, metal frame sliders, wood frame windows and single-light and multi-light French doors.
The entrance façade (south elevation) is composed of the original cottage with an addition off its east end and the former garage flanked on its west by an addition extending the length of the former garage's west elevation (Figures 43 – 45). The former garage features a steel casement window set in the original garage bay, sheltered beneath a wood pergola. The former garage is flanked on its east by a shallow porch whose roof is supported by four-inch by four-inch wood posts; this section of the elevation is original. The porch shelters a wood plank entry door flanked on its west by a steel casement window. On its east side the porch is flanked by a steel casement window.
Figure 43, South Elevation, looking northwest
Figure 44, East end of the South Elevation, looking north
Figure 45, West end of the South Elevation with detail of garage bay converted to a window, looking northeast
The east elevation is L-shaped in configuration with the recessed portion of the elevation composed of the side elevation of a bedroom, its fenestration is composed of a multi-light French door set beneath a shallow eyebrow covered in c-shaped terra cotta tiles. The elevation’s projecting element features a multi-light French door (Figure 46 & 47).
The north elevation is T-shaped in configuration, a shallow projection at its center sheltering a bedroom. Fenestration is composed of steel casement windows of varying dimensions (Figures 48 & 49).
Figure 48, East end of the North Elevation, looking south

Figure 49, West end of the North Elevation, looking southwest
The north elevation is primarily composed of the side elevation of the garage which has no doors or windows (Figure 50).

Alterations to 485 West Mountain Drive between circa 1978 and 2021:

- Exterior alterations appear to be confined to placement of the garage’s bay door with a window and the insertion of a window in the former garage’s north elevation.

6.7 House at 489 West Mountain Drive

Built in 1947, this house has been extensively altered with additions on all four elevations (Figure 51). Its roof is a complex side gable and shed type with flush or exposed eaves. The roof is covered in c-shaped terra cotta tiles. Fenestration is primarily composed of steel casement window types and multi-light French doors. Most of the elevation has been plastered.
The entrance façade (south elevation) is composed of the original cottage with an addition off its east end and the former garage flanked on its west by an addition extending the length of the former garage’s west elevation (Figures 52 – 55). To accommodate an addition to the former garage’s west elevation the shed roof was raised several feet. The former garage features a steel casement window set in the original garage bay, sheltered beneath a wood pergola that is not original. The former garage is flanked on its east by a shallow porch whose roof is supported by one four-inch by four-inch wood post (original) and section of peeled upright timbers which are not original; this section of the elevation is original. The porch shelters a wood plank entry door flanked on its west by a steel casement window. On its east side the porch is flanked by a steel casement window.
Figure 52, South Elevation, looking northeast
Figure 53, West end of the South Elevation, looking north

Figure 54, Porch on South Elevation, looking north
The L-shaped east elevation features an end gable roof with a centrally-placed steel casement window. A chimney is set at the south end of the elevation (Figure 56). Most of the original east elevation has been encapsulated by an addition.
The east and west ends of the u-shaped north elevation are composed of additions (Figures 57 – 59). A shed-roofed projection at the center of the elevation is original as is a section of exterior wall near the west end of the elevation. Fenestration is composed of steel casement windows, metal frame metal windows and multi-light French doors. The west end of the elevation, and its brick chimney, is an addition.
Figure 57, East end of the North Elevation, looking south

Figure 58, North Elevation, looking southwest
The west elevation features an arced window that is not original. All visible elements of this elevation are an addition (Figure 60).
Alterations to 489 West Mountain Drive between circa 1978 and 2021:

- The exterior of the house has been plastered;
- The roof of the garage wing was raised;
- All but one of the original porch posts on the south elevation, have been replaced with circular uprights imitating peeled logs;
- A pergola was added to the south elevation,
- On the south elevation, an original window flanking the entry door has been replaced by French doors;
- An addition, with an arced window, was built off the garage’s west elevation; and
- Additions, including a fireplace, were built off the house’s north and east elevations.

6.8 House at 493 West Mountain Drive

Built in 1947 with later alterations, this house is substantially intact as additions are confined to the rear elevations, footprint with no additions (Figure 42). Its roof is a complex side gable and shed type with flush or exposed eaves. The roof is covered in c-shaped terra cotta tiles.
Fenestration is primarily composed of steel casement window types, metal frame sliders, wood frame windows and single-light and multi-light French doors. The house’s exterior has been plastered.

Figure 61, Floor Plan, House #493

The entrance façade (south elevation) is composed of the original cottage with an addition off its east end and the former garage flanked on its west by an addition extending the length of the former garage’s west elevation (Figures 61a – 62). The former garage features a three-part steel casement window with single lights. The former garage is flanked on its east by a shallow porch whose roof is supported by four-inch by four-inch wood posts; additional posts have been added to create a pergola. The porch shelters a wood plank entry door flanked on its west by a steel casement window. On its east side the porch is flanked by a steel casement window.
Figure 61a, North Elevation, with former garage to left, looking northeast

Figure 62, East end of the North Elevation, looking north
The east elevation features steel casement window set below the gable roof's peak (Figure 63). With the exception of the center of the elevation with its shed-roofed projection, the entire length of this side of the house has been encapsulated by additions.

![Figure 63, East Elevation, looking northwest](image)

The east and west ends of the u-shaped north elevation are composed of additions (Figures 64 & 65). A shed-roofed projection at the center of the elevation is original as is a section of exterior wall near the west end of the elevation. The remainder of the elevation has is encapsulated by additions. Fenestration is composed of steel casement windows, wood hoppers, and glazed and wood plank doors.

The west elevation is original as is a section of exterior wall near the west end of the elevation. The remainder of the elevation has is encapsulated by additions. Fenestration is composed of steel casement windows, wood hoppers, and glazed and wood plank doors.
Figure 64, North Elevation, looking northwest.
The west elevation has no doors or windows. Its north end is composed of a bathroom addition (Figure 66).
Alterations to 493 West Mountain Drive between circa 1978 and 2021:

- The garage’s bay door was replaced with a three-part metal casement window;
- The house’s exterior was plastered; and
- Additions were constructed off the east and west ends of the north elevation.

6.9 Accessory Structures

Twelve detached accessory structures used for storage, offices, an art studio, and laundry are located on the project parcel. The earliest documented structure was a detached building located between Houses 486 and 489 that was built in 1954 as a washhouse. Shed 1 associated with #473 was moved onto the property. These structures range in style from rustic, shingle-clad structures to simplified iterations of the Mediterranean style incorporating plastered walls, tiled roofs, wood plank doors and multi-light windows.
“Office” for #469

This shed-roofed structure overlooks a small drainage at the west end of the property. Its exterior is clad in wood shingles and rolled asphalt (Figure 67). Fenestration is composed of a variety of wood window types, a French door, and a paneled wood door. A deck extends off the structure’s south elevation. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.

Shed for #469

This plaster-clad structure features a broken pitch shed roof with tile coping. (Figure 68). Fenestration is composed of a variety of a multi-light wood window and a wood plank door. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1970s or 1980s.
Sheds 1 & 2 for #473

Shed 1 is a small wood frame structure capped by a side gable roof with a shallow porch off its north elevation (Figure 68). The structure was moved onto the property. Shed 2 is a metal container that has been encased in siding and a shed roof (see Figure 68). These structures appear to have been moved onto the property sometime in 1970s or 1980s.
Art Studio for #473

This plaster-clad structure overlooks features side gable roof covered in terra cotta tiles. (Figure 70). Fenestration is composed of a variety of a wood window types, mostly casement types. A porch supported by wood posts shelters a wood plank door. multi-light wood window and a wood plank door. The structure appears to have been built of salvaged building material. A precise construction date for this structure could not be determined, but it appears to have been built sometime between the 1960s or 1980s.
Laundry for #473

This plaster-clad structure features a shed with slightly overhanging eaves (Figure 71). Fenestration is composed of a variety of a multi-light metal casement windows and a French door. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.
Figure 71, Laundry for #473, looking northwest

Shed for #477

This plaster-clad structure features a tile-clad shed roof with a deeply overhanging eave (Figure 72). Fenestration is composed of multi-light metal casement windows and a flush panel door. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.
Shed for #481

This plaster-clad structure features a tile-clad shed roof with a shallow porch capped by a shed roof (Figure 73). Fenestration is composed of a metal slider window and a paneled, multi-light door. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.
Office for #481

This plaster-clad structure features a tile-clad shed roof with a pergola off its south elevation (Figure 73). Fenestration is composed of multi-light French doors, wood panel doors and small rectangular windows. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.
Office for #489

This storage shed has a shed roof and horizontal siding and a set of slider doors on its north elevation (Figure 74). A precise construction date for this structure could not be determined, but it appears to have been built sometime since the early 1980s.
Shed for #493

This plaster-clad structure features a tile-clad shed roof (Figure 75). Fenestration is composed of a faux paneled door. A precise construction date for this structure could not be determined, but it appears to have been built sometime since the 1970s.
Office for #493

This plaster-clad structure features a tile-clad shed roof with pergolas off its south and east elevations (Figure 76). Fenestration is composed of single light metal sliding doors and metal frame windows. A precise construction date for this structure could not be determined, but it appears to have been built sometime in the 1960s or 1970s.

Figure 76, Office for #493, looking south

6.10 Landscape and Hardscape

Originally, access to the property was via a driveway that formed an irregular loop linking the cottages to Allen’s home at 465 West Mountain Drive and to West Mountain Drive (Figures 77 & 78). The northerly section of the driveway ran parallel to the cottages leaving space for a narrow front garden and parking. Paved patios appear to have been located off the rear of each cottage. This configuration was altered sometime in the 1960s after the property was subdivided into three parcels or perhaps earlier when West Mountain Drive was extended. Sometime in late 1960s or early 1970s, the driveway paralleling the cottages was transformed into gardens, perhaps when a community garden was installed. It was then that the current
network of driveways was installed. All existing plantings appear to date to the mid-1960s or later (see Figures 6 - 76). Current landscaping is informal in nature with a diverse array of native and non-native plants.

Figure 77, 1953 Aerial Photograph of Study Property (Flight CC_4-79, 1953, Map and Imagery Collection, Special Collections, Davidson Library, University of California, Santa Barbara)
7.0 HISTORICAL CONTEXT

In 1946, just a year after the end of World War II, William T. Allen, purchased acreage west of Sheffield Reservoir that included an almost 14-acre lot in the Hoyt/Reservoir Tract (F. F. Flournoy Map, May 1946; Los Angeles Times, February 22, 1948: 40) (Figure 79). Little is known of William Allen prior to his development of the property, other than he is listed in the 1944 phone directory as living at 2608 Orella Street where his occupation is listed as rancher (1944 City of Santa Barbara Directory). Allen’s plan for his undeveloped fourteen acres was to build an equestrian-centered “dude ranch” named El Rancho Hacienda with guest cottages and stables for horses. Visitors could ride horses to the Sheffield property, where Rancheros Visitadores camped, and nearby riding trails such as one in Rattlesnake Canyon. Allen’s property was located off of Mountain Drive, approximately one mile east of Mission Santa Barbara at the opposite end of Mission Ridge. In 1947, Allen completed seven two bedroom guest cottages to house his guests (F. F. Flournoy Map, May 1946; Los Angeles Times, February 22, 1948: 40; Los Angeles Times, May 6, 1949: 57). Located along the property’s north property line, the cottages looked out over nine acres of fenced and irrigated pasture for the dude ranch’s horses (Los Angeles Times, February 22, 1948: 40).
Allen designed the cottages to reflect a “ranch-like” ambience emulating a Southwest “adobe” motif, or as Allen described them, “Mexican ranch-house arch(itecture)” (Los Angeles Times, February 22, 1948” 40). Plans for the cottages were prepared by L.G. Ford (Figure 80). The cottages were constructed of roughly-cast, thick concrete blocks intended to mimic the texture and configuration of handmade adobe bricks. The cottages’ rusticity was enhanced by their reductive design, low-pitched roofs covered in terra cotta tiles, and porches supported by square wood posts. Windows were primarily, steel-framed, multi-paned casement types which introduced a mid-century motif into the design. Each cottage included a living/dining room with a fireplace, two bedrooms, a bathroom, a three-by-four-foot kitchen and an attached single-car garage. In subsequent years, all of the garages were converted to living space. The cottage’s concrete slab floors were covered in 12-inch square quarry tile. Heating was provided by wall heaters.
According to a 1948 newspaper article, the cottages were fully furnished, including handmade wood dressers in the bedrooms and a raised bar, with bar stools for eating in the kitchen area (Los Angeles Times, February 22, 1948: 40). Other improvements included stables, a swimming pool, and a laundry building with coined-operated washing machines (Los Angeles Times, February 22, 1948: 40).

Allen’s plan to operate the property as a dude ranch did not come to fruition. Instead, Allen rented the cottages to long-term tenants, who included college students who were drawn to the property’s “country-like” setting just minutes away from downtown Santa Barbara, and the state college campus on the Riviera. Just a year later, in 1948, Allen put his property on the market, including his own residence. Built in 1947, it was located on the same 14-acre parcel (Los Angeles Times, February 22, 1949: 40; Assessor Parcel Information Details). In early 1948 Allen started to advertise the sale of his property for $125,000.00. Advertisements in the Los Angeles Times on February 22nd and March 14th of 1948 noted that there were “8 beautiful brand new bungalows on 14 A(cre)s. Swim(ming) Pool, stables, 9 A(cre)s (of) fenced & irreg(ular) Perm(ament) pasture” (Los Angeles Times, February 22, 1948: 40). The advertisement also noted that income derived from the rental cottages was $13,440.00 a year and included the sale of “A beaut(iful) Home for owner which could be rented” (Los Angeles Times, March 14, 1948: 42). A year later, the property had not sold. In a subsequent ad the number of cottages listed for sale were now seven, instead of eight, noting, “This ranch offers an
opportunity for a party who desires ranch life and retirement with an income from 7 luxury rental bungalows” (Los Angeles Times, May 8, 1949: 57).

Just a few weeks later, Allen placed an ad, which reads in part, “14 acres, improved with 8-two-bedroom luxury bungalows, 1 year old” (Los Angeles Times, May 27, 1949: 58). Since the 1946 Flournoy Map shows only seven cottages on the property and at least one advertisement mentions seven cottages for sale and not eight, as well as the fact there are seven cottages on the property, with no documentation, other than the Los Angeles Times advertisements, that an eighth was ever built, it would appear that the ads indicating there were eight cottages on the property was incorrect.

Sometime after 1949, but by no later than 1951 Allen sold the property to George and Josephine Chappell. In August of 1953, the property was sold to Mr. and Mrs. Glenn (William) Hay. In 1954 a permit was granted to build a detached washroom between #483 and #489 in 1954. Designed by the firm of Winston Hanson and Carl Madsen, the washroom emulated the cottage’s materials and design features (Figure 81). The 1954 site plan depicts the property as an almost 15-acre parcel encompassing the cottages, a stable and main house built by Allen at 465 West Mountain Drive. By July of 1957, the property had been acquired by M. B. Sanders. In July of 1957, Sanders proposed splitting his property into three lots. The final lot split was filed in March of 1958 (Figure 82). The lot split provided sufficient acreage, including open space, and a garden area, to ensure the property was consistent with the neighborhood’s development standards. The purpose of the lot split was to provide 15,000 sq. ft. around each residence, including open space and a garden area.
By the late 1960s, several cottages were occupied by former college students while others were rented to non-students including craftspeople and musicians. During this period a community garden designed by Alan York was installed (Alan York would later help design the layout for John and Molly Chester’s organic farm, “Apricot Lane Farm,” in Moorpark, depicted in the 2018 film “The Biggest Little Farm” (https://www.apricotlanefarms.com/essential_grid/alan-york/).

Through the late 1970s, the cottages were modestly-priced rental housing. In 1978, a new owner, concerned the City might pass a rent control ordinance, increased rents by 50 percent. In 1979, in response to this, three tenants, who were close friends, pooled resources to form a partnership to purchase the property. After acquiring the property, it was held as a Tenancy in Common property. Beginning in the late 1970s, alterations were made to the property’s seven cottages. Modifications included conversion of garages into habitable space for all seven cottages, additions to 469, 473, 477, 481, 485, 489, and 493. Modifications to fenestration and doors on all seven cottages, construction of accessory structures and new landscaping.
8.0 SIGNIFICANCE EVALUATION

The City of Santa Barbara Architectural Historian completed an Administrative Resource Evaluation of and reached the following conclusions regarding the property’s potential status as a historic resource:

A. HISTORIC RESOURCES. California Government Code §65913.10, requires the City to conclude if the project is a historic resource prior to a completeness determination. An Administrative Resource Evaluation was completed by the City’s Architectural Historian, Nicole Hernandez (NHernandez@SantaBarbaraCA.gov) who determined that the development on site may qualify as a historic resource. Additional information is required. The City Historian has determined a report is needed to evaluate a potential or designated historic resource. All existing unpermitted, and proposed additions on the front elevations of the cottages need to be evaluated by a consultant with a Historic Structures/Sites Report to the Secretary of the Interior’s Standards as there may be negative impacts on the historic resource and setting of the set of historic resources. Submit a draft Historic Structures/Sites Report by a City-qualified historian. See the Historical Consultants on the consultant lists at the link above.

8.1 City of Santa Barbara Significance Criteria

Guidelines for determining a property’s historical significance and assessing alterations to historic resources are delineated in Appendix D, Chapter 30.157, of the Historic Resource Guidelines, adopted by City Council in 2021:

30.157.25 Significance Criteria.

In considering a proposal to designate or recommend designation of any structure, site or feature as a Landmark, Structure of Merit or for inclusion on the Historic Resources Inventory, any structure, site or feature must be at least 50 years of age, meet one or more of the criteria outlined below, and retain historic integrity. The designating authority must find that the structure, site or feature retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association, that it conveys its historic significance in accordance with the most recent National Register of Historic Places Bulletin How to Apply the National Register Criteria for Evaluation. The designating authority must find that the structure, site or feature meets one or more of the following Significance Criteria:

1. It is associated with events that have made a significant contribution in our past;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses
high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;

4. It yields, or may be likely to yield, information important in prehistory or history; or

5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood.

**Historic Resource.** A structure, site, cultural landscape or feature designated or eligible to be designated historically significant based on the criteria in Section 30.157.025 Historic resources may also include, but are not limited to:

1. City-designated Landmark or Structure of Merit;

2. California Historical Landmark;

3. National Historic Landmark;

4. Listed on the State Register of Historical Resources;

5. Listed on the National Register of Historic Places;

6. Contributing historic resources in a City-designated Historic District Overlay Zone;

7. State or National Register Historic District;

8. A resource listed in the City’s Historic Resources Inventory; or

9. A Cultural Landscape as defined herein.

**Landmark.** A structure, site, cultural landscape or feature having historic, architectural, archeological, cultural, or aesthetic significance and designated by City Council as a Landmark under the provisions in this chapter.

**Structure of Merit.** A historic resource designated by the Historic Landmarks Commission that deserves official recognition as having historic, architectural, archeological, cultural, or aesthetic value but does not rise to the level of Landmark status.
8.2 Application of Integrity and Significance Criteria

The property was added to the Historic Resources Inventory on April 28, 2021. The houses will be evaluated as a group because of their common history and design aesthetic. With the exception of a small structure located between House #485 and House #489, that built in 1954 as a laundry room, accessory structures were built in the 1960s or later and do not embody sufficient design significance to require evaluation.

8.2.1 Integrity

Location is the place where the historic property was constructed or the place where the historic event occurred.

The seven residential buildings remain at their original location. Therefore, 469, 473, 477, 481, 485, 489, and 493 West Mountain Drive retain integrity of location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The seven residential buildings retain varying degrees of design integrity. None of the buildings retain their original garage doors, which have been replaced with windows or encapsulated by additions. The following analysis lists the building in descending order of design integrity based on their existing condition.

#485, which retains its original footprint, most of its original fenestration and exterior materials, retains a high degree of design integrity.

#493 retains many of its original design features and materials with additions and alterations concentrated on the rear elevation; however, much of its exterior has been plaster-clad which obscures original rough-cast concrete brick walls. Therefore, this house retains a good level of design integrity for its primary (south) elevation.

#477 retains a good degree of integrity for its primary (south elevation). This elevation of this house has been altered by an addition to the former garage and alterations to fenestration. Most additions are confined to the rear elevation and the northeast and northwest corners of the house, which allows the entrance façade to convey most of its original design features. Therefore, this house retains a good level of design integrity for its primary (south) elevation.

#473 retains a good degree of integrity for its primary (south) elevation as additions are largely confined to the northeast and northwest corner of the house. Loss of original design features on the south elevation include at least one steel casement window, and a garage bay door. New fenestration on the south elevation includes multi-light French doors and clerestory windows in the former garage wing.

#481 retains a fair to good degree of integrity for its primary (south) elevation as additions are largely confined to the corner of the house and the west elevation of the former garage. Loss of original design features on the south elevation include at least one steel casement window, and a garage bay door. New fenestration on the south elevation includes multi-light French doors and multi-light windows.
#469 retains a fair degree of integrity for its primary (south) elevation as additions are confined to the former garage and a wing added to the east end of the elevation. Loss of original design features on the south elevation include at least one steel casement window, and a garage bay door. New fenestration on the south elevation includes multi-light French doors.

#489 retains a fair to poor level of integrity for its primary (south) elevation due to replacement of all but one of its original square wood porch posts with circular wood uprights that do not match the style or type of the original porch posts. Additions have been made to the east and west ends of the elevation and the shed roof over the garage has been raised in height.

While all of the houses have been altered, as a grouping, linked by a common history and design aesthetic, the seven buildings retain sufficient integrity to convey their overall appearance and architectural style. Therefore, as an architectural assemblage, 469, 473, 477, 481, 485, 489, and 493 West Mountain Drive retain integrity of design.

Setting is the physical environment of a historic property.

Alterations to the setting include the installation of landscaped gardens, paving and retaining walls as well as reconfiguration of driveways. Most of what was a horse pasture located south of the houses is now on a separate parcel. The south end of the former Allen property has been developed with single family houses. The accessory structures are modest in size and have not substantially affected the ability of the property to convey its semi-rural setting. Despite changes to the landscape, the property still conveys the semi-rural setting that characterized the property in the late 1940s. Therefore, the study property retains integrity of setting.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The seven residential buildings retain varying amounts of original construction materials. None of the buildings retain their original garage doors, which have been replaced with windows. The following analysis lists the building in descending order of design integrity based on their existing condition.

#485, which retains its original footprint, most of its original fenestration and exterior materials, retains integrity of materials.

#493 retains many of its original design features and materials with additions and alterations concentrated on the rear elevation; however, much of its exterior has been plaster-clad which obscures original rough-cast concrete brick walls. Therefore, the house retains its overall integrity of materials.

#477 retains a good degree of integrity for its primary (south elevation). This elevation of this house has been altered by an addition to the former garage and alterations to fenestration. Therefore this house retains integrity of materials for its primary (south) elevation.

#473 retains a good degree of integrity of materials for its primary (south) elevation as additions are largely confined to the northeast and northwest corner of the house. Therefore,
this house retains integrity of materials.

#481 retains a fair to good degree of integrity of materials for its primary (south) elevation as additions are largely confined to the corner of the house and the west elevation of the former garage. Loss of original design features on the south elevation include at least one steel casement window, and a garage bay door. Therefore, the house retains integrity of materials for its primary (south) elevation.

#469 retains a fair degree of integrity for its materials as loss of original design features on the south elevation are largely confined to one or two steel casement windows, and a garage bay door. Therefore, the house retains integrity of materials.

#489 retains a poor level of integrity for its primary (south) elevation due to replacement of all but one of its original square wood posts with circular wood uprights that do not match the style or type of the original porch posts and replacement of a shed roof over the garage, which has been raised in height.

While all of the houses have been altered, as a grouping, linked by a common history and design aesthetic, the seven buildings retain sufficient integrity to convey their original construction methods, which employed standard techniques such as concrete floors, concrete brick walls and wood truss roofs. Therefore, as an architectural assemblage, 469, 473, 477, 481, 485, 489, and 493 West Mountain Drive retain integrity of materials.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The seven residential buildings retain varying amounts of original construction materials that allow them to convey the character and quality of their original construction methods. None of the buildings retain their original garage doors, which have been replaced with windows. The following analysis lists the building in descending order of design integrity based on their existing condition.

#485, retains its original footprint, most of its original fenestration and exterior materials. Therefore, the house retains integrity of workmanship.

#493 retains many of its original design features and materials with additions and alterations concentrated on the rear elevation. While much of its exterior has been plaster-clad, sufficient of the original brickwork remains in view to convey the character of this construction method. Therefore, the house retains integrity of workmanship.

#477 retains a good degree of integrity for its primary (south elevation). This elevation of this house has been altered by an addition to the former garage and alterations to fenestration. However, most of the south elevation’s original construction materials are visible. Therefore, this house retains integrity of workmanship for its primary (south) elevation.

#473 retains a good degree of integrity of workmanship for its primary (south) elevation as additions are largely confined to the northeast and northwest comer of the house. Therefore, this house retains integrity of workmanship.
#481 retains a fair to good degree of integrity of materials for its primary (south) elevation as additions are largely confined to the corner of the house and the west elevation of the former garage. Loss of original design features on the south elevation include at least one steel casement window, and a garage bay door. Therefore, the house retains integrity of materials for its primary (south) elevation.

#469 retains a fair degree of integrity for its materials as loss of original design features on the south elevation are largely confined to one or two steel casement windows, and a garage bay door. Therefore, the house retains integrity of materials.

#489 retains a fair to poor level of integrity of materials for its primary (south) elevation due to replacement of all but one of its original square wood posts with circular wood uprights that do not match the style or type of the original porch posts and replacement of a shed roof over the garage, which has been raised in height.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. While the seven houses retain varying degrees of integrity for design, materials, and workmanship, the cluster of buildings retains sufficient integrity to convey its original architectural style and aesthetic. Therefore, the property retains integrity of feeling.

Association is the direct link between an important historic event or person and a historic property. The property's seven houses retain sufficient integrity of location, design, setting, materials, and workmanship, feeling and association to convey its historic associations.

8.2.2 Significance Assessment

1. It is associated with events that made significant contributions in our past;

The property does not have a demonstrable link to an important historic event. Therefore, the study property does not meet Criterion 1.

2. It is associated with the lives of persons significant in our past;

None of the property’s owners or residents made notable contributions to local, state or national history. Therefore, the property does not meet Criterion 2.

3. It embodies the distinctive characteristics of a type, period, architectural style or methods of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable collection whose individual components may lack distinction;

The individual houses, designed in a late iteration of the Spanish Revival style, are modest in scale and lack individual distinction. However, as a grouping of buildings linked by their architectural style, materials and design, the cluster of buildings exemplify the character-defining motifs of late 1940s Spanish Revival style whose simplified forms and architectural features such as their steel casement windows blend traditional materials with contemporary features such as metal windows and very reductive detailing. They also represent a rare
example in the City of multiple-unit guest cottages designed for equestrian-related activities set in a semi-rural setting. Therefore, the cottages meet Criterion 3. None of the accessory structures, all built after the initial construction of the cottages, meet this criterion.

4. It yields, or may be likely to yield, information important in prehistory or history;

The application of this criterion to archaeological resources is beyond the purview of this report.

5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood.

Aligned in a row at the north end of the property, the seven houses have been an established feature of the streetscape since 1947, a period of 74 years. Therefore, the houses meet Criterion 5.

Summary Statement of Significance

The seven houses meet Criteria 3 and 5 at the local level. Given their current state of preservation and level of architectural importance, the property is eligible for listing as a City of Santa Barbara Structure of Merit.

9.0 EVALUATION OF PROJECT IMPACTS

9.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A)Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B)Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the
requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2).

(3) Generally, a project that follows 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 (1995) shall be considered as mitigated to a level of less than significant.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The following direction for applying mitigation measures is found in Section 2.5 of the MEA Guidelines for Archaeological Resources and Historic Structures and Sites (2002: 65 - 70).

These include the following:

1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources.
2) Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and
3) Incorporating existing structures, sites, and natural objects into planned development whenever avoidance is not possible.

As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource’s significance is tied to its level of eligibility for listing at the local, state, and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historical Building Code requirements. The Secretary of the Interior’s Guidelines would apply to this treatment.
2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior’s Guidelines would apply to this treatment.
3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historical Building Code requirements. The Secretary of the Interior’s Guidelines would apply to this treatment.
4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior’s Guidelines would apply to this treatment.
5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior’s Guidelines that
would apply to this treatment).
6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior’s Guidelines would apply to this treatment.
7) Demolition of historic structures with recordation according to the Community Development Department’s “Required Documentation Prior to Demolition” standards.
8) Commemoration of the demolished structure with a display of text and photograph within the new building.
9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.
10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.
11) Salvage of significant materials for conservation in an historical display.

Secretary of the Interior’s Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

1. A property will 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 will 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 will 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, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

9.2 Analysis of the Proposed Project

The following section of the report evaluates the proposed project’s impacts to significant historic resources by applying the Secretary of the Interior’s Standards for Rehabilitation, and the guidance set forth by the City of Santa Barbara for historic property studies. Projects that meet the Standards, and the guidance in the City’s Historic Resources guidelines are considered to have less than a significant impact to significant historic resources. The following plans and elevations detail the proposed project.

Detailed Project Description

The proposed project includes the following:

Proposed Alterations and Additions to House #469 (Figures 83 - 87a)

An addition on the north elevation, which is within a setback will be removed, removal of this non-historic addition would return the house’s roofline to a closer approximation of its original appearance by removing a shed-roofed clerestory. In its place, an addition is proposed at the east end of the south elevation. This addition would project off a non-historic wing of the house. Potential replacement of existing fenestration is depicted on Figures 84a, 85a, 86a and 87a. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.
Figure 83, Floor plan depicting existing with proposed alterations and additions

Figure 84, Existing South Elevation
Figure 84a, Proposed South Elevation

Figure 85 Existing East Elevation

Figure 85a, Proposed East Elevation
Figure 86, Existing North Elevation

Figure 86a, Proposed North Elevation
Figure 87, Existing West Elevation

Figure 87a, Proposed West Elevation
Proposed Alterations and Additions to House #473 (Figures 88 – 92a)

An addition is proposed for the east end of the south elevation to provide an additional bathroom. This addition would be built off a non-historic addition to the house. An addition housing a dining room is proposed off the south elevation of the former garage. Potential replacement of existing fenestration is depicted on Figure 89a, 90a, 91a and 92a. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.

Figure 88, Floor plan depicting existing with proposed alterations and additions
Figure 90, Existing East Elevation

Figure 90a, Proposed East Elevation
Figure 91, Existing North Elevation

Figure 91a, Proposed North Elevation
Proposed Alterations to House #477

Proposed Alterations and Additions to House #477 (Figures 93 & 93a)

No additions are proposed to the house’s existing footprint. Modifications are confined to the replacement of existing fenestration, which is depicted on Figures 93a. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible. Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.
Figure 93, Floor plan depicting existing floor plan
Proposed Alterations to House #481 (Figures 94 & 94a)

No additions are proposed to the house's existing footprint. Modifications are confined to the replacement of existing fenestration, which is depicted on Figure 94a. Most of the house's non-historic window types would be replaced with new windows whose appearance would closely match the house's historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601).
Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.

Figure 94, Existing Floor Plan for House #481
Figure 94a, Floor plan depicting exterior treatment and replacement/repair of fenestration

Proposed Alterations to House #485

No additions are proposed to the house’s existing footprint. Modifications are confined to the replacement of existing fenestration, which is depicted on Figure 95a and replacement of plexiglass dome skylights with low profile skylights. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.
Figure 95, Existing Floor Plan for House #485
Proposed Alterations to House #489

No additions are proposed to the house’s existing footprint. Modifications are confined to the replacement of existing fenestration, which is depicted on Figure 96a and replacement of bubble skylights with new skylights with a low profile. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible. Existing steel windows will be retained where possible following the guidance under the
California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.

Figure 96, Existing Floor Plan for House #489
Figure 96a, Floor plan depicting exterior treatment and replacement/repair of fenestration
House #489

Proposed Alterations to House #493 (Figures 97 & 97a)

No additions are proposed to the house’s existing footprint. Modifications are confined to the replacement of existing fenestration, which is depicted on Figure 97a and replacement of bubble skylights with new skylights with a low profile. Most of the house’s non-historic window types would be replaced with new windows whose appearance would closely match the house’s historic multi-light window type in exterior appearance while being of clad wood construction (Appendix A, Sheet A-601). Existing steel windows will be retained where possible following the guidance under the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code mandates, a replacement window shown on sheet (Appendix A, Sheet A-601). Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.

Post/Hazeltine Associates
Historic Structures/Sites Report for
469 – 493 West Mountain Drive, Santa Barbara, California

July 19, 2021
Figure 97, Existing Floor Plan for House #493
Figure 97a, Floor plan depicting exterior treatment and replacement/repair of fenestration
House #493

Accessory Structures

Alterations are proposed to most of the accessory structures to improve their compatibility with nearby houses. Modifications include cladding exteriors in plaster, adding tile roofs or coping and replacing many existing windows and doors with period-appropriate divided light fenestration and wood plank doors emulating the house’s Spanish Revival motifs as well as relocation of several accessory building (Figures 98–99d & Appendix A, Sheet 100a). House #493’s rear shed would be moved out of the rear yard setback to a location off the house’s southwest corner (see Figure 99). A shed south of House #473 would be demolished and rebuilt near House #485 (Figure 99a) and a shed located south of House #477 would be
relocated to the east, adjacent to an existing parking area (see Figures 99a & 99b). A chicken coop near the southeast corner of the parcel would be relocated several feet to the northwest to remove the structure from the setback (see Figure 99d). Finally, a detached laundry room off the rear of House #473 would be reduced in size to remove the building from the rear yard setback (see Figure 99c). Shed #1 located east of House #493 is exempt from review.
Figure 98a, Proposed Alterations to #469, Office, #469, Shed, #473, Shed #1 and #473, Art Studio
Figure 98b, Proposed Alterations to #477, Shed, #481, Shed, #481, Office and #485, Shed
Figure 98c, Proposed Alterations to #489, Office, #493, Shed #1, #493, Office, and #493, Shed #2
Figure 98d, Existing, #473, Laundry, #477, Shed, #481, Shed, #481, Office, #489 Office, 493 Shed and 493, Office
Figure 99, Proposed Location of Relocated Shed at House #493

Figure 99a, Proposed Location of Relocated Shed at House #477
Figure 99b, Proposed Location of Shed relocated from House #473 to House #485

Figure 99c, Partial Demolition of Laundry at House #473
9.3 Application of the Secretary of Interior's Standards for Rehabilitation

Standard 1: A property will 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 has functioned as a multi-residential property since its development in 1947. Implementation of the proposed project would maintain the visual appearance of the property, which is defined by a row of Spanish Revival style houses linked by a common plan and design, while creating legal parcels for each residence. Provided the recommendations under Standard 6 are implemented the proposed project would meet Standard 1.

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

Several aspects of the project including replacing non-historic windows with new windows more closely matching the house’s original multi-light windows, the replacement of bubble skylights with less visually intrusive flat skylights and the partial removal of non-historic additions on two of the houses would enhance the resource’s integrity of design. If historic windows require replacement to meet fire requirements, the replacements shall implement the following guidance: Existing steel windows will be retained where possible, following guidance in the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code requirements, a replacement window shown on Appendix A, Sheet A-60 is proposed. Replacement windows are a metal clad wood type which emulates the overall appearance of existing steel windows.

Additions to the entrance façade (south elevation) of House #469 is supportable because this addition, which is modest in size and referential to the house’s scale and massing would be located on a non-historic wing of the house. An addition to the entrance façade (south elevation) of House #469 is supportable because it is modest in size and referential to the house’s design motifs, scale and massing and would be located on a non-historic wing of the house. Additions to House #473 are confined to the east and west ends of the entrance façade (south elevation). The addition at the east end of the elevation is referential in design,
scale, and massing to the house’s architecture. The addition at the west end of the elevation would encapsulate the façade of the original garage. This alteration is supportable as the garage has been altered several times and does not retain its original bay door, which has been replaced by a non-historic window.

The proposed remodeling and/or relocation of several non-permitted accessory structures is supportable as accessory structures have existed on the property since the early 1950s, moreover, they are a common feature of rural and semi-rural properties in Santa Barbara. Consequently, their presence has not impaired the resource’s integrity of setting. Provided they are relocated and/or remodeled as proposed, this aspect of the project is supportable.

Provided the guidance under Criteria 6 is implemented the proposed project would meet Standard 2.

Standard 3: Each property will 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, will not be undertaken

Standard 3 does not apply because the project does not propose the addition of conjectural features or elements from other historic properties.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved

Standard 4 does not apply because none of the alterations or new construction added after the construction of the houses in 1947 have achieved historic significance in their own right.

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

Historic materials proposed for replacement are detailed under Standard 2. As noted above under Standards 2, the proposed project would not destroy historic building materials with replacement materials confined to the potential replacement of steel casement windows, which may not meet current fire code requirements. If feasible, the California Historical Building Code should be applied to the project to reduce the need to replace historic building fabric. If this is not possible, existing steel windows shall be retained where possible following guidance in the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code requirements, replacement windows shall match those depicted in Appendix A, Sheet A-601. While some original windows may require replacement to meet fire codes the replacement fenestration would closely match the exterior appearance of existing metal window units. The houses’ exteriors would retain most of their remaining original materials and design features including roofs, chimneys, wood plank doors, front porches, and concrete block walls. Therefore, the proposed project meets Standard 5 provided the guidance under Standard 6 is implemented.

Standard 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
To ensure historic building fabric proposed is preserved to the maximum extent feasible the following guidance shall be implemented:

Existing steel windows will be retained where possible following guidance in the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code requirements, a replacement window shown on sheet (Appendix A, Sheet A-601) is proposed. Replacement windows would be a metal clad wood type emulating the overall appearance of existing steel windows.

Provided this guidance is followed the proposed project would be consistent with Standard 6.

General Guidance: If historic building fabric is too deteriorated to repair, replacement material will, to the maximum extent feasible, match the historic building materials in dimension, profile, finish, and materials.

To ensure these measures have been implemented a City-approved historian shall monitor the project and provide updates to the City’s Architectural Historian regarding the implementation of these measures.

Standard 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Physical or chemical treatments are not currently proposed. Therefore, Standard 7 does not apply to the project. If such treatments are necessary, they shall follow the guidance listed above under Standard 6.

Standard 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The application of this criterion to archaeological deposits is beyond the purview of this report.

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

Paint colors for walls, trim, doors, and windows will be in an earth-tone range consistent with direction provided by HLC. The use of more vibrant colors for some secondary trimwork would be acceptable provided they do not detract from the unity of the resource’s architectural assemblage. A color palette shall be provided for review and approval by the historian of record and the City’s Architectural Historian. As noted above under Standards 2 and 5, the proposed project would not destroy historic building materials with replacement materials confined to the potential replacement of steel casement windows which may not meet current building or fire code requirements. If feasible, the California Historical Building Code should be applied to the project to reduce the need to replace historic building fabric. If this is not possible, existing steel windows shall be retained where possible following guidance in the California Historical Building Code. For those existing steel windows that no longer function properly or require replacement to comply with fire code requirements, replacement windows...
shall match those depicted in Appendix A, Sheet A-601. Replacement windows would be a metal clad wood type emulating the overall appearance of existing steel windows. It is recommended that the replacement porch posts on House #489, which feature circular wood uprights instead of the original square wood posts be replaced with square wood posts using a surviving wood posts as guidance for replacements. This alteration would enhance the building’s overall integrity of design.

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

Proposed alterations to accessory structures are reversible as they are not contributors to the property’s historic significance. Alterations to the houses are largely reversible and would not remove historic building fabric, provided the guidance under Standards, 2, 5 and 6 is implemented. Therefore, the proposed project meets Standard 10.

9.4 Impacts to Nearby Significant Historic Resources

A review of the City of Santa Barbara list of designated Landmarks and Structures of Merit revealed the closest historic resource is Sheffield Reservoir’s filtration house, located east of the project parcel on the east side of West Mountain Drive. The proposed project, which would not substantially alter street views of project parcel does not have the potential for substantially impacting to the setting of the filtration plant. Therefore, project impacts to nearby historic resources are considered less than significant (Class III).

9.5 Evaluation of Cumulative Impacts to Significant Historic Resources

The cumulative impact analysis will focus on evaluating the effect of the proposed project at and other past, present, and reasonably foreseeable projects in the vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR § 800 as amended). Specifically, Number § 800.5 (a) (1) states that: an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total effects on a resource of that action and all other activities affecting that resource (CEQ 1987).

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property’s use or of physical features within
the property's setting that contributes to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project and its contribution to cumulative impacts to the character-defining features of significant historic resources identified in this report.

A review of City records did not reveal any nearby projects that could contribute to cumulative impacts to significant historic resources. Therefore, the proposed project does not have the potential for contributing to cumulative impacts to significant historic resources.

10.0 SUMMARY AND CONCLUSIONS

This Phase 1-2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has concluded the proposed project meets the Secretary of the Interior’s Standards for Rehabilitation provided the guidance under Standards, 2, 5 and 6 is implemented. Therefore, project impacts to significant historic resources are considered less than significant.

11.0 RESOURCES AND BIBLIOGRAPHY

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APPENDIX A

PROJECT PLANS
**El Rancho Hacienda**

469, 473, 477, 481, 485, 489 & 493 West Mountain Drive

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**SPECIFICATIONS**

**AT CEILING JOIST W/O EAST UNO WATER CLOSET NOTED**

**DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE**

**STAIN THRU AIR CONDITIONING CLOSET FACE OF CONCRETE**

**GALVANIZED LT NOT IN CONTRACT UNLESS NOTED**

**INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH**

**ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING**

**TYPICAL UNLESS**

**ANCHOR BOLT PLASTIC LAMINATE**

**RO TYP DIAMETER MATL RM**

**CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN**

**FACE OF PLYWOOD**

**25’0” ELEVATION MFR**

**MINIMUM TP FLOOR DRAIN FLASHING WITHOUT SINGLE HUNG LAMINATED GLASS LAMINATE EQUIPMENT ANDRULAITIS+MIXON ARCHITECTS, INC.**

**VGDF LIGHT VERTICAL OH SEPPS, INC. HEATING/MATERIAL POUND COUNTERSINK FACE OF STUD CASEMENT GYPSUM**

**GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT**

**METAL MANUAL FIXED WWF BOTTOM EACH MB**

**ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER**

**THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR**

**CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT**

**PERFORATED**

**FURNISHED BY OWNER**

**CEILING TOP OF PAVING HEATER NO**

**STL CATCH BASIN MAX**

**PR AHV**

**ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS**

**NOT TO SCALE**

**NO OR**

**REQUIRE**

**70% COVERAGE**

**1 C**

---

**ACCESSORY STRUCTURES FLOOR PLANS**

**1,620 ACRES**

**1,497 GROSS (SF)**

**833 PROP SF**

**540 UBAC**

**2 UC 6.8**

**ACCESSORY STRUCTURES FLOOR PLANS**

**152 1 C 75.0**

**747**

**540**

**2 UC**

---

**LANDSCAPING**

**BUILDING FOOTPRINT:**

**TOTAL FLOOR AREA:**

**WASH ROOM**

**EXISTING**

**ADDITION**

**TOTAL**

**GRAND TOTAL**

---

**PROJECT DESCRIPTION**

Representative of the project: (name) 
Street address: (address) 
Date: (date) 
Phone: (phone number) 
Fax: (fax number) 
Email: (email address) 
Project website: (website) 
Office: (office) 
Cat. No.: (category number) 
Job No.: (job number) 
Architect: (architect name) 
Engineer: (engineer name) 
Contractor: (contractor name) 
Owner: (owner name) 
Builder: (builder name) 
Architectural Drawings: (drawings name) 
Interior Design: (design name) 
Interiors: (interiors name) 
Landscaping: (landscape name) 
Structural: (structural name) 
Mechanical: (mechanical name) 
Electrical: (electrical name) 
Civil: (civil name) 
Landscape: (landscape name) 
Other: (other name) 

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**SYMBOLS**

**CODE ANALYSIS**

**APPLICATIONS CHART**

**TABULATIONS**

**DRAWING INDEX**

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**PROFESSIONALS**

**GRANT REPRESENTATIVE**

**ARCHITECT**

**CIVIL ENGINEER**

**CIVIL**

**G-000**

**03.30.21 07.07.20**

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**VICINITY MAP**
Theoretical Lot Line Exhibit
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105
ELEVATION NOTES
- 2-PIECE RED TILE ROOF
- PLASTER, PAINTED
- WOOD FRENCH DOORS
- WOOD PLANK DOOR
- WOOD CLAD WINDOW
- ADD MUNTINS TO SINGLE PANE WINDOWS

AREA OF NEW WORK

GENERAL NOTES:
1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE.
2. ALL ROOFING SHALL BE 2-PIECE CLAY TILE.
3. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED, RELOCATED TO THE GROUND, AND SCREENED WHERE REQUIRED.
4. EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES, SHALL BE REPLACED WITH WINDOWS SPECIFIED ON A-601, REPLACEMENT WINDOWS ARE A METAL CLAD WOOD TYPE WITH A NARROW SASH WHICH EMULATES THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS.
5. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE.
6. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING.
7. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN.
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105
Proposed Project/Remodel for:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

1. All accessory structures shall be painted to match the exterior color of their associated residence.
2. All roofing shall be green clay tile.
3. All windows shall be replaced with new, energy-efficient units.
4. All exterior trim shall be white, painted to match the exterior color of the residence.
5. All roof-mounted equipment shall be removed, relocated to the ground, and screened as required.
6. All existing steel windows shall be retained where possible, existing steel windows that no longer function properly or require replacement to comply with energy or fire codes, shall be replaced with windows specified on A-601. Replacement windows are a metal clad wood type with a narrow sash which emulates the overall appearance of the existing steel windows.
7. Conceal all utilities where possible, remove any utilities from the roof and remove utilities from the front where possible.
8. New or replaced gutters shall be half round and painted copper to match existing.
9. A color palette shall be provided for review and approval by the historian of record and the city's architectural historian.
Proposed Project/Remodel for:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

COTTAGE 477

FLOOR PLAN

Legends:
- (G) Garage area converted to living space

Area of Addition
Area of As-built Addition
Area to be demolished

Scale: 1/4" = 1'-0"
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

A-203

GENERAL NOTES
1. ALL EXTERIOR DOORS AND WINDOW TRIM SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THE RESIDENCE.
2. ALL ROOFING SHALL BE TWO PIECE CLAY TILE ROOF.
3. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED, RELOCATED TO THE GROUND, AND SCREENED WHERE REQUIRED.
4. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE, EXCEPT WHERE REQUIRED TO MEET ENERGY CODES. WHERE REPLACEMENT IS NEEDED, RECOMMENDацииЕNERGY WINDOWS, WHICH EMULATE THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS.
5. ALL DOME SKYLIGHTS SHALL BE REMOVED AND REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS.
6. ALL GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING.
7. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN.

ELEVATION NOTES
- 2 PIECE RED TILED ROOF
- WOOD FRENCH DOORS
- WOOD PLANK DOOR
- STEEL WINDOWS, PAINTED
- PAINTED SLUMP BLOCK
- ADD MUNTINS TO (E) SINGLE PANE WINDOWS
- CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE
- NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING
ELEVATION NOTES
1. UNLESS RED TIE ROOF
2. NICHROO PRESSED STUDS TO REMAIN
3. NICHROO PLANK DOORS TO REMAIN
4. NICHROO WINDOWS TO REMAIN
5. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED TO THE GROUND AND SCREENED WHERE REQUIRED
6. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE
7. ALL ROOFING SHALL BE 2-PIECE CLAY TILE ROOF
8. ALL DOME SKYLIGHTS SHALL BE REMOVED AND REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS
9. ALL EXISTING STEEL WINDOWS SHALL BE RETAINED WHERE POSSIBLE, EXCEPT FOR THOSE THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES; EXISTING EXTERIOR WINDOWS TO BE RETAINED SHALL BE REPAIRED OR REPLACED WITH WINDOWS SPECIFIED ON A-601; NEW WINDOWS SHALL BE METAL CLAD WOOD WINDOWS WITH A NARROW SASH WHICH EMULATES THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS
10. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE
11. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING
12. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIC REVIEW COMMITTEE
Cottage 485 - Floor Plan

Scale: 1/4” = 1'-0"

LEGEND

- Area of As-built Addition
- Area of Planned Addition
- Area to be Demolished
- Area (202 SF) Converted to Living Space

Proposed Project/Remodel for:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

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El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

A-205

1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE
2. ALL ROOFING SHALL BE 2-PIECE CLAY TILE ROOF
3. ALL EXISTING STEEL WINDOWS SHALL BE REMOVED AND REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS WINDOWS
4. ALL EXISTING STEEL WINDOWS TO REMAIN UNALTED
5. EXISTING STEEL WINDOWS WILL BE REMOVED WHERE POSSIBLE
6. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED, RELOCATED TO THE GROUND, AND SCREENED WHERE REQUIRED
7. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE, EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES, SHALL BE REPLACED WITH WINDOWS SPECIFIED ON A-601, REPLACEMENT WINDOWS ARE A METAL CLAD WOOD TYPE WITH A NARROW SASH WHICH EMULATES THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS
8. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF, AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE
9. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING
10. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY’S ARCHITECTURAL HISTORIAN

PRT
HLC
07.21.21
03.30.21
07.21.21
07.07.20

GENERAL NOTES

ELEVATION NOTES

1. EAVE SIDER AND FASCIA TO REMAIN
2. ADD MUNTINS TO (E) SINGLE PANE WINDOWS
3. 2-PIECE RED TILE ROOF
4. (E) WOOD FRENCH DOORS TO REMAIN
5. (E) WOOD PLANK DOOR TO REMAIN
6. PAINTED SLUMPBLOCK TO REMAIN

Proposed by: Andrulaitis Mixon Architects, Inc.
Prepared for: El Rancho Hacienda
469 West Mountain Drive
Santa Barbara, CA 93105

ISSUE DATE
REVISIONS

Job Number
Elevation Notes

ISSUE DATE

SUBMITTALS
SUBMITTED
RECEIVED

CONTENTS

LICENCE

Job Number
Project Name

PRT

07.21.21
07.21.21
07.21.21
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07.21.21

Cottage 489 - Floor Plan

Area of Addition

Legends:
- 0 SF
- 204 SF

Proposed Project/Remodel for:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

Job Number
A-106

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Submittals:
- DATE
- PRT
- TYPE

Issue Date
07-21-21

Revisions
- 07.21.21
- 07.07.20
- 03.30.21
- 07.21.21

Content:
- kitchen
- dining
- Family Rm
- Living Rm
- Bedroom 1
- Office
- Bath 1
- Pntry
- Cl 3
- Cl 2
- Bedroom 2
- Mud Rm
- Cl
- Cottage 489 - Floor Plan
- Scale: 1/4" = 1'-0"
**Proposed Project/Remodel for:**

El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

---

**GENERAL NOTES**

1. **ALL EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**
2. **EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**
3. **EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**
4. **EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**
5. **EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**
6. **EXISTING STEEL WINDOWS WILL BE REPLACED WITH LOW E-VALUES NON-REFLECTIVE CLAD WINDOWS.**

---

**ELEVATION NOTES**

- 2-PIECE RED TILE ROOF
- (E) WOOD FRENCH DOORS TO REMAIN
- REPLACE (E) STEEL WINDOWS WITH ALUM CLAD WINDOWS
- PLASTER, PAINTED

---

**SUBMITTALS**

- JOB NUMBER: 19.017
- DATE: 07.21.21
- PERMIT NUMBER: A-206

---

**ISSUE DATE**

- 07.21.21

---

**REVISIONS**

- 07.07.20
- 03.30.21
- 07.21.21

---

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Cottage 493 - Floor Plan

LEGEND

- 208 SF
- 269 SF
- 0 SF

Area of addition
Area of as-built addition
Area to be demolished

Scale: 1" = 1'-0"
**El Rancho Hacienda**

469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

---

**Proposed Project/Remodel for:**

**G E N E R A L  N O T E S**

1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE
2. ALL ROOFS SHALL BE A 2-PIECE CLAY TILE ROOF
3. ALL GUTTERS SHALL BE REPLACED WITH HALF ROUND COPPER GUTTERS TO MATCH EXISTING
4. ALL ACCESSORY STRUCTURES THAT ARE NOT IN THE EXISTING ROOF LINE SHALL BE SCREENED WHERE REQUIRED
5. ALL DOME SKYLIGHTS SHALL BE REMOVED AND REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS
6. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED, RELOCATED TO THE GROUND, AND SCREENED WHERE REQUIRED
7. ALL EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES SHALL BE REPLACED WITH WINDOWS SPECIFIED ON A-601. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE
8. ALL EXTERIOR LIGHTS SHALL BE METAL CLAD WOOD TYPE WITH A NARROW SASH WHICH EMULATES THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS
9. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE
10. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING

---

**E L E V A T I O N  N O T E S**

1. 2-PIECE RED TILE ROOF
2. EXISTING WOOD FRENCH DOORS TO REMAIN
3. EXISTING WOOD PLANK DOOR TO REMAIN
4. REPLACE (3) STEEL WINDOWS WITH ALUM CLAD WINDOWS
5. PLASTER, PAINTED

---

**ISSUE DATE**

22.21.21

**SUBMISSIONS**

- 22.21.21
- 22.21.21

**REVISIONS**

A-207
Scale: 1/4" = 1'-0"

Job Number: A-108

Contents:

1.A - 469 Office
1.B - 469 Office
2.A - 469 Shed
2.B - 469 Shed
3.A - 473 Art Studio
3.B - 473 Art Studio
3.C - 473 Art Studio
3.D - 473 Art Studio
4.A - 473 Shed #1 & 2
4.B - 473 Shed #1 & 2

El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

Proposed Project/Remodel for:

1.A - 473 Laundry
1.B - 473 Laundry
2.A - 477 Shed
3.A - 481 Shed
3.B - 481 Shed
4.A - 481 Office
4.B - 481 Office
5.A - 489 Shed #1
5.B - 489 Office
7.A - 493 Office
6.A - 493 Shed #1
6.B - 493 Shed #1
7.B - 493 Office

JOB NUMBER:
A-109

ACCESSORY STRUCTURE FLOOR PLANS:

1.A - 473 Laundry Scale: 1/4" = 1'-0"
1.B - 473 Laundry Scale: 1/4" = 1'-0"
2.A - 477 Shed Scale: 1/4" = 1'-0"
3.A - 481 Shed Scale: 1/4" = 1'-0"
3.B - 481 Shed Scale: 1/4" = 1'-0"
4.A - 481 Office Scale: 1/4" = 1'-0"
4.B - 481 Office Scale: 1/4" = 1'-0"
5.A - 489 Shed #1 Scale: 1/4" = 1'-0"
5.B - 489 Office Scale: 1/4" = 1'-0"
7.A - 493 Office Scale: 1/4" = 1'-0"
6.A - 493 Shed #1 Scale: 1/4" = 1'-0"
6.B - 493 Shed #1 Scale: 1/4" = 1'-0"
7.B - 493 Office Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Proposed Project: "El Rancho Hacienda"

469 & 473 West Mountain Drive
Santa Barbara, CA 93105

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**ACCESSORY STRUCTURE ELEVATIONS**

**473 Art Studio**
Scale: 1/4" = 1'-0"

1. REMOVE WOOD SHINGLE SIDING AND REPLACE WITH PLASTER
2. WOOD LATTICE
3. WOOD RAIL
4. WOOD WINDOWS
5. 2-PIECE RED TILE ROOF
6. PLASTER, PAINTED

**469 Office**
Scale: 1/4" = 1'-0"

1. 2-PIECE RED TILE RAKE
2. WOOD RAFTERS, PAINTED
3. WOOD PLANK DOOR
4. WOOD SIDING, PAINTED
5. WOOD FRENCH DOOR, PAINTED

**469 Shed**
Scale: 1/4" = 1'-0"

1. REMOVE WOOD SHINGLE SIDING AND REPLACE WITH PLASTER
2. WOOD LATTICE
3. WOOD RAIL
4. WOOD WINDOWS
5. 2-PIECE RED TILE ROOF
6. PLASTER, PAINTED

**473 Shed #1 & 2**
Scale: 1/4" = 1'-0"

1. 2-PIECE RED TILE RAKE
2. WOOD RAFTERS, PAINTED
3. WOOD PLANK DOOR
4. WOOD SIDING, PAINTED
5. WOOD FRENCH DOOR, PAINTED

**473 Shed #1 & 2**
Scale: 1/4" = 1'-0"

1. REMOVE WOOD SHINGLE SIDING AND REPLACE WITH PLASTER
2. WOOD LATTICE
3. WOOD RAIL
4. WOOD WINDOWS
5. 2-PIECE RED TILE ROOF
6. PLASTER, PAINTED
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

477 Shed
Scale: 1/4" = 1'-0"

473 Laundry
Scale: 1/4" = 1'-0"

477 Shed
Scale: 1/4" = 1'-0"

481 Shed
Scale: 1/4" = 1'-0"

481 Office
Scale: 1/4" = 1'-0"

485 Shed
Scale: 1/4" = 1'-0"

ELEVATION NOTES
- Wood Windows
- Wood Rafter Painted
- Wood Plank Door
- Exterior Red tile Roof
- Wood French Door Painted

Contents
- A-209

Issue Date
2021-07-21

Revisions
A-209
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JOB NUMBER

493 Shed #1
Scale: 1/4" = 1'-0"

493 Office
Scale: 1/4" = 1'-0"

493 Shed #2
Scale: 1/4" = 1'-0"

489 Office
Scale: 1/4" = 1'-0"

ELEVATION NOTES

1. WOOD WINDOWS
2. PLASTER, PAINTED
3. WOOD RAFTERS, PAINTED
4. WOOD PLANK DOOR
5. UPVC RES/NF PLANE ROOF
6. WOOD FRENCH DOOR, PAINTED
7. N/A

PROPOSED PROJECT/REMODEL FOR:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

ACCESSORY STRUCTURE

ELVATIONS

Scale: 1/4" = 1'-0"

Permit Number: A-210
## Ultimate Casement, Awning and Picture

### Section Details: Operating/Stationary/Picture - P-1 (REV:10)

**Scale:** 3" = 1'

### Ultimate Casement, Awning and Picture

**UCA UCANF-34 19972255**

**Marvin Architectural Detail Manual Ver 2019.3 2019-06-24**

### Window Details

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<td>Rough Opening Masonry Opening</td>
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<tr>
<td>2 29/32&quot; (74)</td>
<td>1/4&quot; (6) 1/2&quot; (13)</td>
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<tr>
<td>2 3/32&quot; (53)</td>
<td>1/4&quot; (6) 1/2&quot; (13)</td>
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<td>2 29/32&quot; (74)</td>
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### Jambs

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<td>2 3/32&quot; (53)</td>
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<td>2 3/32&quot; (53)</td>
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### Ultimate Casement

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### Marvin Narrow Frame Casement

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<td>BOYD 9000 REPLICA STEEL WINDOW</td>
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### WINDOW SASH COMPARISON