

Phase 1 Historic Resources Management Report

**for
749 San Ysidro Road**

APN 011-100-049

**Montecito, Santa Barbara County,
California**

Prepared
for

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by

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1.0 INTRODUCTION

This Phase 1 Historic Resources Management Report for 749 San Ysidro Road, Montecito, Santa Barbara County, California (APN 011-100-049) was prepared for Stuart Whitman, Inc. The approximately 12.77-acre lot (per Assessors Record) is located on the west side of San Ysidro Road (Figures 1 – 3). The study parcel is developed with a single-story house (built by 1948, with later additions added after 1969), a guest house (built by 1938), a detached garage (built 1982), a “barn” building located on the north side of the entrance drive (built 1982), a second detached garage (built after 1977), a swimming pool and tennis court (built after 1977). This report evaluates the property for the presence of significant historic resources. It was prepared by Post/Hazeltine Associates and fulfills the requirements for historic resource evaluations outlined in the *County of Santa Barbara’s Appendix B to the Environmental Thresholds and Guidelines Manual*, February 27, 2018; the *Santa Barbara County Comprehensive Plan, Land Use Element*. This report was written by Pamela Post Ph.D. (senior author) and Timothy Hazeltine.



Figure 1, Location Map

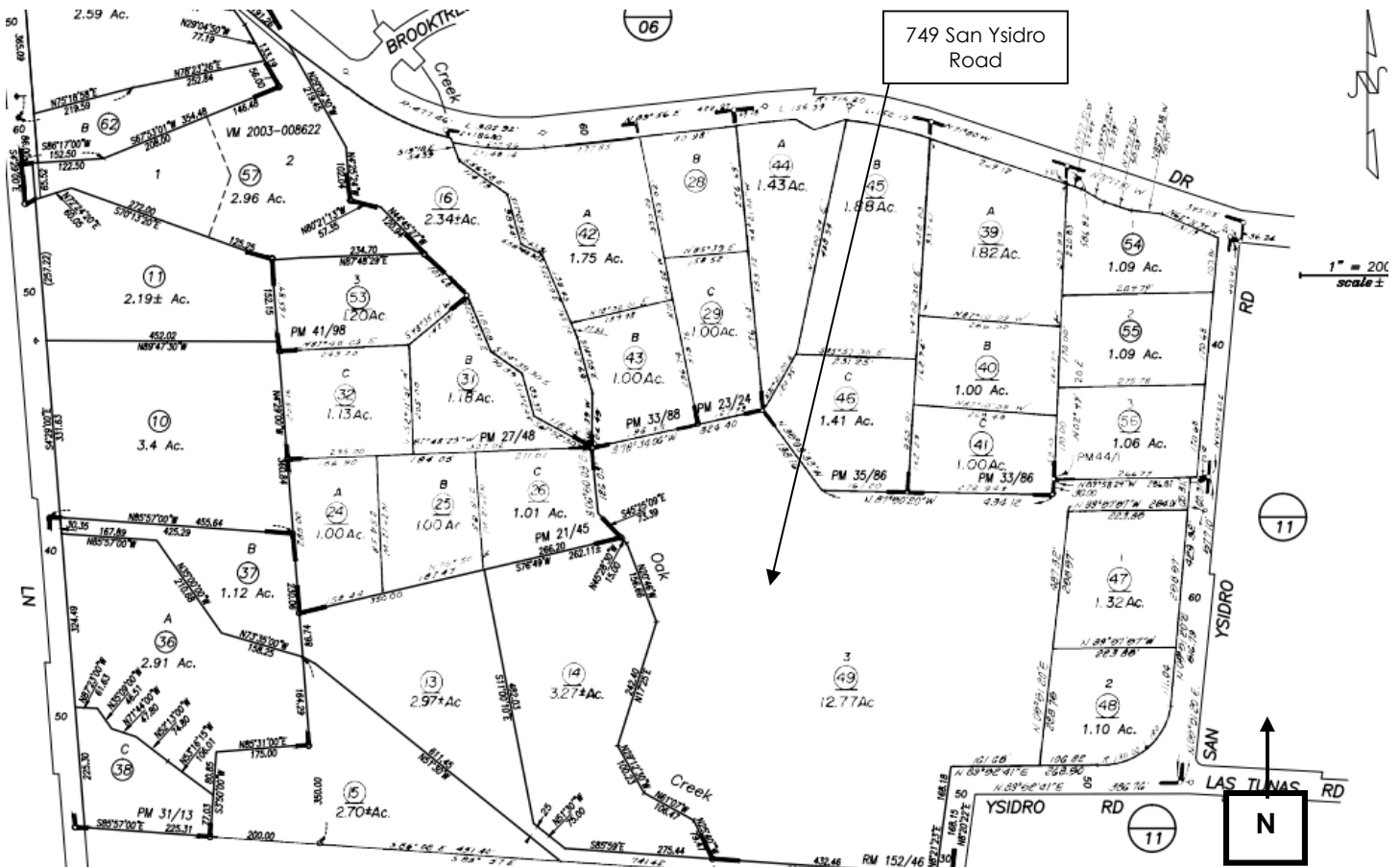


Figure 2, Parcel Map for the Property at 749 San Ysidro Road



Figure 3, Aerial Photograph depicting Study Parcel (Google Earth)

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1 (j) of the Public Resources Code are presumed to be significant. According to CEQA in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. 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;
2. 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; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an 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.

CEQA Section 15064.5 defines historical resources as follows:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
 - If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
 - If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.
- (2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.

- The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
 - If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

"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), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to

historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: "Properties listed in or determined eligible for listing in the California Register of Historical Resources." In order to be eligible for listing a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and D) Has yielded or may be likely to yield information important to history or prehistory."

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

- A) are associated with events that have made significant contributions to the broad patterns of our history;
- B) are associated with the lives of persons significant in our past;
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
- D) have yielded or may be likely to yield information important in prehistory or history.

The following policies enacted by the County of Santa Barbara guided the identification of potential significant historic resources and evaluation of potential project impacts to significant historic resources outlined in this report.

1.2 County of Santa Barbara Historical and Archaeological Policies:

1) All available measures, including purchase, tax relief, purchase of development rights, etc. shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2) When developments are proposed for parcels where archaeological or other cultural sites are located, project redesign shall be required which avoids impacts to such cultural sites if possible.

3) *When sufficient planning flexibility does not permit avoiding construction on archeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with the State Office of Historic Preservation and the State of California Native Heritage Commission (County of Santa Barbara's Appendix B to the Environmental Thresholds and Guidelines Manual, February 27, 2018)*

1.3 Project Description

The proposed project is requesting approval of a Vesting Tentative Tract Map and Montecito Growth Management Ordinance (MGMO) Point Assignments that will result in four residentially developable lots with Montecito Community Plan land use designations of SRR-0.33 and Montecito Land Use and Development Code zoning designations of 3-E-1. Each proposed lot has a minimum lot size of 3 acres consistent with requirements of the respective land use designations. An existing driveway entry from San Ysidro Road will be improved to accommodate a widened on-site driveway and utilized for access. From that entry, a proposed 20-foot wide driveway will provide access to each lot. Access improvements proposed also include replacing two existing culverts under the existing driveway with two new culverts under the new driveway, turnarounds, and turnouts consistent with Montecito Fire Protection District (MFPD) requirements, and one mechanical entry gate set back 100 feet from San Ysidro Road. The development rights requested to be vested include the 20-foot wide driveway, culverts, turnarounds and turnouts, and the entry gate. The project has been designed to ensure access improvements and future improvements related to residential development will be consistent with required setbacks from Oak Creek, a seasonal drainage, and proposed property lines and to minimize impacts to biological resources to the maximum extent feasible. Existing development, which includes a residence, guest house/cottage, barn being used as an ADU, pool, culverts, and tennis court will eventually be removed.

1.4 Previous Studies and Designations

The property has not been the focus of a previous historic resource evaluation, nor has it been listed in or determined eligible for listing as a historic resource at the County, State or National level.

1.5 Summary of Findings

This report has concluded that the house (built by 1928) and guesthouse built sometime between 1938 -1948, as well as other built improvements on the property at 749 San Ysidro Road, are not historic resources. Therefore, the property at 749 San Ysidro Road is not a potential historic resource for the purposes of environmental review. Impacts to historic resources resulting from implementation of the proposed would be less than significant (Class III).

2.0 HISTORIC CONTEXT

2.1 History of the Property at 749 San Ysidro Road (Pre-Contact-1962)

In the pre-contact period, the area that comprises the property at 749 San Ysidro Road was located within the region inhabited by the Chumash, a Native American culture group. When the Spanish established permanent settlements in Santa Barbara in the late 18th century (the Presidio was founded in 1782 and Mission Santa Barbara in 1786) the surrounding area, in what is now Montecito, was set aside for the maintenance of the Presidio and its soldiers. In 1821, Mexico won its independence from Spain, and Alta California became a province of Mexico. In 1848, California was incorporated into the territory of the United States as a result of the Mexican/American War; two years later, California became the country's 31st state. Montecito including the project site, subsequently was incorporated into the County of Santa Barbara. During the mid-1860s, Montecito developed into a community of small farms and ranches. In 1868, the project parcel was a part of the approximately 130-acre San Ysidro Ranch owned by Elisha H. Pierce. In that year, Pierce's ranch was purchased by Colonel Bradbury T. Dinsmore of Maine for \$3,600.00 (Myrick 2001: 58).

During the time Dinsmore owned the property, he grew a diverse range of agricultural products, including grains, such as wheat and barley, as well as oranges, grapes, almonds, sweet potatoes, strawberries, and even bananas. Dinsmore was once quoted as saying that "The slope on the south side of the Santa Ynez Mountains is undoubtedly the best grape region on the Pacific Coast" (*Noticias*, Vol LIII, No. 4, 2009: 57). Dinsmore owned the property until his death in 1881 after which it was purchased by O. D. Metcalf (Myrick 2001: 60-61). By the 1880s, Montecito began its transition from a rural community of small farms and ranches to a wealthy residential enclave of large estates.

It was construction of resort hotels, such as the Miramar in Montecito and the Arlington Hotel in nearby Santa Barbara as well as the arrival of the railroad in 1887 that increased the popularity of the community as a resort destination, which soon attracted permanent and seasonal visitors from the Midwest and eastern United States, some of whom built permanent or seasonal residences in Montecito. By the early decades of the 20th century, Montecito was characterized by imposing estates, many designed in various iterations of the Period Revival Movement, including the then popular Spanish Colonial Revival and Mediterranean styles.

The layout of the dairy operations is depicted by a 1928 aerial photograph (Figure 4). The photograph depicts a large barn located northwest of the existing building cluster and four buildings or structures at the location of the existing house and guesthouse. Three of the buildings have reflective roofs, suggesting they were metal-roofed. A smaller building appears to be the existing house. The guesthouse was not built.



Figure 4, 1928 Aerial depicting Study Property (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight c-311_b-18, January 1924)

Notwithstanding the community's transition to an upper class residential enclave, small farms and dairies continued to operate in Montecito until the 1940s. One of these was Live Oak Dairy located on the study parcel at 749 San Ysidro Road as early as 1910. At that time, the project parcel was part of a 113.6-acre property owned by H. J. Wilson. Early 20th century directories list the dairy's location as: "north of San Ysidro Road" (1910 Santa

Barbara/Montecito Phone Directory). In March of 1927, a portion of the Wilson property located on the west side of Oak Creek was subdivided into several parcels (Figure 5). In 1935, Abbondio Bazzi, et al., purchased the east side of the Wilson property. By this time, the property's address was 749 San Ysidro Road (1935 George MacCulloch Map of Montecito).

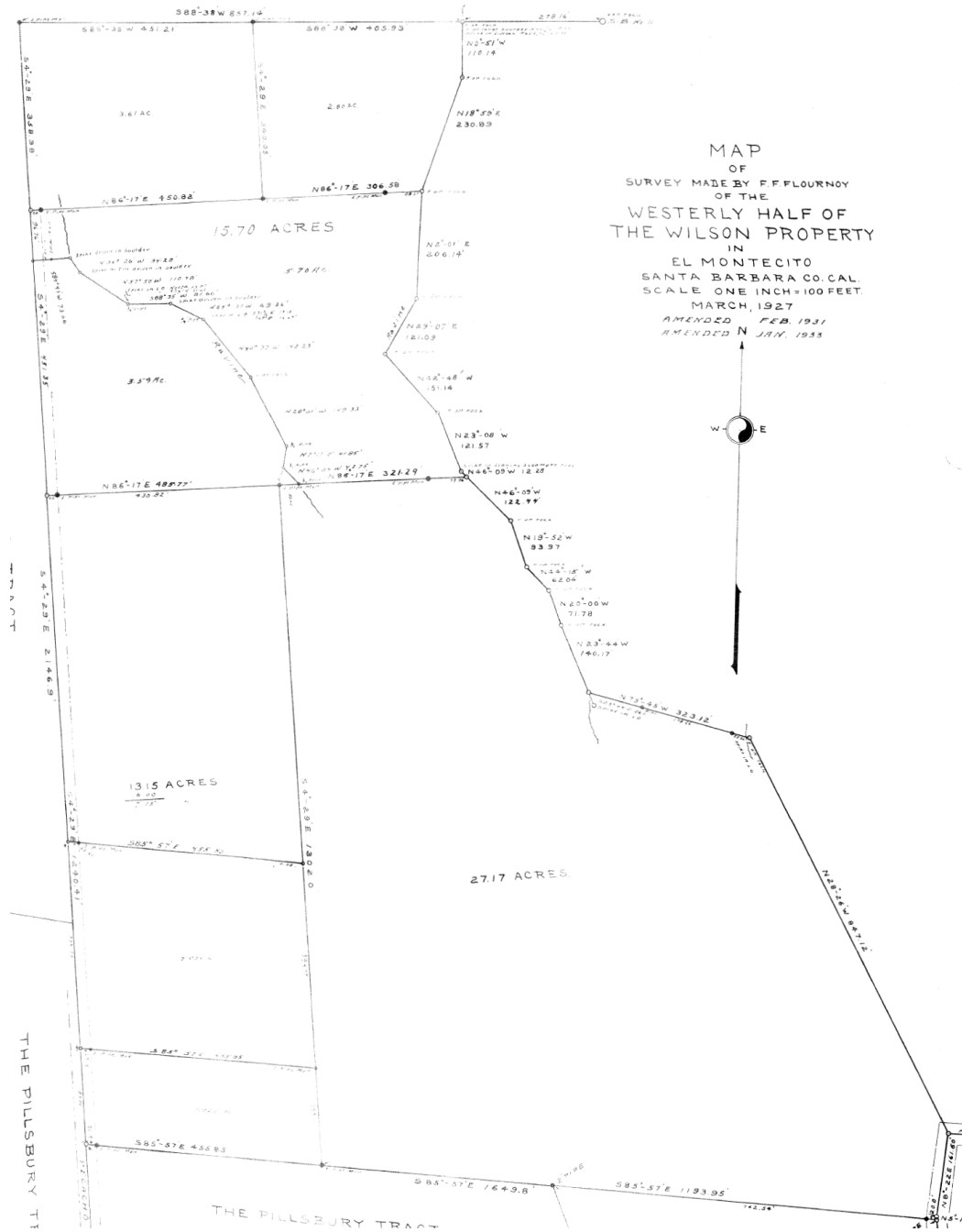


Figure 5, March 1927, Map of Survey depicting the study property, revised 1931 and 1933 (Santa Barbara County Surveyor's Office Book 22, Map 5)

Abbondio Bazzi, who born in Italy in circa-1895, was one of the owners of Live Oak Dairy as early as 1934, but did not live on the property, which was used to pasture its dairy cows. Bazzi's home, between 1934 and 1949 was at 714 Chiquita Road in Montecito where he lived with his wife, Maria and two daughters (1934-1949 Santa Barbara/Montecito Phone Directories). In 1936, Live Oak Dairy was joined by Adohr Stock Farms with both sharing the grazing land at 749 San Ysidro Road. Between the 1930s and mid-to-late 1940s, over 10 dairies were operating between Goleta and Carpinteria. These included Torro Canyon Dairy established by Tom Kern in 1920 (the dairy's name spelled Toro with a double r); which from 1936 was operated by the Pozzobon family, the Riviera Dairy owned by Tony Prevedello, and the Monte Vista Dairy in Carpinteria (Lewis 2020: 18 – 20). The appearance of the dairy farm is depicted by a 1938 aerial photograph which shows the existing house, five outbuildings, stock pens and pastures on the property (Figure 6).

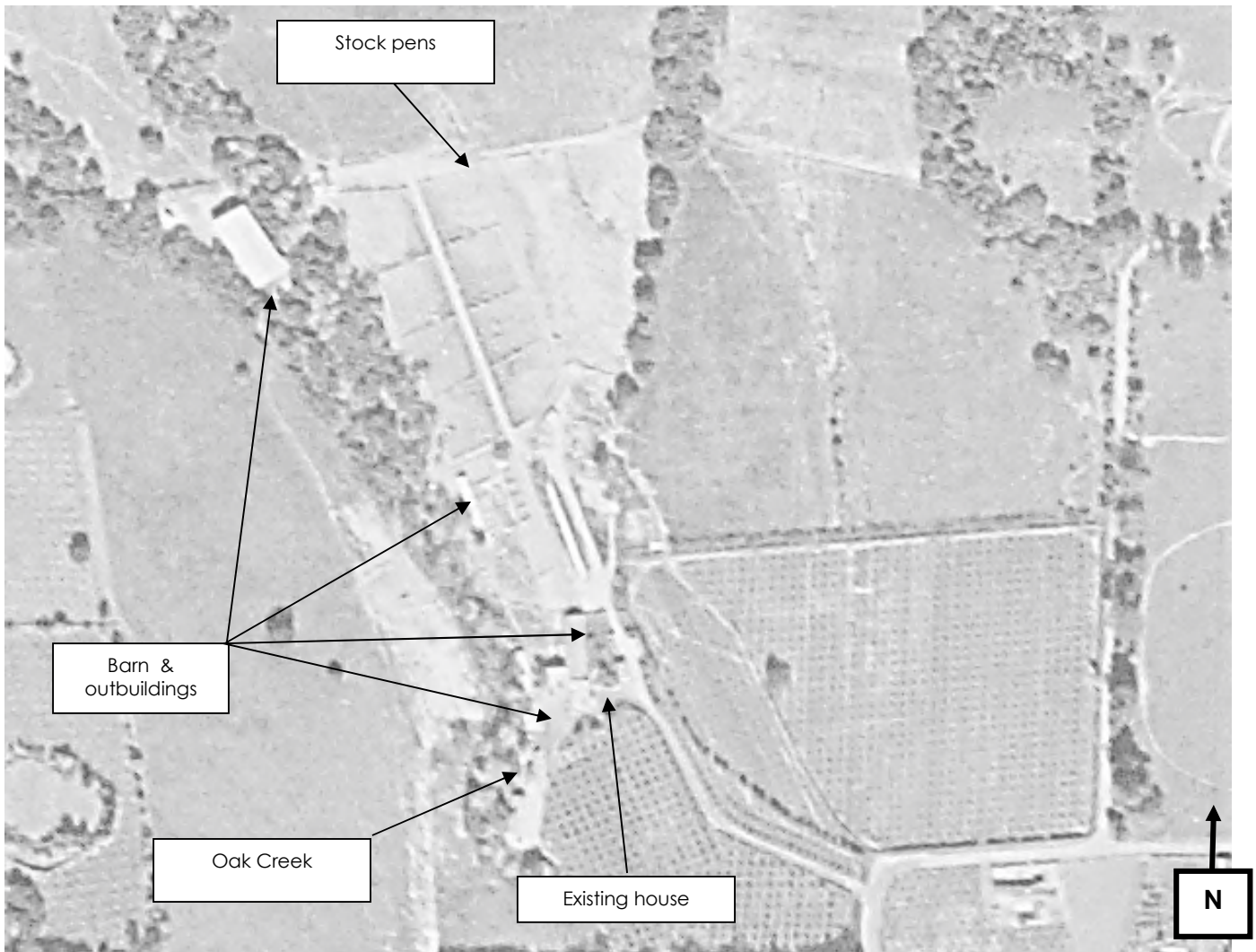


Figure 6, 1938 Aerial photograph depicting Live Oak Dairy (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight c-4950_sf-107, January 1, 1938)

Live Oak Dairy's partners included, in addition to Bazzi, John Zocchi, and Innocente Mariani. The dairy was a successful operation; in 1939, the company built an Art Deco style building on Milpas Street in Montecito designed by Alex D'Alfonso to house the dairy's offices, bottling and distribution center

(https://www.santabarbaraca.gov/SBdocuments/Advisory_Groups/Historic_Landmarks_Commission/Archive/2017_Archives/03_Staff_Reports/2017-12-13_December_13_2017_Item_2_901_N_Milpas_St_Landmark_Staff_Report.pdf).

At some point during the 1940s, Live Oak Dairy merged its bottling operations and distribution with other dairies to become the Riviera-Live Oak Creamery, which was subsequently purchased by the Petan Dairy owned by Rancho San Carlos. In later years, Petan Dairy was acquired by Arden Farms (Lewis 2020: 24 – 25). By the mid-1930s part of the property had been converted to citrus orchards (Figure 6). Dairying operations at 749 San Ysidro Road had ceased sometime before 1948, the year the property was purchased by Herman Grimm, who renamed the property Oak Creek Ranch. Grimm removed several of the structures and all the livestock pens, replacing them with lemon orchards. A 1948 aerial photograph depicts the existing house and guesthouse, a rectangular building located west of the house and adjacent to Oak Creek and a small reservoir (Figures 7 - 8).



Figure 7, 1948 Aerial Photograph (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight c-12790_12 -15, begun July 22, 1948)



Figure 8, 1948 Aerial Photograph with detail of buildings (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight c-12790_12 -15, begun July 22, 1948)

By 1957, the study property had been reduced to a 30-acre lot extending north to Mountain Drive (Figure 9). Oak Creek Ranch continued in operation until 1959. By that time, the entire parcel was devoted to lemon groves (Figure 10). In 1960, the Montecito City Directory lists the property, then owned by the Joshua Marks Company, as vacant.

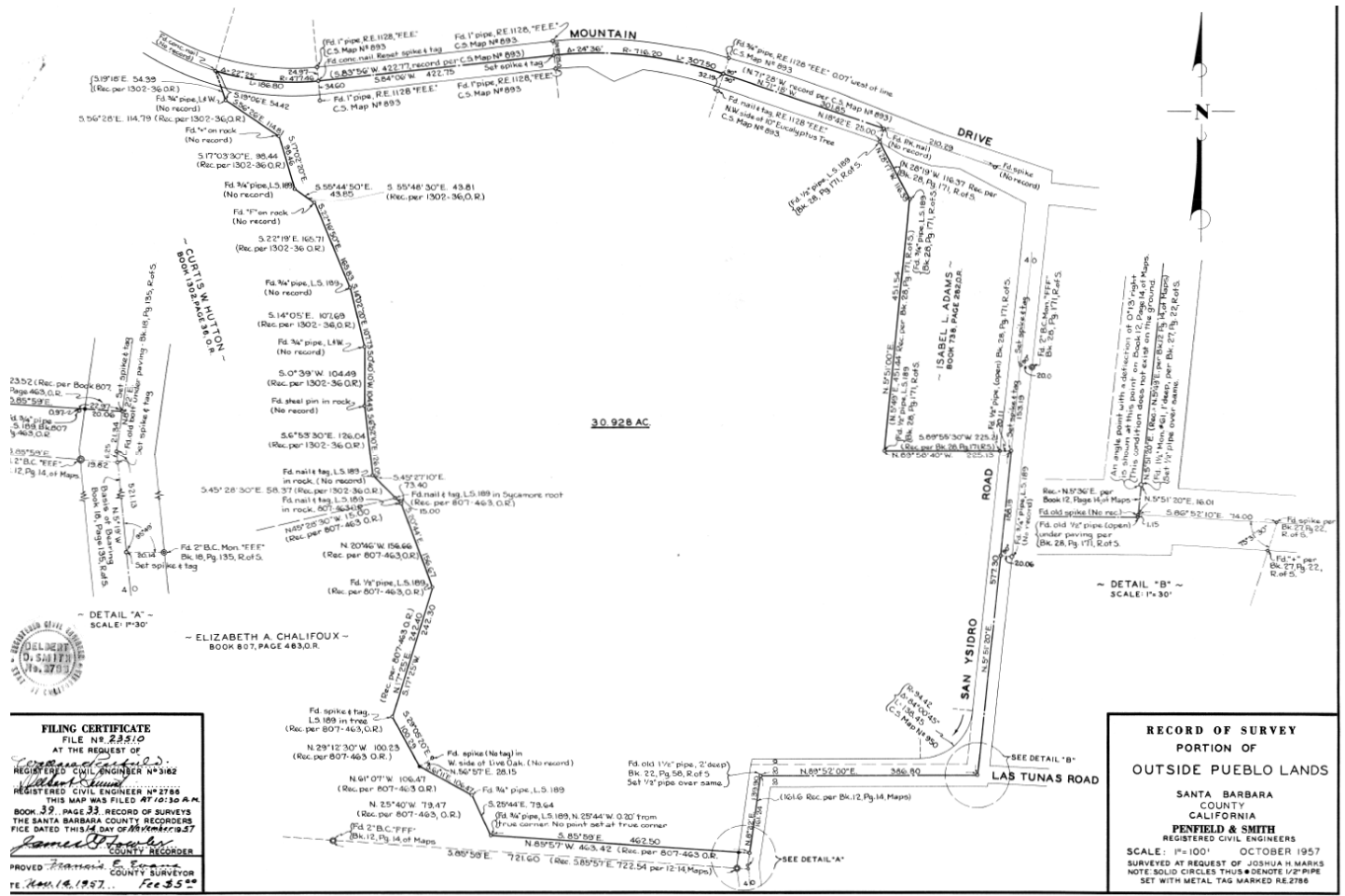


Figure 9, October 1957, Map of Survey depicting the study property, (Santa Barbara County Surveyor's Office, RM 152 - 047)



Figure 10, 1956 Aerial Photograph (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight ha-an_178, begun January 26, 1956) (depicting citrus groves)

By 1961, the parcel had been acquired by John E. Hohlbach, who would own it until 1971. Hohlbauch, did not continue the property's agricultural operations and removed the property's orchards within a few years of his purchase (Figure 11). While John Hohlbauch resided at 749 San Ysidro Road between 1961 and 1971, this address appears to refer to a house on a separate parcel located on the west side of Oak Creek (now 745 San Ysidro Road). The study property appears to have been minimally maintained during this period as revealed by the 1969 aerial photograph (Figure 12). By 1972, Hohlbauch moved to 30 Arrequi Road in Montecito (1972 Santa Barbara/Montecito Phone Directory).



Figure 11, 1965 Aerial Photograph (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight imc-451_1-14 begun September 18, 1965 (depicting removal of citrus groves and reservoir))



Figure 12, 1969 Aerial Photograph (Map and Imagery Collection, Special Collection, Davidson Library, University of California, Santa Barbara, Flight hb-nn_178, begun January 26, 1969) (depicting deterioration of buildings and landscaping)

In 1973, the property at 749 San Ysidro Road is listed as vacant (1973 Santa Barbara/Montecito Phone Directory). On July 18, 1977, a grant deed was issued to Stuart Whitman, Inc. of Los Angeles, buyer, from the S. A. Healy Company, an Ohio Corporation, seller, for the property with the assigned parcel number of APN #011-100-005. This is the property at 749 San Ysidro Road, which at the time was a 30-acre parcel (It should be noted there are no phone directory listings for the property between 1974 and 1983, the last year that the phone directories are available online). Stuart Whitman used his Montecito property as a second home for the next approximate 15 years (Personal communication, Scott Whitman, February 8, 2021). In 1987, Whitman subdivided the property into three lots with the larger, 30.017-acre parcel encompassing the project parcel, retained by Whitman while two smaller, approximately 1.5-acre lots fronting San Ysidro Road, were sold (Figure 13). In the early 1990s, Whitman subdivided his approximately 30-acre parcel property into several lots, retaining ownership of the 12.77-acre study property (Personal communication, Scott Whitman, February 8, 2021). By the early 1990s, Whitman had sold his homes in Malibu and Beverly Hills and had established his permanent residence at 749 San Ysidro Road. Stuart Whitman continued to live at 749 San Ysidro Road until his death on March 16, 2020 (Personal communication, Scott Whitman, February 8, 2021; mmcmahon@newspress.com). During his tenure, Whitman carried out extensive alterations to the property, including, additions and alterations to the house, the demolition of an outbuilding, the construction of two garages, a barn, tennis court, and swimming pool. These alterations transformed the property into a residential property with few traces of its former use as a dairy and citrus orchard.

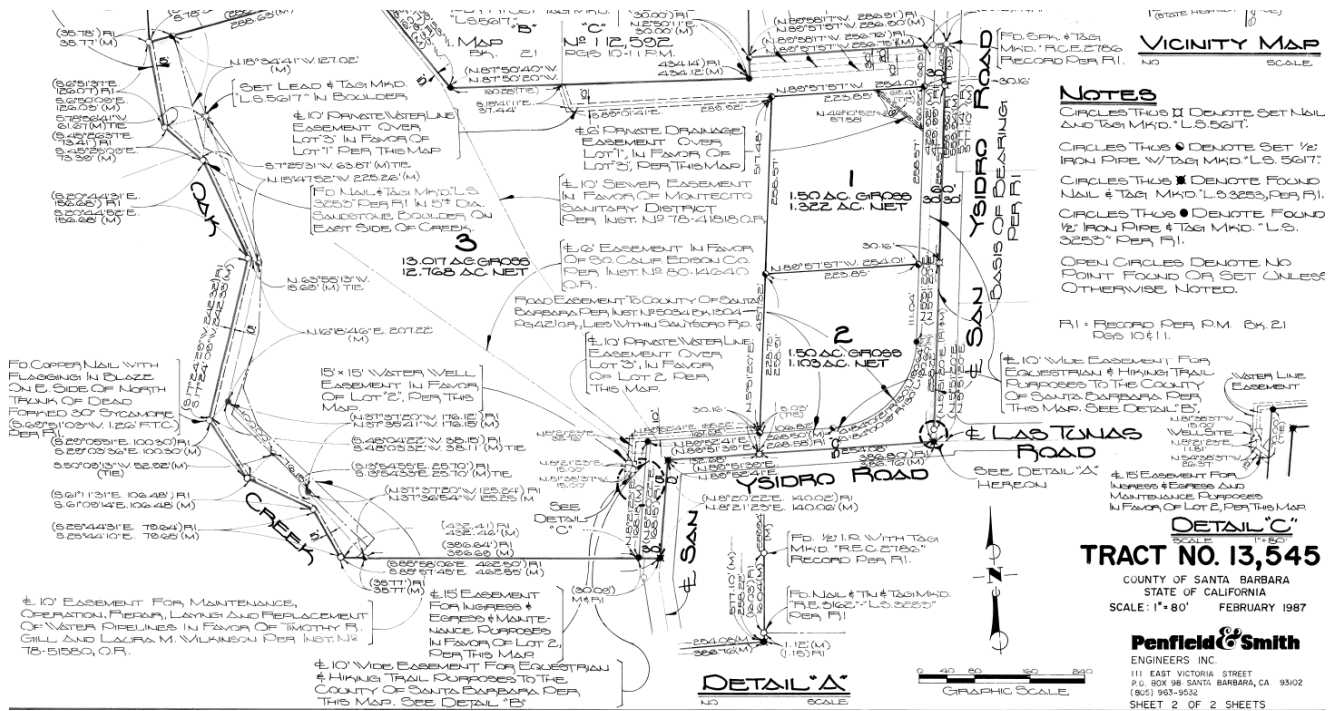


Figure 13, February 1987, Survey Map depicting the creation of three residential lots (Santa Barbara County Surveyor's Office, Tract No. 13,545)

2.3 Stuart Whitman (1928 -2020)

Stuart Whitman may have been born in San Francisco and raised in New York City, but from an early age he wanted to be a Native American, telling his parents "I've always wanted to be an Indian" to which his father quixotically responded "Well, then, you've got to be a cowboy" (mmcmahon@newspress.com (Figure 14). Stuart Maxwell Whitman was born on February 1, 1928 to parents Joseph Charles Whitman and Cecile Gold Whitman (Royalty & Peerage Family Tree; ancestry.com). Two years after his birth Stuart and his parents moved to Brooklyn to live with Stuart's paternal grandparents. While there, Joseph Whitman worked as a clerk in the New York Stock Exchange. At this time Stuart's name was spelled Stewart (1930 United States Census). By 1940 Stuart and his parents were living on West End Avenue in New York City. During this period Stuart's father was the proprietor of a real estate firm (1940 United States Census).

When the United States entered World War II the Whitman family returned to California, this time to Los Angeles. In 1945, Stuart was a student at Hollywood High School and living with his uncle, L. Whitman at 935 1/2 North Vendome Street in Los Angeles. By this time, he had changed the spelling of his name from Stewart to Stuart (U. S., World War II Draft Cards, 1940-1947). Shortly after his graduation Stuart enlisted in the United States Army serving in the Corps of Engineers. It was while he was in the service that he boxed, winning 31 of his 32 bouts. Stuart learned his boxing skills from his uncle, Ben Whitman, who had been secretly training him since the family had returned to California (mmcmahon@newspress.com). Following his army discharge in 1948 Stuart enrolled under the G. I. Bill at Los Angeles City College where he intended to study pre-law. However, a minor in drama soon motivated him to take up acting

and abandon his projected career in law (mmcmahon@newspress.com). When Stuart told his father that he would not become a lawyer, but, instead, wanted to be an actor, his father told him, "If that's the case, you're on your own" (mmcmahon@newspress.com). Relenting to some degree, Stuart's father subsequently bought his son a bulldozer, which Stuart used to clear and level lots, earning enough money to support himself while in school and auditioning for films (mmcmahon@newspress.com). While still attending City College Stuart was spotted by a talent scout and in 1951, he made his screen debut as Kip Whitman in a bit part in "When World's Collide." In that same year, again under the name of Kip Whitman, he had small part in "The Day the Earth Stood Still" (https://en.wikipedia.org/wiki/Stuart_Whitman).

On October 13, 1952, Stuart Whitman married Patricia Ann LaLonde (born in Los Angeles on March 17, 1931) (Royalty & Peerage Family Tree; ancestry.com). Children soon followed with the birth of Anthony (born 1953), Michael (born 1954), Linda (born 1956) and Scott born 1958). By the late 1950s Stuart Whitman was achieving some success as an actor, often supplementing roles in film with parts in such popular television series as "Highway Patrol." He once attributed his rise in the film industry to never having to take a job as an extra, supporting himself in the interim by working with his father in real estate development. Stuart further noted, "I've never accepted a part that I thought wouldn't advance my career" (mmcmahon@newspress.com). In 1957 Stuart was given in his first leading role in the film "Johnny Trouble" (https://en.wikipedia.org/wiki/Stuart_Whitman). This was followed by supporting parts in "The Sound and the Fury" (1958); "These Thousand Hills (1959); "The Story of Ruth"; (1960); and "Murder, Inc" (1960) (Figure 5). It would take another four years before Stuart would have another leading role. The English film, "The Mark," made in 1961, would prove to be his break-out role. Largely frustrated with the sort of parts he was getting, Stuart noted at the time "I had been knocking around and not getting anything to test my ability" " (https://en.wikipedia.org/wiki/Stuart_Whitman). After Richard Burton turned down the role of a child molester in "The Mark," to accept the Broadway lead in the stage production of "Camelot" Stuart's agent asked him to fly to Ireland to act in the film, though without telling him what it was about. When Stuart read the script he was impressed, though he recognized that playing the part would be controversial. The film's initial release in England was in January 1961, which was followed by a Fall release in America. Stuart's brilliant performance soon earned him rave reviews from critics and an Academy Award nomination for Best Actor. Stuart later noted that "the film "doubled my rating as an actor," though "I had a tough time breaking my image in that movie... it blocked my image as a gutsy outdoorsman" (https://en.wikipedia.org/wiki/Stuart_Whitman).



Figure 14: Stuart Whitman (Circa-1960)

Following the recognition received from his performance "The Mark" other parts soon followed. These included roles in "The Comancheros" (1961); "The Longest Day" (1962); the French film, "The Day and the Hour" (1963); "Rio Concho" (1963); "Those Magnificent Men in Their Flying Machines" (1965); "Signpost to Murder" (1965); "Sands of Kalahari" (1965); and "An American Dream" (1966). In 1967 Stuart had the starring role in the television series "Cimarron Strip" in which he played U. S. Marshall Jim Crown. It was the most expensive drama series made at the time and cost between \$350,000 and \$400.00 an episode. In 1966 Stuart divorced his wife, Patricia and in that same year married French-born Caroline Boubis. A son, Justin was born to Stuart and Caroline before they were divorced eight later years later, in 1974. By the 1970s, Stuart was increasingly working in Europe. "I left Hollywood because it was getting to be a mad mess!" he said. *"There are only about two really good scripts going around and they always go to the industry's two top stars"* (https://en.wikipedia.org/wiki/Stuart_Whitman). Increasingly, during this period, in addition to his films abroad, and Hollywood films, such as "The Night of the Lepus" (1972) and "The White Buffalo" (1977); Stuart turned to television, acting in a number of series, including roles in Rod Serling's "Night Gallery"; "Streets of San Francisco"; "Hec Ramsey"; "S.W.A.T"; "Cannon"; and "Most Wanted." By the mid-1980s Stuart was acting almost exclusively in television. In 1988 Stuart played the adoptive parent of an adolescent Superman/Clark Kent in the four-season television series, "Superboy." Two years later, in 1990, Stuart had a recurring role in the long-running series "Knots Landing." One of Stuart's last roles was in the television film "The President's Man" (2000), starring Chuck Norris. Over the decades of his acting career Stuart Whitman received a number of honors and awards. These included a nomination for an Academy Award for Best Actor for his role in "The Mark" (1961), the winner of the Western Heritage Awards (cast member) for the film "The Comancheros" (1961), a star on the Hollywood Walk of Fame (1998) and induction to the Hall of Great Western Performers at the National Cowboy and Western Heritage Museum (2011).

In 2006, Stewart married Russian-born Julia Paradiz, a woman he met at a friend's wedding in Saint Petersburg, Russia some year earlier. Stuart Whitman died in Montecito on March 16, 2020. Stuart once said of his career as an actor:

"I've had to battle and say what is an actor? Its a fellow who plays someone else. But now I realize it's the image that makes a star. My image? I think it's being free and easy and all man. I say to myself I want to become an actor I want to lose myself in each role. But that's not the way to become an actor. . . I didn't need to act to make a living but had a real passion for it, I just loved to act" (mmcmahon@newspress.com) (Figure 6).

3.0 SETTING AND SITE DESCRIPTION

749 San Ysidro Road is a 12.77-acre lot delineated on its west by Oak Creek, on its east by parcels fronting San Ysidro Road, on its north by private parcels fronting East Mountain Drive, and on its south by private parcels (Figure 15). The flag lot is accessed via a driveway opening onto San Ysidro Road. Near its west end, the driveway passes over a sandstone culvert (Figure 16). Improvements to the property include a two-story house built before 1928, a guesthouse built sometime between 1938 and 1948, a detached garage/studio building built in 1982, a barn in 1982 and a small garage (construction date unknown) (see Figure 15). Other improvements include a swimming pool and tennis court (construction dates unknown). Oak Creek, which is bordered by Eucalyptus, extends along the west property line (Figure 17). The property's landscaping is confined to the vicinity of the house and guesthouse with the remainder of the parcel largely composed of uncultivated fields (Figure 18).

(see next page)



Figure 15, Aerial Photograph Depicting Property Improvements



Figure 16, Driveway looking east toward San Ysidro Road



Figure 17, Southwest end of property looking towards Oak Creek



Figure 18, southwest end of property looking towards Oak Creek

3.1 House

The house is two-story building constructed sometime before 1928 (see Figure 15). The original use of this building may not have been residential. Several features of the house, including its plastered walls, tiled entry porch, and stepped parapet capped by c-shaped terra-cotta tiles identifies it as a simplified interpretation of the Spanish Revival style. The wood-frame building's fenestration is primarily composed of multi-light wood frame sash, fixed and casement windows and French doors of varying types and dimensions. Coors are rustic wood panel or plank types, some of which are architectural salvage from older buildings. The roof of the original building is flat with a solid parapet capped by terra-cotta tiles while additions feature shed roofs covered in terra-cotta tiles. The second floor, which is also capped by a flat roof, is confined to the northeast corner of the building. Additions, capped by shed roofs with exposed rafter tails, were made to the house's north, south, east, and west elevation between circa-1977 and the 2000s. These alterations are not documented by permits.

West Elevation

This elevation, which faces Oak Creek, is the house's entrance façade (Figures 19 – 22). It has a shallow, L-shaped configuration, with a shed-roofed addition with a plaster chimney at its south end and shed-roofed porch extending most of the length of the elevation. The paneled wood entry doors set near the center of the elevation, which appear to incorporate salvaged material, are flanked by multi-light wood casement windows. The elevation's shed-roofed additions, chimney and many of the windows do appear to be original.

Alterations and Additions

The original footprint of the building and the configuration of the west elevation are documented on Figure 8. The following alterations and additions have been made to the west elevation since the early 1970s:

- Shed-roofed additions including a chimney were made to elevation, likely sometime after circa-1977; and
- The entrance doors are not original. They were likely added sometime after 1977.



Figure 19, West Elevation looking east



Figure 20, Central section of the west elevation looking east



Figure 21, West elevation entrance doors, looking east



Figure 22, Southwest corner of the house looking northeast

North Elevation

The north elevation has a shallow, L-shaped configuration with a two-story element at its east end (Figure 23). It is separated from the adjacent garage/studio by a narrow, paved walkway. A one-story addition capped by a shed roof located at the west end of the elevation was added sometime after 1977. The slightly recessed, east end of the elevation is composed of the original elevation of the house. It opens onto a walled patio. The second floor features a multi-light casement window. The second floor's roof features a solid stepped parapet capped by terra-cotta tiles.

Alterations and Additions

The original footprint of the building and configuration of the north elevation are documented on Figure 8. The following alterations and additions have been made to the north elevation since the early 1970s:

- Shed-roofed additions including a chimney were made to elevation, likely sometime after circa-1977; and
- The entrance doors are not original. They were likely added sometime after 1977.



Figure 23, North elevation of house, looking west

South Elevation

This elevation faces towards the swimming pool. It is L-shaped in configuration, with its west end composed of an addition capped by a shed roof (Figure 24). The recessed portion of the elevation is composed of the original south elevation. Its fenestration is composed of two pairs of multi-light French doors opening onto a tiled concrete terrace that wraps around the southeast corner of the house (Figure 25).

Alterations and Additions

The original footprint of the building and configuration of the south elevation are documented on Figure 8. The following alterations and additions have been made to the south elevation since the early 1970s:

- A shed-roofed addition was made to the west end of the elevation, likely sometime after circa-1977; and
- The French doors and paved terrace are not original. They were likely added sometime after 1977.



Figure 24, South elevation of house (addition), looking east



Figure 25, South elevation of house, looking north

East Elevation

This elevation faces towards San Ysidro Road. It is almost linear in configuration, with its north end rising to two stories in height (Figure 26). The first and second floors feature stepped parapets capped by tilework. Its fenestration is composed of two pairs of multi-light French doors opening onto a tiled concrete terrace that wraps around the southeast corner of the house and fixed multi-light windows (see Figure 26). Near the north end of the elevation a pair of multi-light French doors open onto a metal-railed balcony. The second floor features a multi-light casement window and the first floor features a wood plank door.

Alterations and Additions

The original footprint of the building and configuration of the east elevation are documented on Figure 8. The following alterations and additions have been made to the east elevation since the early 1970s:

- The French doors and paved terrace are not original. They were likely added sometime after 1977.



Figure 26, East elevation of house, looking west

3.2 Guest House

The L-shaped wood-frame guesthouse has an L-shaped configuration (see Figure 15). Its exterior walls are plaster clad and its roof is a complex gable type with tile cladding and shallow eaves with exposed rafter tails (Figure 27). Some of the existing fenestration and most particularly, the French doors, do not appear to be original.

(see next page)



Figure 27, East elevation of the guesthouse, looking north

East Elevation

This elevation faces towards San Ysidro Road. It is linear in configuration, with its fenestration composed of a series of multi-light wood casements and multi-light French doors opening onto a tile-paved concrete terrace (see Figure 27).

Alterations and Additions

The original footprint of the building and configuration of the east elevation are documented on Figure 8. The following alterations and additions have been made to the east elevation since the early 1970s:

- The original use of this building may not have been residential;
- Some of the fenestration appears to have been replaced; and
- The terrace is not original.
- The French doors and paved terrace are not original. They were likely added sometime after 1977.

North Elevation

This elevation is linear in configuration, with its fenestration composed of a single and multi-light wood casements and multi-light French doors opening onto a tile-paved concrete terrace (Figure 28).

Alterations and Additions

The original footprint of the building and configuration of the north elevation are documented on Figure 8. The following alterations and additions have been made to this elevation since the early 1970s:

- Some of the fenestration appears to have been replaced; and
- The terrace is not original.
- The French doors and paved terrace are not original. They were likely added sometime after 1977.



Figure 28, north elevation and partial east elevation of guesthouse, looking west

West Elevation

This elevation is L-shaped in configuration with the recessed south end of the elevation opening onto tile paved patio (Figures 29 - 30). Its fenestration is composed of casement window and a pair of multi-light French doors opening onto a tiled concrete terrace.

Alterations and Additions

The original footprint of the building and configuration of the west elevation are documented on Figure 8. The following alterations and additions have been made to this elevation since the early 1970s:

- The French doors and paved terrace are not original. They were likely added sometime after 1977.



Figure 29, Partial west elevation of guesthouse, looking west



Figure 30, Partial west elevation of guesthouse, looking west

South Elevation

West Elevation

This elevation is L-shaped in configuration with the recessed west end of the elevation opening onto tile paved patio (see Figure 30). Its fenestration is composed of casement window and a pair of wood casements opening.

Alterations and Additions

The original footprint of the building is documented on Figure 8. The following alterations and additions have been made to this elevation since the early 1970s:

- The paved terrace is not original. It was likely added sometime after 1977.

3.3 Garage/Studio (#1)

The garage building is located off the north elevation of the house (see Figure 15). It is a wood frame, stucco-clad flat-roofed building with a parapeted flat roof (Figures 31 – 32). The building, which incorporates salvaged construction material including its wood lintels, was

designed to emulate the adjacent house's Spanish Revival style. The west elevation, facing Oak Creek is the building's entrance façade. It features a central garage bay flanked on either side by multi-light wood frame windows and multi-light French doors. The east elevation, which faces the guesthouse features a linear arrangement of multi-light French doors, and multi-light windows sheltered by shed-roofed porches covered with terra cotta tiles.

Alterations and Modifications

- The garage/studio building was built sometime after 1969 as it is not depicted on an aerial photograph of that year (see Figure 12). A permit was issued in 1982 for a 2,100 square-foot addition, presumably referring to an existing structure, although no records document a building at this location prior to 1982. It is possible the existing building incorporates salvaged material from an outbuilding located just to the west, on the east bank of Oak Creek, which was still in place in 1969;



Figure 31, West elevation of garage/studio, looking east



Figure 32, West elevation of garage/studio, looking northeast

Small Garage (Garage #2)

A small garage built sometime after 1969, is located northwest of the garage/studio building (Figure 33 and see Figure 15). This building is less than 50 years of age.

(see next page)



Figure 33, South elevation of Garage #2, looking northeast

3.4 Barn

This building is likely the 930 square-foot “barn” constructed in 1984 under Permit # 97179. It is located northeast of the guesthouse (Figure 34 and see Figure 15). This building is not depicted on a 1969 aerial photograph of the property (see Figure 12).



Figure 34, South elevation of Garage #2, looking northeast

3.5 Swimming Pool and Tennis Court

A swimming pool surrounded by paved terrace is located off the south elevation of the house (Figure 36 and see Figure 15). This structure is not depicted on a 1969 aerial photograph of the property (see Figure 12). A construction date for the swimming pool could not be ascertained.

A tennis court (Figure 36) is located north of the garage/studio (see Figure 15). This building is not depicted on a 1969 aerial photograph of the property (see Figure 12). A construction date for this feature could not be ascertained.



Figure 35, Swimming pool, looking east



Figure 35, Tennis Court, looking south

4.0 SIGNIFICANCE ASSESSMENT

The criteria to be used in determining the historic and architectural significance of buildings and/or properties in the County of Santa Barbara are:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara's Appendix B to the Environmental Thresholds and Guidelines Manual, February 27, 2018). A significant resource: a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; and c) demonstrates one or more of the following:

- A. It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;*
- B. It is identified with persons or events significant in local, state, or national history;*
- C. It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;*
- D. It is representative of the work of a notable builder, designer, or architect;*
- E. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;*
- F. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;*
- G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- H. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;*

- I. *It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

4.1 Potential Historic, Cultural and Architectural Themes

The property at 749 San Ysidro Road will be evaluated for historic/cultural significance listed in the County of Santa Barbara Cultural Resource Guidelines. The application of the criteria will focus on the main house and guest house at 749 San Ysidro Road to determine if either building is a significant historic resource for the purposes of environmental review.

Integrity means that the resource retains the essential qualities of its historic character. These guidelines recognize five components of integrity: location, design, setting, materials, and workmanship. The main house and guest house at 749 San Ysidro Road meet the 50 years of age criteria for evaluation.

The "barn" building, garage/studio (Garage #1, 1982), and second garage (Garage #2, after 1969) are less than 50 years of age and do not require further evaluation. The existing landscape, which is representative of its post-1977 era, is less than 50 years of age. Stuart Whitman's association with the property spanned a period of less than 50 years ago. Consequently it does not require further evaluation under the guidance found in National Register Bulletin 22 as Whitman's historical significance as an actor has not achieved an extraordinary level of significance (<https://www.nps.gov/subjects/nationalregister/upload/NRB22-Complete.pdf>).

4.2 Evaluation of Integrity

The analysis is confined to the main house and guest house. The property's other buildings, including the "barn," garage/studio were built between 1982 and 1984. Garage #2 was built after 1969. The swimming pool and tennis court were installed after 1977 and are less than 50 years of age. The landscape in its current form is less than 50 years of age. The guidelines include following five aspects of integrity for potential historic resources, Location, Design, Setting, Materials, Workmanship, Feeling and Association. The following evaluation provides sufficient information to determine the resource's potential level of integrity for these five criteria:

1) Integrity of Location

Integrity of location means that the resource remains at its original location.

House and Guesthouse

The house and guesthouse remain at their original locations. Therefore, these buildings retain integrity of location.

Dairy Farm (circa 1910 - 1948)

With the exception of the main house and guesthouse and possibly a stone culvert near the west end of the entrance drive, all of the improvements associated with the dairy farm have been removed. Features associated with the dairy, including at least four service buildings, stock pens and pastures have been removed, and the northly and easterly ends of the dairy farm have been converted to residential properties. Therefore, the property does not retain integrity of location for this period of its history.

2) Integrity of Design

Integrity of design means that the resource accurately reflects its original plan. However, it is rare to find structures that have not been modified in some manner. Therefore, the County guidelines recognize that building additions that accurately incorporate design elements found in the original structure do not compromise a building's integrity of design.

House and Guesthouse

The house and guesthouse have undergone extensive alterations, including additions and the replacement of some of the original fenestration and the insertion of numerous French doors. These changes have substantially diminished the buildings' ability to convey their original plan and design. Therefore, these buildings do not retain integrity of design.

Dairy Farm (circa-1910-1948)

While the house and guesthouse survive, other buildings, structures, paddocks, pastures, and landscape features associated with the dairy era of the property's history have been removed and the property has been subdivided into residential lots, which has dramatically impaired its ability to convey its appearance during this era. Therefore, the property does not retain integrity of design for the dairy farm era of its history.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

Dairy Farm/Citrus Ranch (circa-1910-1969)

When the property operated as a dairy facility, its built improvements included stock pens, a milking barn or barns, several outbuildings, and perhaps, one residence. By 1946, the dairy had closed and two years later; in 1948, the property was converted to a citrus orchard. The lemon trees were removed about 20 years later, in 1969. Over the succeeding decades, the property at 749 San Ysidro Road was reduced in size from an initial 113.6 acres in 1910, to 30 acres by 1977. By this time, the property could no longer reflect its original setting when it was first a stock and later, an agricultural development. In addition to the loss of most of its original

acreage, the property had also changed its use from non-residential to residential. Therefore, the property at 749 San Ysidro Road no longer retains its integrity of setting during the dairy farm era of its history.

4) Integrity of Materials

Integrity of materials means that the physical elements present are still present, or if materials have been replaced, the replacement(s) have been based on the original.

House and Guesthouse

The house and guesthouse have undergone extensive alterations, including additions and the replacement of original fenestration. These changes have substantially diminished the buildings' ability to convey the character of their original building materials. Therefore, these buildings do not retain integrity of materials.

5) Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost.

House and Guesthouse

The house and guesthouse have undergone extensive alterations, including additions and the replacement of original fenestration. These changes have substantially diminished the buildings' ability to convey the character of their original construction methods. Therefore, these buildings do not retain integrity of workmanship.

Integrity of Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

In its current state of preservation, the property conveys the post-1977 era of its history. Therefore, the property does not retain integrity of feeling for its period of significance (circa 1910-1948).

Integrity of Association

Association is the direct link between an important historic event or person and a historic property.

In its current state of preservation, the property conveys the post-1977 era of its history and its association with the actor Stuart Whitman. The property does not retain integrity of feeling for its period of significance (circa 1910-1948).

Summary Statement of Integrity

The property at 749 San Ysidro Road does not retain integrity of location, design, setting, materials, workmanship, feeling or association for the dairy farm era of its history (circa 1910-1948).

4.3 Application of County of the Santa Barbara Significance Criteria

The property at 749 San Ysidro Road must also meet one or more of the following Significance Criteria to be considered a significant resource:

- A. *It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;*
- B. *It is identified with persons or events significant in local, state, or national history;*
- C. *It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;*
- D. *It is representative of the work of a notable builder, designer, or architect;*
- E. *It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;*
- F. *It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;*
- G. *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- H. *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;*
- I. *It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Criterion A: It exemplifies or reflects special elements of the County's cultural, social, economic political, archaeological, aesthetic, engineering, architectural, or natural history;

The property can no longer convey its association with Santa Barbara County's early 20th dairy industry. Nor does the house or guesthouse, in their current state of preservation, represent important example of their architectural style or type. Therefore, the property does not meet Criterion A.

Criterion B: It is identified with persons or events significant in local, state, or national history.

While Stuart Whitman was a notable 20th century actor, his occupancy of the property occurred less than 50 years ago. Consequently, his association with the property does not require further evaluation under the guidance found in National Register Bulletin 22. As noted above, the property

can no longer convey its association with Santa Barbara's early 20th century dairy industry. Therefore, the property at 749 San Ysidro Road does not meet Criterion B.

Criterion C: It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

In their current state of preservation, neither the house or guesthouse retain sufficient integrity to convey their original plan, design, or association with the property's history as a dairy farm. Moreover, even if the buildings' retained a greater degree of integrity, they represent modest examples of their architectural type, which did not achieve a level of design excellence making them eligible for listing. Therefore, the property at 749 San Ysidro Road does not meet Criterion C.

Criterion D: It is representative of the work of a notable builder, designer, or architect.

The main house and the guest house are not documented examples of the work of a notable, builder, designer or architect. Therefore, the property at 749 San Ysidro Road does not meet Criterion D.

Criterion E: It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development.

The surrounding neighborhood, which is composed of an eclectic range of single-family residences built between the 1920s and the 2000s, does possess a concentration of buildings united by historical development patterns or a unified design aesthetic. Therefore, the property at 749 San Ysidro Road does not meet Criterion E.

Criterion F: It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara.

The property at 749 San Ysidro Road, which in its current state, is representative of the post-1970 era of its history, does not contribute to a notable viewshed or visual feature of the neighborhood. Therefore, the property at 749 San Ysidro Road does not meet Criterion F.

Criterion G: It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

As noted above, under Criterion C, in their current state of preservation, neither the main house nor the guest house embodies outstanding levels of design, workmanship, or use of construction methods. Therefore, the property at 749 San Ysidro Road does not meet Criterion G.

Criterion H: It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning.

The parcel, which has been substantially altered since the mid-to-late 1970s, can no longer convey its association with Santa Barbara's early 20th century dairy industry. Therefore, the property at 749 San Ysidro Road, does not meet Criterion H.

Criterion I: It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The house and guesthouse have undergone substantial alterations and can no longer convey their original design or plan. Moreover, the buildings are modest examples of the Spanish Revival style of which many were built in Santa Barbara County between the early 1920s and the late 1930s. Therefore, the house and guesthouse, which can no longer convey their original design and are examples of a common architectural style, do not meet Criterion I.

Summary Statement of Significance

The property at 749 San Ysidro Road lacks sufficient architectural significance or historical associations to be considered a significant historic resource at the local level.

4.4 Eligibility for Listing in the California Register of Historical Resources and the National Register of Historic Places

The property at 749 San Ysidro Road, which is not eligible for listing at the local level, lacks sufficient integrity to convey its association with Santa Barbara County's early 20th dairy industry. The house and guesthouse lack sufficient integrity of design or architectural significance to be eligible for listing in the California Register of Historical Resources or the National Register of Historic Places.

5.0 SUMMARY AND CONCLUSIONS

Potential significant historic resources are not located on the property at 749 San Ysidro Road. This study has concluded that the property at 749 San Ysidro Road is not the location of a significant or potentially significant historic resource. Therefore, a proposed project encompassing approval of a Vesting Tentative Tract Map and Montecito Growth Management Ordinance (MGMO) Point Assignments, does not have the potential for adversely affecting significant historic resources. Project impacts from the proposed project would be less than significant (Class III) and would be consistent with County of Santa Barbara Historical and Archaeological Policies and Goal CR-M-1 of the Montecito General Plan Update: *Preserve and Protect Properties and Structures with Historic Importance in the Montecito Community to the Maximum Extent Feasible* of the Montecito General Plan.

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