Attachment 2

Post Hazeltine Report

HISTORIC RESOURCES REPORT

For

598 North Fairview Avenue

(APN 069-090-052)

Prepared for

The Center for Urban Agriculture

Prepared by

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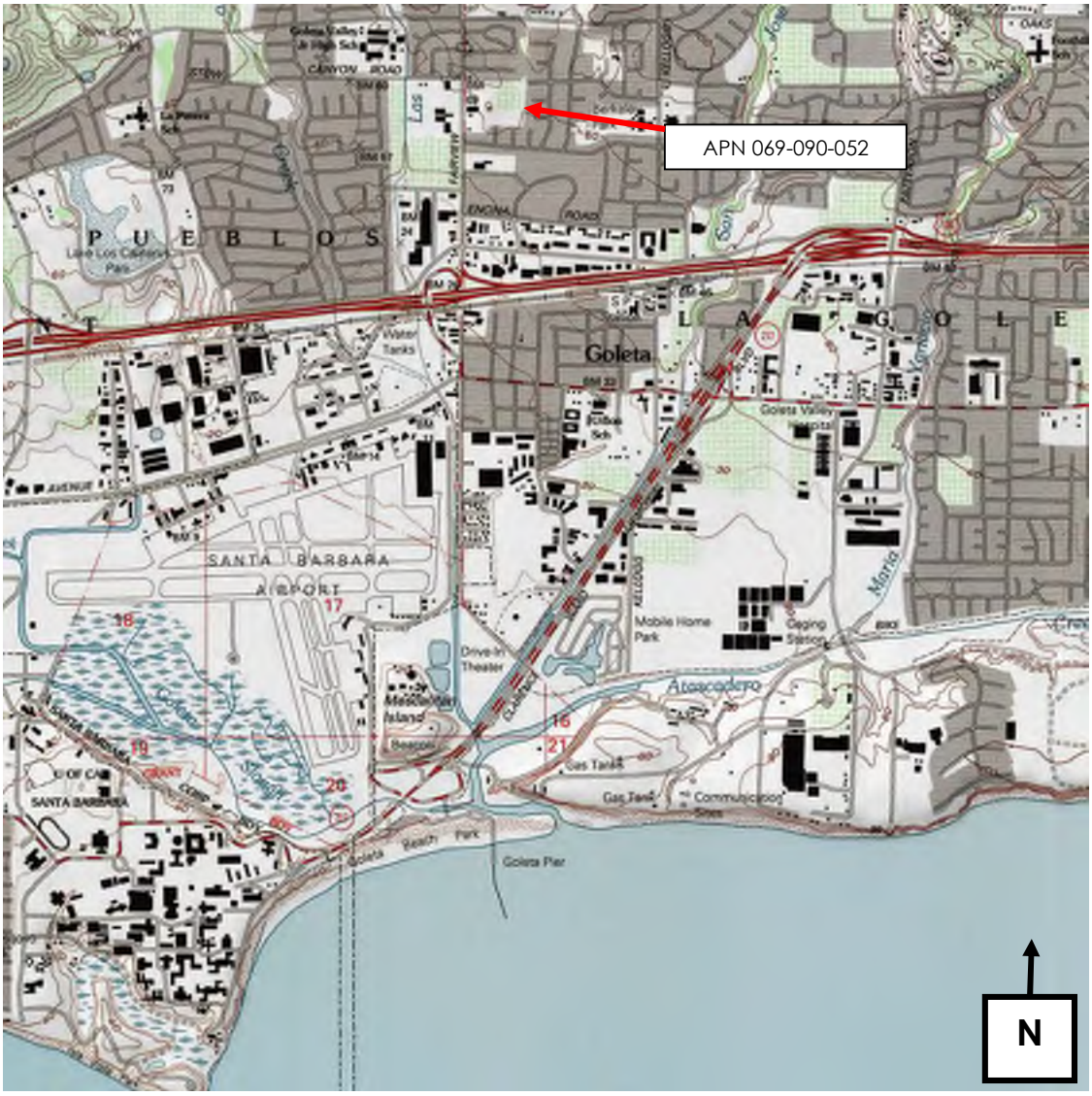
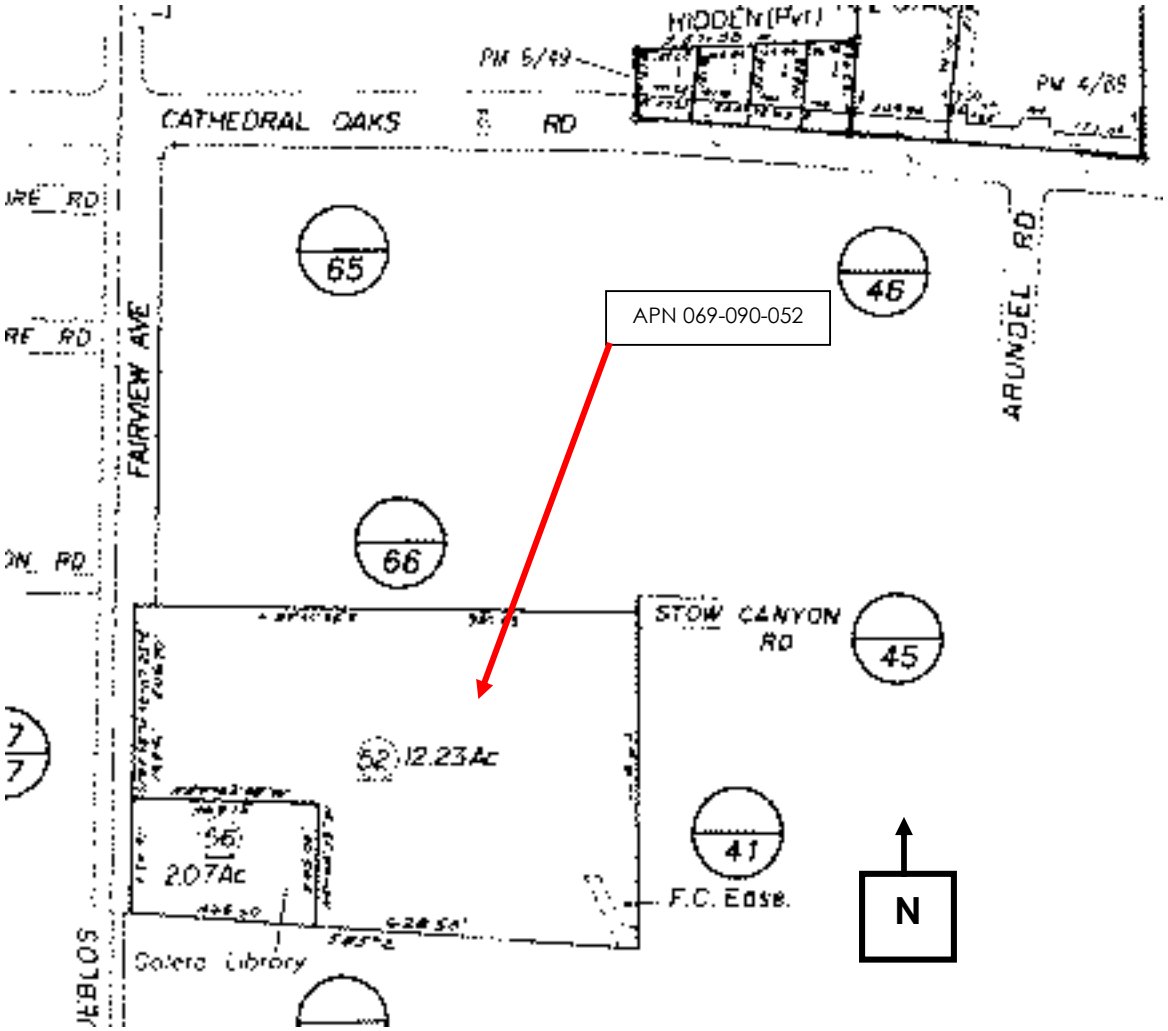
1.0 INTRODUCTION

This Phase 1 - 2 Historic Resources Report is for Assessor Parcel (APN) 069-090-052 at 598 North Fairview Avenue in the City of Goleta. Assessor Parcel 069-090-052 is a 12.23-acre property encompassing the location of The Center for Urban Agriculture at Fairview Gardens, a non-profit organization (Maps 1 - 3). The applicant proposes enhancements to the facility's pathways and parking to improve access. The project property is the location of a 19th century farmhouse included on the City of Goleta Historic Resources Inventory in 2022). This report fulfills the requirement for historic resource design review of proposed alterations or modifications to designated landmarks outlined in the City of Goleta Historic Preservation Ordinance. Pamela Post, Ph.D., senior author, and Timothy Hazeltine prepared this report.



Map 1, Location Map



Map 2, Assessor Parcel Map

Map 3, 2010 Aerial Photograph of APN 069-090-052 (2010 aerial photograph of the study property (University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb_18-68 1:12,000)

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, which 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 assessed as it 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 SS5024.1, 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 City of Goleta guided the identification of potential significant historic resources and evaluation of potential project impacts to significant historic resources outlined in this report.

1.2 City of Goleta Preservation Ordinance and Policies

The City of Goleta Historic Preservation and Cultural Resources Ordinance was approved by the City Council on April 5, 2022, via Resolution 22. On April 5, 2022, the City of Goleta adopted Resolution 22-10, Adopting the Historic Context Statement and Designation the Historic Landmarks List and Historic Resources Inventory (Case No. 16-092). The following section of the Historic Preservation and Cultural Resources Ordinance guides the assessment:

Section D, Criteria and Procedure for Historic Preservation Commission and Design Review Board Review of Alterations:

1. *Historic Preservation Review. The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in Section 15.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as Outlined in subsection 17.58.060 (B).*

2. *Required Findings. The Historic Preservation Commission shall make recommendations, and the Design Review Board shall decide based on of the following findings:*

    a. *The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or*
    b. *In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with relevant Secretary of the Interior's Standards for the Treatment of Historic Properties, or;*
    c. *There is sufficient evidence, including evidence provided by the Applicant, that denial of the proposed alteration would cause immediate hardship because of conditions unique to the specific property.*

1.3 Previous Studies and Designations

In 2021 a Phase 1-2 Historic Structures/Sites Report was prepared for the study property by Fermina B. Murray, Consulting Historian. The report concluded the 19th century farmhouse was eligible for listing as a City of Goleta Place of Historic Merit and therefore was a significant historic resource for the purposes of environmental review (Murray 2021: 18-19). The property is identified in the City of Goleta Historic Resources Inventory as a historic resource under Exhibit C of Resolution No. 22-10, as "*Section AB, 598 North Fairview Avenue: APN 069-090-052*. A copy of the State of California, Department of Parks and Recreation Primary and Buildings, Structure and Object (DPR), forms prepared by Historic Resources Group in March of 2021, is appended to this report in Appendix B of this report. The DPR form assigns the property the status code of 5S3 *(Individually eligible for local listing or designation through survey evaluation*).

1.4 Summary of Findings

This Historic Resources Report has concluded that the proposed project to rehabilitate the farmhouse and construct new facilities to further the Center for Urban Agriculture's mission, would not substantially impair the qualified historic resource's integrity of location, design, materials, workmanship, feeling, or association. It is also recommended that a historic preservation treatment plan for the Farmhouse be prepared to guide its rehabilitation after the project has received conceptual design approval. Provided this guidance is implemented, the historic resource would maintain its status as a listed City of Goleta Historic Resource and project impacts on significant historic resources are considered less than significant.

1.5 Project Description

The applicant proposes alterations to the farmhouse and other improvements to the study property which are detailed in Section 5 of this report. Conceptual plans have been developed for the project. The architect of record for the project is Blackbird architects. Project plans are found in Appendix A of this report.

1.6 Significance Findings

Farmhouse

The Phase 1 component of this report applied the City of Goleta Significance criteria to the study property and has concluded the farmhouse, which is listed in the City of Goleta Historic Resources Inventory, is eligible for listing as a City of Goleta Landmark and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey those qualities justifying its inclusion on the City of Goleta Historic Resources Inventory.

Vernacular Landscape

The farmland surrounding the farmhouse retains sufficient integrity to contribute to the setting of the farmhouse.

2.0 HISTORICAL CONTEXT AND SITE HISTORY

The formative period of the property's development spans the transformation of the property into a farm by Beverly Hicks between 1874 and the subdivision of the property by his heirs in 1898. This period is identified in the Context Statement prepared by Historic Resources Group as: Late 18th/Early 20th Century Development 1866 -1918, with the theme of agricultural Development and Development Between the Wars (1919 -1940) with the theme of Agriculture. The following section of the report provides a historic context for the property.

2.1 History of Goleta Valley (1782-2024)

Goleta Valley: 1782-1886

At the time of European contact, the Goleta Valley was inhabited by the Chumash, a Native American Culture group who had settled the region more than 10,000 years ago. The Chumash were semi-sedentary people noted for their extensive trade networks, complex culture, and maritime adaptation encompassing settlement of the Channel Islands and ocean-going canoes. Numerous Chumash settlements were located in the Goleta Valley, including several clustered around the margins of the Goleta Slough. The largest of these was located on Mescalitlán Island near the mouth of the Goleta Slough. In 1782, the Spanish established a fort (Presidio) in what was later to become downtown Santa Barbara. Four years later, in 1786, the Franciscan Order founded Mission Santa Barbara. Over the next 20 years, most of the Chumash were resettled by the Colonial government in an attempt to transform them into agriculturalists and loyal subjects of the Spanish Crown. While many Chumash moved to Mission Santa Barbara, others lived in outlying settlements. Two of these were located in the Goleta Valley; one near the Goleta Slough, built sometime before 1812, and other on the upper reaches of San Jose Creek.

In 1821, Mexico won its independence from Spain and at this time California became a territory of Mexico. For the next 11 years, the mission system continued to operate much as it had under the Spanish regime. However, by the early 1830s, the Mexican government committed itself to a policy of secularization. Finally, an order to secularize the missions was received by the territorial governor in 1834. As part of this plan, vast tracts of Mission Santa Barbara's lands, which encompassed the Goleta Valley, were granted to a number of locally prominent Mexican citizens, including Daniel Hill and American who had settled in the Santa Barbara region and became a Mexican citizen. In 1846, Hill was granted a 4,426-acre portion of ex-Santa Barbara Mission lands, located between the east boundary of *Rancho Dos Pueblos* and what was later to become Turnpike Road. Following the cessation of the Mexican American War of 1846-1848, the United States annexed California; two years later, it joined the Union and became its 31st state.

Both under Mexican rule and later as part of the United States, rancheros in the Goleta Valley made a prosperous living from the hide and tallow trade. The ranchers enjoyed only a short-lived period of prosperity. Floods in 1861-1862 followed by drought in 1863-1864, devastated Southern California croplands and decimated its cattle herds (Tompkins 1966: 62-66). In succeeding years many of the ranchers sold their landholdings in the Goleta Valley. Among these were the heirs of Daniel Hill whose Rancho La Goleta lands sold-off beginning in the early 1870s.

Rancho la Goleta and Rancho Dos Los Pueblos acreage were sold to newly arrived settlers, who established farms and small ranches in the Valley. Initially, farmers practiced dry farming by raising crops such as wheat and barley; however, by late 1870s orchard crops such as walnuts grew in importance. Crops were transported by ship via a wharf built by Goleta resident John More, sometime between 1870 and 1874. The wharf was located just east of Goleta Beach, at More's Landing. It was during the early 1870s that Beverly Hicks purchased

an approximately 88-acre plot of land encompassing acreage once part of the Rancho La Goleta from Ephraim Britton. Hicks' acreage bordered the westerly boundary of Rancho La Goleta and Rancho Dos Los Pueblos. Today (2024), the boundary between the two ranchos is delineated by North Fairview Avenue.

By the early 1870s, two small settlements were located along what would later become Hollister Avenue. One of these, named Goleta, was located at the intersection of Patterson Avenue and Hollister Avenue. Goleta included a public school, a Protestant church, and a general store. Today, this settlement is usually referred to as "Old Goleta" to distinguish it from the location of the Goleta's present downtown. Another settlement was located about a mile to the west of "Old Goleta" at the intersection of Fairview and Hollister Avenues. Named La Patera, it was the location of Goleta Valley's Roman Catholic chapel, several stores, a blacksmith shop, and a saloon.

The Goleta Valley: 1887 - 2024

In 1887, the Southern Pacific Railroad completed the southern segment of its *Coastline* route, which terminated near the west end of the Goleta Valley. The new railroad line facilitated shipping agricultural products south to Los Angeles. As irrigated water became available and with a railroad line linking Goleta with Southern California, row crops, as well as orchard crops, including plums, and lemon trees became the Valley's main crops. In 1902, the northern segment of the Southern Pacific's *Coastline* was completed linking the Goleta Valley to northern California. A new depot, opened in 1902, was built on Depot Road. This proved to be a boon to local farmers who by this time were devoting much of their acreage to lemons, which soon became Goleta Valley's most important crop. One of the most notable developments occurred in 1927, when a new Goleta Public School was built on the south side of Hollister Avenue. The establishment of the school presaged the decline of "Old Goleta," located a mile east of *La Patera*. Just a few years later, in 1933, the local post office was moved from "Old Goleta" to *La Patera*, escalating the decline of "Old Goleta," which eventually faded away. Today it is the location of a commercial development and Cottage Hospital's Goleta branch. Within a few years, *La Patera* was renamed Goleta after the nearby settlement of that name (Ruhge 1991: 288-289).

Like many communities in California, the onset of the Great Depression in 1929 curtailed new development in the Goleta Valley. While the prosperity of Goleta Valley's farmers suffered from the decreased demand for agricultural products during the Depression years, this impact was to some measure offset by the expansion of the region's petroleum industry, spurred by the discovery of oil at nearby Ellwood Beach, in 1928. Taxes from the oil industry supported the local economy throughout the Depression, even paying for the construction of a lavish new courthouse(Tompkins 1966: 277 - 290). Construction of a federally funded airport on the margins of the Goleta Slough helped support the local economy by providing the region's first commercial airport (Ruhge 1988: 4-1). The airport was under construction in December of 1941, when the United States, after the bombing of Pearl Harbor, in the Hawaiian Islands, declared war on the Empire of Japan. The airport was requisitioned for use as a Marine-training base with the military facilities encompassing Isla Vista and property on the west side of Storke Road and the north side of Hollister Avenue.

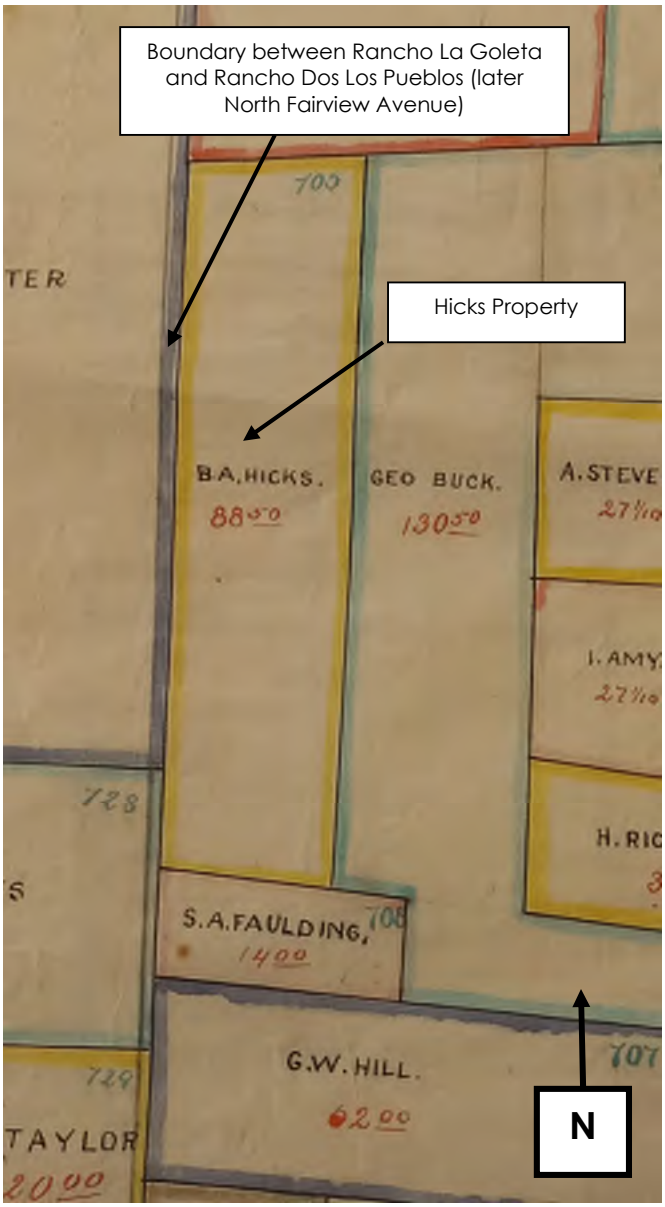
The military base remained operational until 1946 when it was put on caretaker status and subsequently returned to civilian use. Almost immediately, negotiations began to return the airport to the city of Santa Barbara and to find a new use for the former Marine base located adjacent to Isla Vista. Eventually, the acreage east of Isla Vista was given to the University of California as the site of a new college campus, the University of California, Santa Barbara, which opened in 1955.

With its proximity to a commercial airport and the university campus, the Goleta Valley began to develop as a center for "high tech" and defense-related industries including companies such as Raytheon, Applied Magnetics, and General Motors. Within a few years, Goleta's population would more than double and suburban single-family housing tracts dotted Goleta Valley. Early postwar tracts included El Encanto Heights and the Scull Ranch subdivisions and by 1960 over 1,000 new homes were under construction. By the early 1960s, large swaths of Goleta Valley's agricultural land, including acreage on either side of Fairview Avenue, began their transition from agricultural land into suburban middle class housing tracts, commercial properties, and institutional uses such as public schools and churches. Between 1964 and the early 1980s, much of the remaining agricultural land bordering North Fairview Avenue between the 101 Freeway and Foothill Road was developed with residential subdivisions leaving the Fairview Gardens property as the only large agricultural property on North Fairview Avenue.

Residential housing tracts continued to be built until the mid-to-late 1970s, when concerns about the water supply and planning constraints reduced new construction. Defense-related industries continued to expand until the end of the Cold War in the late 1980s; in the succeeding years, many closed or moved out of Goleta. The University of California, Santa Barbara, however, continued to expand its infrastructure and student enrollment; currently, it is the largest employer in Santa Barbara County.

2.2 Property History (circa-1870 to 2024)

The project property was once part of *Rancho Goleta*, a Mexican era land grant owned by Daniel Hill. Upon Hill's death *Rancho Goleta* was subdivided amongst his wife and children. The acreage inherited by Mary António Hill O'Neil (1843-1920), one of Hill's daughters, included the current project property. Subsequently, Mary A. Hill O'Neil sold her share of the rancho to Ephraim Britton, who then sold a 177-acre portion of the property to Beverly Hicks as flows: "a portion of *Rancho Goleta*, [in] consideration [of] $2 - $3.75 [an acre]" (*Santa Barbara Weekly Press*, February 7, 1874: 5, and Murray, 2021: 9) (Map 4).



Map 4, Map depicting the Hicks Property (*The Goleta Grant with Properties in and Around It*, Santa Barbara Historical Museum, G4, #38). This map was likely prepared sometime between 1874 and the mid-to-late 1880s

Beverly Alsop Hicks was born to parents Thomas S. Hicks and Anna M. Hicks on February 14, 1826 in Rockbridge, Virginia. At the age of 21, Hicks married Mary Magdalene Shaver in Rockbridge on November 11, 1847 (https://www.ancestry.com/family-tree/person/tree/76287057/person/432000547548/facts). The couple had four children between 1847 and 1869, a daughter Sarah born in 1849, a son Thomas born 1850, a son Stapleton, born 1852 and a son William, born in 1856. Beverly and Mary lived in Rockbridge until 1860. By 1856 they had moved to Missouri where they lived very briefly before relocating to Neveda in circa 1863 (https://www.ancestry.com/family-tree/person/tree/76287057/person/432000547548/facts). During the 1860s Beverly and Mary

had four more children, Including a son, Austin, born in 1863 a son, Oscar, born in 1865, a daughter, Anna, born in 1867 and a son, Ernest born in 1869 (Murray Family Tree; ancestry.com). By 1865, they had moved to Sacramento, California where they lived until relocating to Township 2 in Santa Barbara County sometime between 1865 and 1870. The 1870 United States Census lists the Hicks family, including Beverly, Mary his spouse, and eight of their children, as living in Township 2 of Santa Barbara County; Beverly Hicks' occupation was farming and his real estate holdings were valued at $9,950.00, a considerable amount for that era (https://www.ancestry.com/imageviewer/collections/7163/images/4259433_00462?pId=910063).

In 1872, a daughter Roxanne was born and two years later, in 1874, Beverly and Mary's last child, Margaret, was born (Murray Family Tree; ancestry.com). Sometime between 1874, when they purchased the project property on Fairview Avenue and Beverly Hicks' death in Goleta in 1894, the study property's two-story farmhouse was built. In 1880 Hicks was cultivating 48 acres with five acres of woodland; the farm's improvements were valued at $4,500.00, his farm equipment and machinery at $200.00, his livestock at $250.00, with $1,000.00 paid in wages to his workers (1880 United States Census, Selected Non-Farm Statistics, California, La Patera, pg. 14)

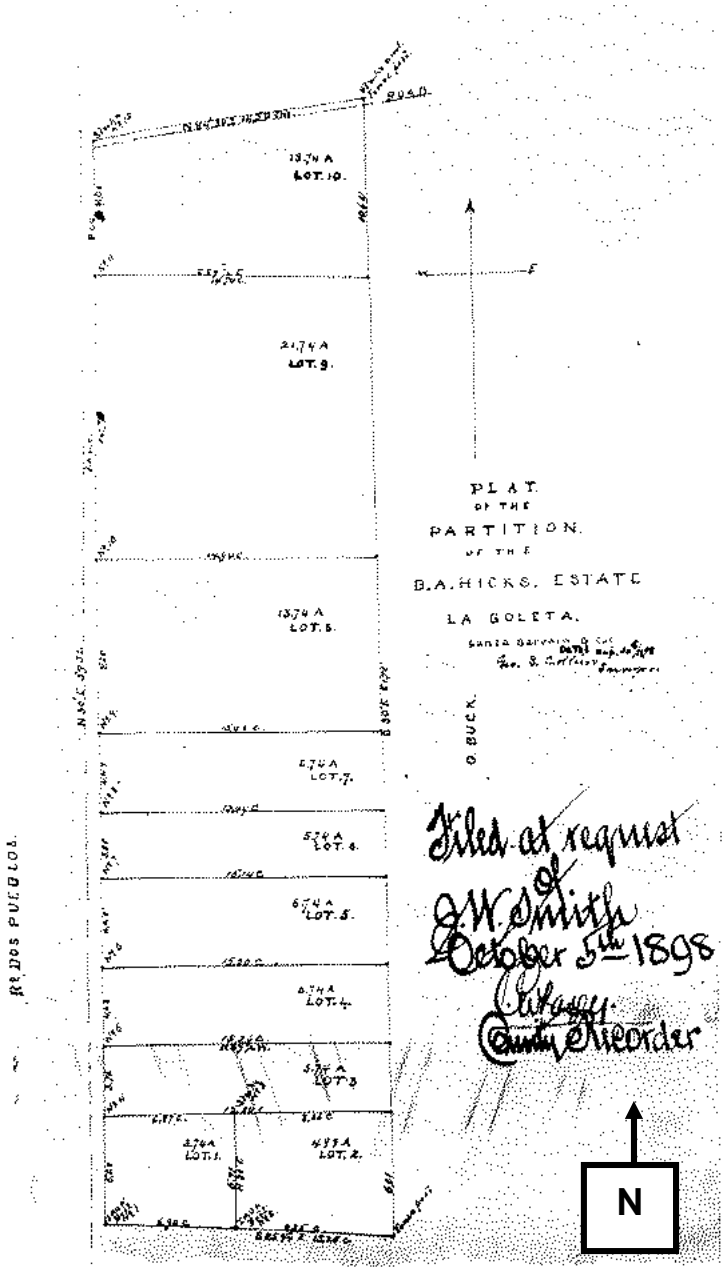
Mary Hicks, Beverly's wife, died in Goleta at the age of 62 on January 10, 1892,; she was buried at the Goleta Cemetery) (https://www.ancestry.com/family-tree/person/tree/76287057/person/432000547550/facts). On August 10, 1894, Beverly Hicks died in Goleta at the age of 68; he was buried next to his wife at Goleta Cemetery. Six years later, in 1898, Beverly Hicks' heirs divided the Fairview Avenue farm into 10 parcels (The Plat of the Partition of the B. A. Hicks Estate, September 30, 1898, Book One, Page 75). The project parcel encompasses Lots 2 and 3 and a portion of Lot 1 depicted on the 1898 Map (Maps 5 & 5a).

Some two years later, the 1900 W.W. Burton and Company Map (Map 5) identifies the owners of the study parcel as "E. Lillard" for Lot 3. E. Lillard was Elizabeth (Hicks) Lillard, the daughter of Beverly and Margaret Hicks who married Tom Lillard in 1872 (Map 6). The "Thomas" listed as the owner of Lot 2, likely refers to Thomas Hicks, one of the sons of Beverly and Mary Hicks, who was the Santa Barbara County Sherriff between 1895 and 1898 (Exhibit 1). (https://www.sbsheriff.org/about-us/department-history/). While Thomas Hicks occupation is listed as "farmer" in 1879, it is unclear how long he lived on the property; by 1896 he was residing in the City of Santa Barbara (Great Register of Santa Barbara County, 1879 and 1896). Thomas Hicks he died in the City of Santa Barbara on December 7, 1926 (https://www.ancestry.com/discoveryui-content/view/40625828:60525?tid=&pid=&queryid=34a1ff7c-4acd-43fe-af36-34ae2c7ef83e&_phsrc=WfV1461&_phstart=successSource). Lot 1's owner is identified as "Holme"? (the copy of the map on file at the Santa Barbara Historical Museum lacks sufficient resolution to clearly read the name), perhaps referring to the Harms family who owned the study property in the 1950s. The Buck family who owned the adjoining parcel to the east are not identified on the 1900 Burton Map as owners of the project parcel (see Maps 5 & 5a).

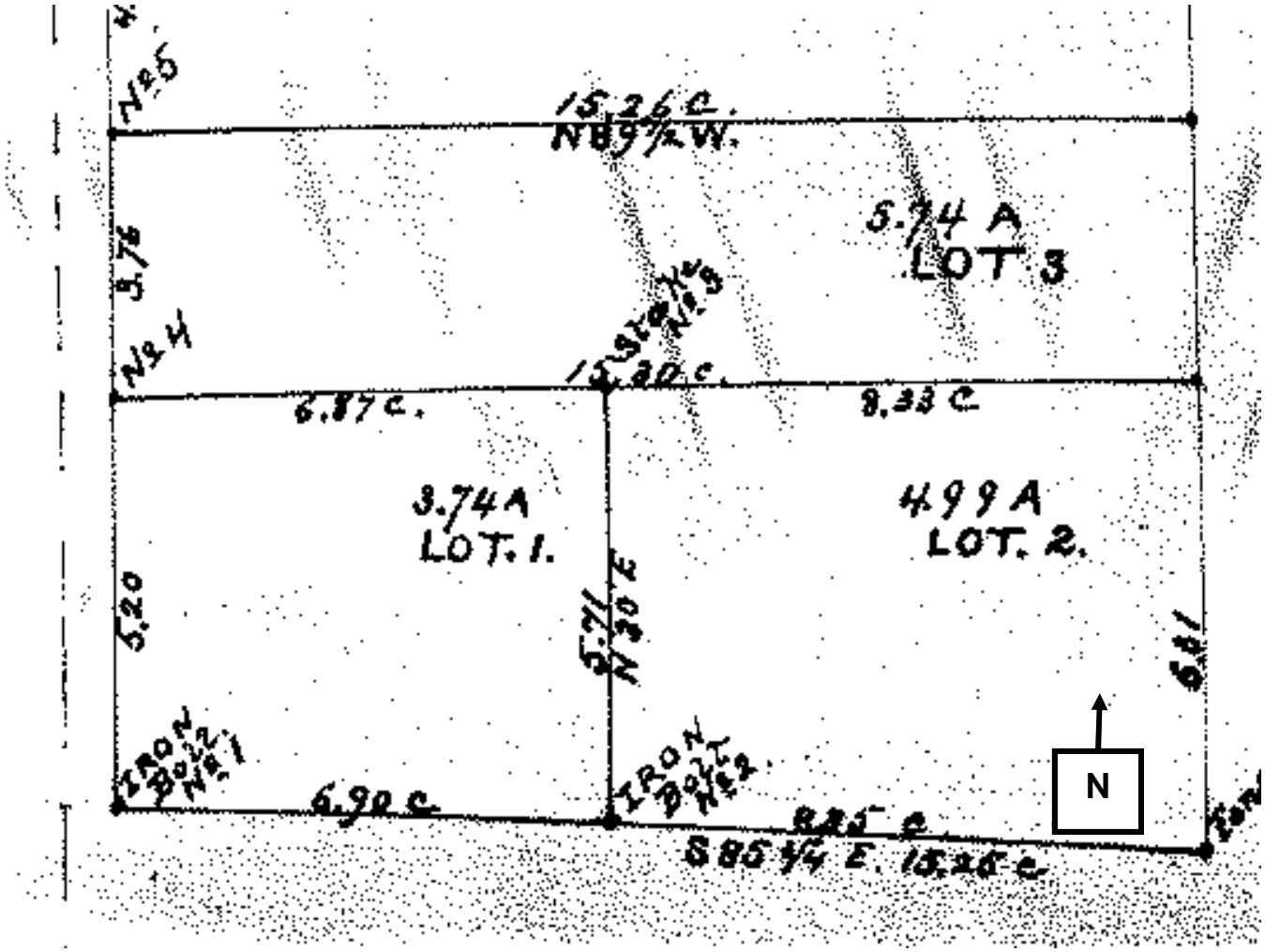
Exhibit 1, Thomas Hicks, Santa Barbara County Sherriff (https://www.sbsheriff.org/about-us/department-history/)

The ownership of the study property between 1900 and 1930 is not well documented. It is possible it was owned by Edgar Hazard who was the documented owner of the property between 1930 and the mid-to-late 1940s.

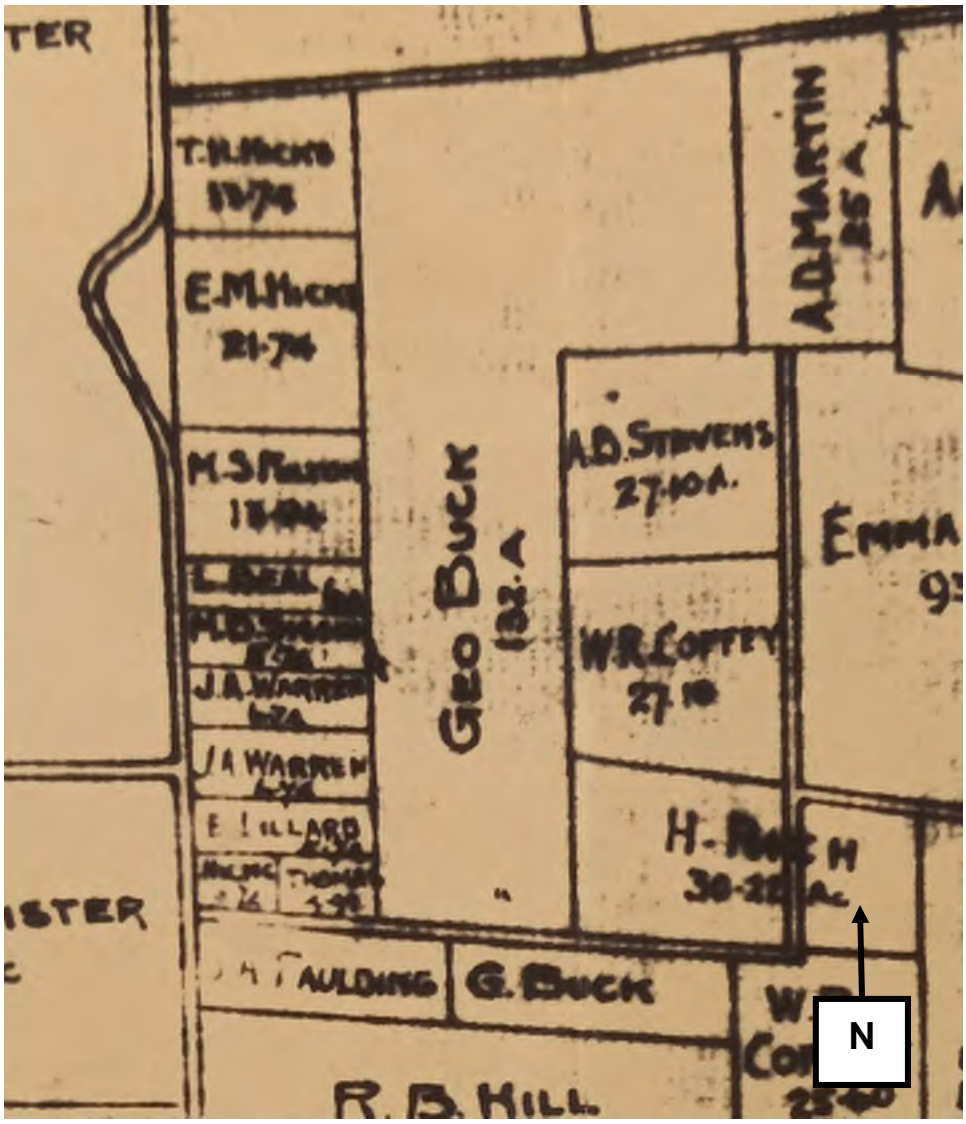
(see next page)



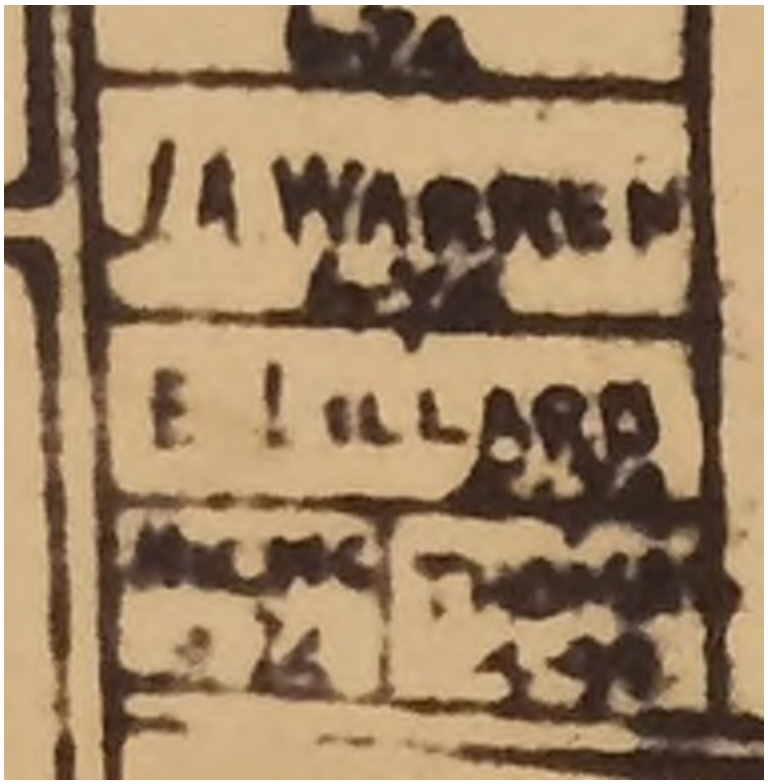
Map 5, 1898 Map depicting the division of the Hicks Property into Ten Parcels (*Santa Barbara County Surveyor's Office, Recorded Maps, Book 1, Page 75*).



Map 5a, 1898 Map depicting the division of the Hicks Property into Ten Parcels with a detail of lots 1, 2 and 3 (*Santa Barbara County Surveyor's Office, Recorded Maps, Book 1, Page 75*).



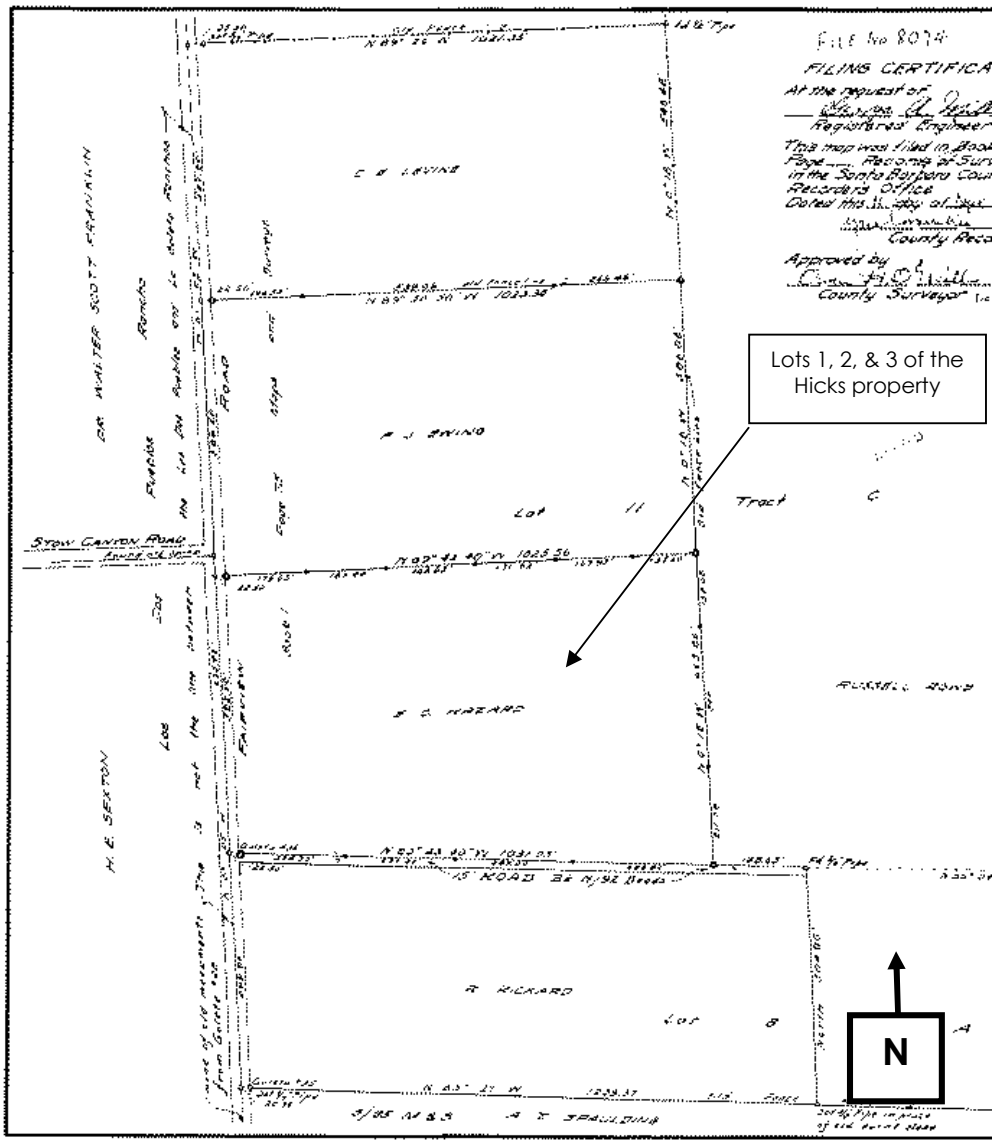
Map 6, Map Compiled by WW Burton &Co. Real Estate Agents, Santa Barbara, Calif. 1900. Copy on file at the Gledhill Library, Santa Barbara Historical Museum



Map 5a, Detail of the Map Compiled by WW Burton & Co. Real Estate Agents, Santa Barbara, Calif. 1900. Copy on file at the Gledhill Library, Santa Barbara Historical Museum

Edgar C. Hazard (1852-1945)

By no later than 1930, Edgar C. Hazard (1930 United States Census) owned the property. Edgar Charles Hazard was born on December 24, 1852, in La Grange, Wisconsin (Garnett, Judy Family Tree; ancestry.com). Following his marriage to Martha Hazard, the couple had a daughter, Marian (1878-1951) and a son Joseph 1879-1976). Edgar and Martha divorced in 1883. During this time they were living in Texas (Garnett, Judy Family Tree; ancestry.com). In that same year Edgar married his second wife, Katherine. Edgar and Katherine would have five children: Earl (1884-1987), Percival (1887-1967), Jeanette (1889-1957), and twin daughters Nola (1892-1964) and Julia (1892-1974). Eventually, Edgar and his family moved to California and by at least 1910 they were living on Depot Road in Goleta where Edgar occupation was listed "farmer." The Hazard family continued to live on Depot Road until at least 1920 (1910 and 1920 Unitec States Census). By no later than 1930, Edgar Hazard is living on the study property on Fairview Avenue where his occupation is listed as a farmer (1930 United States Census; Map 7, Santa Barbara County Surveyor's Office, Record of Survey, Book 25, pg. 104, 1939). Edgar Hazard lived on the Fairview property until his death in Goleta on February 6, 1945 (Garnett, Judy Family Tree; ancestry.com). A review of available records, including directories and maps archived at the County of Santa Barbara Surveyor's Office, did not reveal the study property's owners between 1946 and 1954.



Map 67 Map of the study property prepared in 1939 (Santa Barbara County Surveyor's Office, Record of Survey, Book 25, pg. 104, 1939)

Theodore F. Harms and Josephine Harms

Sometime before 1954, Theodore F. Harms and his wife Josephine acquired the property (1954 Telephone Directory). The 1954 phone directory of 500 Fairview Avenue also lists Roy Rickard and Norman Rowe at the same address. Both Rickard and Rowe had been living on adjacent parcels since at least 1939 and may have shared the same mailing address as that of Theodore and Josephine Harms (1954 Phone Directory (see map 7). Theodore and Josphine Harms lived at 500 Fairview Avenue until 1966 (Murry, 2021: 10). Between 1967 and 1973, the Harms' continued to own the property on Fairview Avenue but did not live there. Instead, they lived at 4077 Cuervo Avenue in Goleta (Santa Barbara City Directories 1967 – 1973). In 1973, the Goleta Public library was constructed on a portion of Lot 1 at the southwest corner of the

Hicks' Tract, which had been the location of an orchard. After the opening of the Library at what is now 500 North Fairview Avenue, the study property's address was changed from 500 North Fairview Avenue to its current address of 598 North Fairview Avenue.

Fairview Gardens (1974-1997)

In 1974, Roger and Cornelia Chapman purchased the project property at 598 North Fairview Avenue from its previous owners , Theodore, and Josephine Harms. At the time of sale the Chapmans resided at 4000 Cuervo Avenue, only a "few houses away from Theodore and Josephine Harms" (Murray, 2021: 11). It is likely that the Chapmans heard of the availability of the property "through neighborly conversational exchange with the Harms family" (Murray, 2021: 11). Between 1974 and 1981 the North Fairview Avenue property was listed in the phone directories as "vacant" (Murray, 2021: 12), Unlike the Harms, the Chapmans did not live on the North Fairview Avenue property. Instead, the Chapmans intended to create an organic farm, one of the first in the Goleta Valley. They named their organic farm 'Fairview Gardens." Roger and Cornelia "steadfastly supported their managers and farmhands and community activists as they worked together to bring about their novel vision" (Murray 2021: 11). After four years of nurturing the soil organically the Chapmans produced their first crop, including "avocadoes, cherimoyas, figs, apricots, strawberries, corn, and plums" (Murray, 2021:11). As avid disciples of organic farming during the time they owned Fairview Gardens the Chapmans enjoyed passing on their knowledge to those in the community and were successful over the years in teaching their methods of organic farming to a number of gardeners and farmers. By the late 1980s the Chapmans were growing older and were looking for ways in which Fairview Gardens could continue to operate as an organic farm. Roger Chapman died in 1989 before he could see his vision come to fruition. In 1995, Cornelia Chapman, fulfilling her wishes, as well as that of her husband's to continue their legacy of organic farming, sold Fairview Gardens for:

> "$750,000 *and gave the activists two years raise the funds. A non-profit organization was formed to buy the land and place it in public trust. A campaign was launched that eventually raised this sum by 1997 through q combination of public grants from the Santa Barbara County Board of Supervisors. foundation grants and private donations. An agreement with the Land Trust for Sata Barbara County created an agricultural easement on the land in perpetuity . and the non-profit Center for Urban Agriculture and Fairview Gardens was formed to run the farm's operations. The agreement with the Land Trust stipulates thar the land must remain a working organic farm , and that educational components must continue as well "*(Murray, 2021: 13).

Roger and Cornelia Chapman

Roger Chapman met his future wife, Cornelia, during World War II in Great Britain while serving in the American military as a navigator in the Army Air Corps. The couple soon wed and following the end of the War they moved to Southern California. Roger attended the University of California, Los Angels, where he obtained a doctorate in music and music theory in 1954 (Murray, 2021: 1) In that same year the couple moved to Santa Barbara where Roger had been offered a position as a professor in the Music Department at the newly opened University of California. Santa Barbara (UCSB). In the ensuing years Roger and Cornelia would

have four children. After 17 years of teaching, Dr. Chapman retired from UCSB in 1971. Following Roger's retirement both he and Cornelia looked for new avenues to pursue. It undoubtedly was not hard to pique Cornelia's interest in buying the farm property on North Fairview Avenue. Cornelia already had showed an early interest in farming when she joined the Women's Land Aemy, which provided supplemental labor for understaffed English farms during World War II(Murray, 2021: 11). For the next 15 years, Roger and Cornelia devoted themselves to making Fairview Gardens a successful organic farm. Roger Chapman died in 1989. Cornelia continued with equal devotion until she sold Fairview Gardens in 1997 to the Center for Urban Agriculture.

Center for Urban Agriculture (1997 -2024)

In addition to maintaining the organic farm and the sale of its agricultural products, the Center offered its first programs included a Spring Break program where children from kindergarten through the 4th grade could learn the rudiments of gardening, and an eight-week summer camp for older children from July through August. Four years after the Center for urban Agriculture took control of Fairview Gardens the Corona virus (Covid-19) struck the United States. During the pandemic, a number of businesses, including Fairview Gardens, had to severely curtail their activities. Beginning in 2021, access to the Fairview Garden's farm stand was reduced to twice a week. Around mid-2022 all educational programs were put on hiatus, and the sale of farm produce ceased. In the summer of 2022, Michael Abelman, who had been the executive director for the Center of Urban Agriculture for more than 20 years returned to that position. Abelman had managed Fairview Gardens since 1981, before he took the position with the Center for Urban Agricultures in the early 2000s (The Independent, May 12, 2016; July 8, 2022), In the Fall of 2022 Fairview Gardens temporarily closed in order to "redesign and revamp its operations, transition to regenerative agriculture, and develop a garden for kids along with other community agricultural programming" (https://www.sblandtrust.otg/andfairview-gardens-goleta/). While Fairview Gardens remains closed the Center for Urban Agriculture, remains committed to preserving their commitment to organic farming and the future first envisioned by Roger and Cornelia Chapman.

3.0 SITE DESCRIPTION

A site visit by Pamela Post, Ph.D., and Timothy Hazeltine of Post/Hazeltine Associates, was completed on December 6, 2023. The intensive survey included a walkover of the entire property including the interior and exterior of the house, the outbuildings and farmland. The interior and exterior of the house, the exteriors of the outbuildings, and the agricultural land and its setting were documented by photographs.

3.1 Regional Setting

598 North Fairview Avenue is located south of the intersection of Cathedral Oaks Road and north of Calle Real (see Figures 1 – 3). Secondary cross streets include Stow Canyon Road to the north and Berkely Road to the south. The study parcel is delineated on its north side by Stow Canyon Road and a residential subdivision created in 1986(Santa Barbara County Surveyor's Office, Records of Survey, Book 150, Page 078), on its south side by Berkely Road and a residential subdivision, on its east side by a residential subdivision delineated by

Wakefield Drive and several cul-de-sacs, and on its west side by the Goleta Public Library and North Fairview Avenue. The natural environment of the study parcel and its environs have been substantially modified by human activity since Spain founded the Presidio in Santa Barbara in 1782. Before the arrival of the Spanish, a series of estuaries extended west from Modoc Road to Storke Road. Today, the largest remnant of these estuaries is the Goleta Slough. Until the early 20th century, riparian plant communities surrounded the slough, and extended along the watercourses, with dry-land vegetation dominated by the Coastal Sage Community intermixed with stands of native oaks. Since the 1870s, human occupation, including grazing, re-channeling creeks, sedimentation of sloughs due to overgrazing, the conversation of sloughs into farmland, institutional, commercial, and suburban development has dramatically modified these habitats over the past 239 years.

Today, the dominant landscape features of the Goleta Valley are a line of hills defining the north boundary of the valley and a series of mesas and sloughs extending along the Pacific Ocean between More Mesa and Coal Oil Point. Beginning in the early 1860s, erosion and development began to infill the sloughs. This process accelerated with the construction of the airport in the early 1940s, which a remnant of the Goleta Slough was transformed into an airport and military base. By the 1950s, establishment of defense-related research and development companies, such as Applied Magnetics, General Motors and Raytheon intensified growth of the area's economy and population. Extensive new commercial, institutional, and residential development occurred much of it located on what had been farmland or in-filled estuarine sloughs. This process has continued to the present. Today, the Goleta Valley, once dedicated primarily to grazing and farming, is now characterized by suburban style residential and commercial development interspersed with small farms and orchards.

3.2 Neighborhood Setting

The study property is located on the east side of the 500 block of North Fairview Avenue (see Map 3). Development in the neighborhood is composed of tract style single-family houses built between the 1963 and the 1980s, institutional development including the district office of the Goleta Unified School District, the Goleta Public Library, and a church. The study parcel is the only remaining agricultural parcel on North Fairview Avenue,

3.3 Property Description

The study property is a 12.23-acre parcel fronting North Fairview (see Maps 1 & 2 and Appendix, Photographs 7 & 7a). The facility is accessed via a driveway at the north end of the parcel opening onto North Fairview Avenue. Secondary driveways are located to the north on Stow Canyon Road and near the southwest corner of the study parcel off the Goleta Public Library's rear parking lot (see Map 3). The L-shaped parcel is developed with a farmhouse likely built sometime in the last quarter of the 19th century and sheds and yurts which dated to the 1970s or later (Appendix B, Photograph 1). The remainder of the parcel is agricultural land. The farmhouse is located on a rise while the rest of the parcel slopes down west towards North Fairview Avenue, south towards an adjacent residential subdivision or

southwest towards the Goleta Public Library. A recorded drainage easement is located near the southeast corner of the parcel (see Map 2).

The Farmhouse

The two-story Vernacular type farmhouse is of wood construction. It is comprised of interlocking two-story volumes set at right angles to each other to create an L-shaped footprint. Its exterior walls are sheathed in narrow, clapboard siding laid over vertical boards (Appendix B, Photographs 2 – 4 and see Photograph 1). The intersection gable roof is moderately pitched with boxed eaves. Fenestration is almost entirely comprised of multi-light wood sash of varying dimensions (Appendix B, Photograph 5). Many of the windows are set in projecting frames embellished with simplified Classical-inspired trimwork. The primary entrance located on the house's south elevation is a multi-light wood door sheltered by a one-story porch with a shed roof supported by wood posts. A partially collapsed brick chimney is located near the south end of the west elevation (Appendix B, Photograph 6). A shallow porch supported by narrow wood posts located at the north end of the house's east elevation shelters a door leading to the house's kitchen. The farmhouse has been extensively altered since its construction in the 19th century. Alterations include the south elevation's one-story porch, the porch at the north end of the east elevation, and modifications to the fenestration. It is likely the original part of the house, encompassing the wing with a side gable roof is balloon-framed because the partial collapse of the west elevation's chimney revealed the original exterior walls comprised of wide vertical boards that extend a full two-stories in height (Appendix B, see Photograph 6). The boards are of varying widths with some well over a foot wide. This construction method had largely been replaced with standard wood framing by the early 1890s.

South Elevation

This elevation is the house's entrance façade (Appendix B, Photographs 6 – 10). This elevation is set on a raised concrete foundation. The two-story elevation is capped by a side gable roof with a shed-roofed dormer with three windows openings at its center point. The two windows at the west end of the dormer are six-over-one wood sash windows. The window at the east end of the elevation has been sealed over with plywood sheeting. The upper portion of the rear wing's front-facing gable, with its six-light window, extends above the main roof's ridgeline. The elevation's one-story ground floor porch is supported by four square wood posts. A set of concrete steps at the east end of porch lead to the 24-light wood front door flanked by multi-light sidelights. The front door is flanked on its west by three, six-over-six wood sash windows with same style surrounds and trimwork as the house's other windows.

This elevation has undergone several alterations since its construction. Most of these alterations are not recorded by permits. Consequently, the dates of these alterations can only be estimated. The existing porch, including its posts, concrete steps, and shed roof represent an addition. If a porch previously existed at this location, it was likely similar to porches dating to the last quarter of the 19th century with a raised wood deck access via wood steps and narrow, chamfered wood posts supporting a flat or slightly pitched roof. The style of the dormer is not characteristic of houses built in the 19th century or the first decade of the 20th

century. Instead, its design is consistent with a construction date in the early 20th century when dormers of this type were common on American Colonial Revival and Craftsman style houses. The existing front door with its sidelights, whose design is not consistent with 19th century doors, is very likely a later replacement.

North Elevation

This elevation is comprised of the house's projecting rear wing flanked on its east by a deeply recessed wing of the farmhouse(Appendix B, Photographs 11 – 13). The elevation's projecting wing is capped by a front-facing gable roof. The projecting wing's fenestration is comprised of an attic level six-light wood window, a second floor six-over-six wood sash window with reductively styled Classical trimwork and surrounds. The wing's first floor fenestration is comprised of a pair of faux divided light metal frame window units installed withing the last 20 years. Exposed piping at the east end of the wing is for utilities and venting. A shallow porch at the east end of the wing features a shed roof supported by four-inch-by-four-inch wood posts. The porch's construction materials and design suggest a construction date sometime after the first decade of the 20th century.

The elevation's recessed wing is capped by a complex roof with gable and hipped elements. The combination of roof types indicates this section of the north elevation has undergone one or more alterations. Its fenestration is comprised of a six-light wood window providing light to the house's stair hall. The window's surround and trimwork matches the design of the house's other windows. A ground floor, six-light wood panel door is placed at the west end of the elevation. The door, which features wider glazing bars, is not original.

This elevation has undergone several alterations since its construction. These alterations are not recorded by permits. Consequently, the dates of these alterations can only be estimated. As noted above, the projecting wing's first floor window is a replacement made within the last 20 years and the shed-roofed porch is a later alteration likely built sometime after the first decade of the 20th century. The recessed wing had undergone several alterations including modifications to the roof.

East Elevation

This elevation is comprised of two intersecting two-story volumes set at right angles to each other farmhouse(Appendix B, Photographs 14 – 18). The recessed volume is capped by a side gable roof while the projecting volume is capped by a broken pitch front gable roof. The projecting volume's is asymmetrically arranged with a rectangular window opening covered by plywood sheeting on the first floor, a six-light wood window providing light to the stair hall and a second floor rectangular window covered by plywood sheeting. A vent cover is set below the peak of the roof's front-facing gable.
The elevation's recessed volume features a first floor porch with square wood posts supporting a shed roof. Wood shingles clad the upper part of the porch. The porch shelters a 15-light paneled wood door leading into a utility room. A pair of casement windows flank the north side of the door. On its south the door is flanked by a six-over-six wood sash window and a triple, six-over-six wood sash window. This wing's second floor features an enclosed sleeping

porch whose roof is supported by five wood posts set on a parapet, which were altered to accommodate six, eight-light casement windows. One of the casement windows has been replaced by a fixed, single-light window and another window has been removed and replaced by a sheet of plywood. The sleeping porch is flanked on its south by a pair of six-light wood windows, one of which was an operable casement. One of the casements has been replaced by a sheet of plywood. A pair of six-over-six sash windows are located at the south end of the second floor where it intersects the elevation's projecting volume. The southernmost sash window's trimwork is partially covered by the projecting wing's eave line. Suggesting the eave line is a later alteration.

As noted above, this elevation has undergone several alterations since its construction in the 19th century. These may include the elevation's recessed volume which features a second floor sleeping room, a very uncommon feature on houses in the Santa Barbara area before the second decade of the 20th century, the first floor porch and possibly the portion the stair hall encompassed capped by the broken-pitched section of the front gable roof. Other modifications include the insertion of windows in the sleeping porch which likely features screened opening, subsequent alterations to the sleeping room's fenestration and the sheathing of a first floor window and a second floor window with plywood sheeting.

West Elevation

This elevation is linear in configuration farmhouse(Appendix B, Photographs 19 – 23). Its most notable feature is a partially collapsed red brick firebox and chimney located near the south end of the elevation. The chimney's collapse has revealed the original wood planking extending the height of two floors, to a height of approximately 16-feet. The exposed planks vary in width from approximately two feet to a foot in width. Planking of this type is characteristic of ballon framing a construction technique common in Santa Barbara County before the arrival of the railroad in 1887.

The elevation is capped by a complex roof with side gable and front gable elements. Fenestration is comprised of asymmetrically arranged multi-light wood sash and casement windows of varying dimensions. Window casings and trimwork are similar but vary in type, with some windows set in projecting frames, while others are almost flush with the exterior cladding. Cladding is horizontal clapboard types and the raised foundation is sheathed in vertical wood slats. The clapboards vary in length with joining present in several areas which may indicate subsequent areas of repair or alteration.

The elevation's first floor fenestration is comprised of a six-over-six wood sash window at the south end of the elevation, which is flanked on its north by remnants of the chimney's firebox. On its north the firebox is flanked by a six-light window with a horizontal emphasis. A triple window comprised of three, six-over-six windows is set near the center of the elevation. This window is flanked on its north by paired, six-light windows set in a projecting frame. This window unit provides light to the house's kitchen. On the second floor fenestration is comprised of two, six-over-six casement windows flanking either side of the collapsed chimney. The second floor's remaining fenestration is comprised of a pair of six-over-six wood

sash windows and a six-light window with a horizontal emphasis set near the elevation's center point. A six-over-six window is set near the north end of the elevation.

As noted above, this elevation has undergone several alterations since its construction in the 19th century. The south end of the elevation with its vertical plank siding sheathed in horizontal clapboard siding appears to be ballooned framed, a construction technique common in Santa Barbara County before the arrival, in 1887, of the Southern Pacific Railroad. Several of the elevation's windows are set in boxed frames indicative of windows set into single wall construction. Consequently, it is possible the elevation represents several construction eras.

The Vernacular Landscape

Existing Conditions

This section of the report provides a description of the property and an overview of its development since the property was transformed into a farm in the early 1870s. Existing conditions are documented in Appendix B, Photographs 24 – 49).

The 12.23 acre parcel is delineated by residential subdivisions on its north, south and east sides (Appendix B, see Photographs 7 & 7a). The residential subdivisions were constructed on former agricultural acreage between the mid-1960s and 1986. The study property's topography is characterized by a ridge extending north to south flanked on its south, east, and west by declivities in the terrain (see Map 3). The farmhouse is located on the ridge which provides expansive views towards the south, east, and west. The agricultural acreage located down slope and south of the farmhouse is delineated on its south by the Goleta Valley Public Library, on the north by Stow Canyon Road, on the east by the house, and on the west by North Fairview Avenue (Appendix B, Photographs 7 & 7a).

Vegetation on the west side of the property is confined to a scattering of trees on the slope demarcating the fields bordering North Fairview Avenue from the ridgetop. Trees species include fruit trees, Monterey Cypress, palms, eucalypts, and pines. Surviving ornamental plantings are confined to the row of Monterey cypress delineating the west edge of the ridge and ornamental shrubs and trees around the Farmhouse(Appendix B, see Photographs 24 – 31, 48 & 49). The agricultural fields located east of the farmhouse are comprised of cultivated acreage divided into two areas by a drainage that exits the property via a concrete culvert located near the southeast corner of the parcel (Appendix B, see Photographs 32 – 41). A linear planting of fruit trees extends east to west from the base of the slope towards the drainage (Appendix B, see Photographs 35 & 36). The south, east, and west property boundaries and either side of the culvert, are defined trees, shrubs, and fencing (Appendix B, see Photographs 32 – 41). Trees are mostly non-native types, including sycamores, willows, redwoods, eucalypts, yuccas, and cypresses. Built improvements south of the farmhouse include a wood pergola supporting a grape vine, a shed, and a hoop farmhouse (Appendix B, see Photographs 34 – 49). An asphalt driveway extends from the southwest corner of the property onto the Goleta Public Library property (Appendix B, see Photograph 47). None of the vegetation in this area of the study property predates 1965 according to a review of aerial photographs taken between 1927 and 1965 (Appendix C).

Several outbuildings, including yurts, sheds and a pergola are located on the study parcel. All of the outbuildings were installed after 1981 when the property was acquired by Fairview Gardens, a non-profit (Appendix B, see Photographs 26 – 32). Most of the outbuildings, including the yurts, are clustered north of the house. A pergola and two sheds are located south of the house's south elevation (Appendix B, see Photographs 43 & 46).

Historic Conditions

The earliest visual documentation of the farm is a 1928 aerial photograph, which depicts the exiting farmhouse partially surrounded by plantings of mature ornamental trees (Appendix C, Photographs 1 – 1b). Orchards were located in the upper northwest corner and along the south side of the property. The orchard at the northwest corner of the property featured smaller tree canopies, and were likely citrus while the orchard adjacent to the east property line appears to have been walnut trees due to the generous size of the trees and their untrimmed canopies. The remainder of the acreage appears to have been cultivated for crops or fallow. Access to the property and farmhouse was via a tree-lined driveway extending south from the farmhouse to an unpaved private road at the south end of the property. Two rows of trees located near the southwest corner of the property may be remnants of an orchard or a tree-lined roadway. Ornamental landscaping was confined to the vicinity of the farmhouse and the driveway. Surrounding properties were planted with orchards, cultivated, or fallow. North Fairview Avenue and Stow Canyon Road, which appear to have been unsurfaced.

By 1943 the property's uncultivated acreage had been planted with orchard trees arrayed in a grid pattern. The trees are planted closed together suggesting they were citrus trees (Appendix C, Photograph 2). The remainder of the property was planted with larger trees, most likely walnuts. The 1943 aerial is the first photograph to depict the garage/service building located to the north of the farmhouse and a small square structure that was likely a wellhouse based on its size and configuration. Five years later, a 1948 aerial photograph depicts a similar development pattern with the addition of a small square structure that was likely a wellhouse based on its size and configuration (Appendix C, Photographs 3 & 3a). The wellhouse was very likely present before 1948. Sometime between 1948 and 1954, the orchards in the southeast corner of the property were removed (Appendix B, Photograph 4 and see Photograph 5). Theodore Harms replanted some of the acreage with avocado trees in August of 1954 that are referenced in the 2021 Historic Structures/Sites Report (Murray 2021: 10). Sometime between 1954 and 1965 the remaining walnut orchards at the northeast corner of the study property and the orchards on the west side of the driveway had been removed.

By the early 1960s the Goleta Valley began its transition from an agricultural community to one characterized by suburban style development propelled by the growth of defense-related research and development and the growth of the University of California, Santa Barbara. A consequence farmland in the vicinity of the study property was gradually replaced by residential housing tracts, public schools, and private institutional development such as churches. One of the earlier suburban tracts abutting the study property's south property line,

was created in 1963 (Appendix C, Photographs 6 & 6a, and Santa Barbara County Surveyor's Office, Recorded Maps, Book 75, pages 92 & 93, Tract 10218, Unit 2). Other housing tracts, including Encina Royal, had been created to the south and southeast of the study property and on the west side of North Fairview Avenue at its intersection with Stow Canyon Road (see Appendix C, Photographs 6 & 6a). Public institutional development included an elementary school at 401 North Fairview Avenue (now the district office for the Goleta Union School District0. Private institutional development included the Christian Science, First Church of Christ at 480 North Fairview Avenue.

Additional development in the vicinity of the study property occurred between the early 1970s and 1983 when the undeveloped parcel located north of Stow Canyon Road was converted into a single-family residential tract leaving the study property as the only remaining agricultural property on North Fairview Avenue (Appendix C, Exhibits 7 & 7a). Between the 1980s and the 2010s, the study property was cultivated with row crops and planted with new orchards, which required the removal of the remaining avocado and other orchard trees were removed. Today (2024), most of the acreage is cultivated fields.

4.0 EVALUATION OF SIGNIFICANCE

The criteria to be used in determining the historic and architectural significance of buildings and/or properties in the City of Goleta are:

17.33.040 Historic Landmarks

A. **Criteria for Designating a Historic Landmark.** A building, structure, object, or site shall be designated a Historic Landmark, if the City Council finds that the following criteria are met:

1. The proposed Historic Landmark is at least 50 years old or exhibits Exceptional Importance; and
2. The proposed Historic Landmark meets one or more of the following:
   a. The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or
   b. The proposed Historic Landmark is associated with persons significant in local, State, or national history; or
   c. The proposed Historic Landmark embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship, or it is a significant example of the work of a notable builder, designer, or architect; or
   d. The proposed Historic Landmark has yielded or has the potential to yield, information important to the history or prehistory of the City, State, or nation; and
3. The proposed Historic Landmark retains those aspects of historic integrity that convey the reason for its significance.

4.1 Potential Historic, Cultural, and Architectural Themes

Potential historic, cultural, and architectural themes include settlement and agriculture between 1974 and 1945 encompassing the ownership of the property by the Hicks family (1874 to circa-1898, and subsequent occupancy of the Hazard family cultivation of walnut orchards. The theme of historic architecture primarily related to the farmhouse is also relevant. The property at 5399 Overpass Road will be evaluated for historic/cultural significance using both State CEQA guidelines and the criteria listed in the City of Goleta Cultural Resource Guidelines. The application of the criteria will focus on the built improvements located at 5399 Overpass Road to determine if any of the buildings are significant historic resources for the purposes of environmental review.

The following buildings, structures, and features are more than 50 years of age and require further evaluation:

1. The Farmhouse.

The following buildings, structures, and features, built between the early 1970s and the 2000s, are less than 50 years of age and do not require further evaluation:

1. Yurts located north of the farmhouse along the east side of the driveway;
2. Outbuildings located north of the farmhouse along the east side of the driveway;
3. Concrete pad and structure located west of the house; and
4. Sheds, pergola, and hoop farmhouse located south of the house.

Landscape and Hardscape

The earliest documentation of the farm's appearance and crops is a 1928 aerial photograph, which depicts orchards with the farm's driveway extending south from the farmhouse to (likely walnuts and field which may have been cultivated (Appendix C, Photographs 1 – 1b). A review of aerial photographs taken between 1928 and 1973 document changes to the orchards and fields including the replacement of most of the walnut groves with another orchard tree, likely citrus, and the replacement of the earlier orchards with avocados (Appendix C, Photographs 1 -6b). The conversion of much of the surrounding acreage into residential subdivisions during the 1960s required the relocation of the main driveway from what is now Beverely Street to the northwest corner of the parcel. A secondary driveway at the southwest corner of the property provided access from the rear parking lot of the Goleta Public Library to the farm.

The conversion of the farm into a non-profit dedicated to organic farming was the impetus for more changes including the removal of the orchards and their replacement with row crops and fruit trees. By the mid-2010s, the row crops had been removed creating the existing network of fields. Consequently, the existing landscaping largely dates to the post-1980 era. Surviving plantings from before the 1970s appear to be relegated to a row of Monterey Cypress adjacent to the house's west elevation. None of the existing hardscape appears to pre-date the 1980s.

4.2 Application of the City of Goleta Significance Criteria

The farmhouse was assessed in 2021 and determined eligible for listing as a Place of Historic Merit under Criteria D, H, and J of the previous significance criteria used by the City of Goleta (Murray 2021: 19). 598 North Fairview Avenue is included in the City of Goleta Historic Resources Inventory (Heritage Resources Group). Therefore, it is a significant historic resource for the purposes of environmental review. This section of the report reevaluates the property using the current (2023) Criteria for Designating a Historic Landmark set forth in 17.33.040 (A) of the City of Goleta Municipal Code to provide sufficient information to assess project impacts on designated or potential historic resources.

Criteria for Designating a Historic Landmark (17.33.040(A))

1) A building, structure, object, or site shall be at least 50 old or exhibit Exceptional Importance: and

2) The proposed Historical Landmark meets one or more of the following:

a. The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, historical, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or

b. The proposed Historical Landmark is associated with persons significant in local, State, or national history; or

c. The proposed Historical Landmark embodies the distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials, or craftsmanship, or is a significant example of the work of a notable builder, designer, or architect; or

d. The proposed Historic Landmark has yielded or has the potential to yield information important to the history or prehistory of the City, State, or nation; and

3. The proposed Landmark retains those aspects of Historic Integrity that convey the reason for its significance.

4.2.1 Integrity Considerations

The analysis is confined to the house, and surrounding acreage. The intent of the section of the report is to update the significance evaluation prepared by Heritage Resources Group in 2021 (Heritage Resources Group 2021) to reflect current conditions and additional historical information. The Integrity Considerations include the following five aspects of integrity, Location, Design, Setting, Materials, Workmanship, Feeling and Association.

1) Integrity of Location

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

The Farmhouse

The farmhouse remains at its original location. Therefore, this building retains its integrity of location.

The Vernacular Landscape

The study property comprised of Lots 2 and 3 of the Hicks property remain agricultural. . Therefore, the study property retains integrity of location.

2) Integrity of Design

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

The House

The house's construction chronology is uncertain due to the lack of 19th century sources such as photographs, or written accounts of the Hicks family's construction of the house. Consequently, the following chronology is based on an inspection of the house's construction materials and construction methods.

The farmhouse was very likely built by Beverly Hicks sometime between his acquisition of the property in 1873 and his death in 1894. The house's construction materials and methods including wide plank siding extending two floors in height, wood double hung sash windows with divided lights featuring narrow mullions and muntins, balloon framing and simple cubic volumes capped by gable roofs are characteristic features of several houses built in the Goleta Valley during the 1870s and 1880s. The most notable of these was the horticulturalist Ellwood Cooper's farmhouse in Ellwood Canyon. Built in the early 1870s, this house, like Hicks's farmhouse featured ballon framing, multi-light sash windows and vertical board siding (Tompkins 1966: 112 -116).

In 1887 the Southern Pacific Railroad completed a railroad line linking Los Angeles to southern Santa Babara County, allowing the efficient transportation of building materials including lumber, hardware, doors, and windows to Santa Barbara County, which allowed builders to emulate popular architectural styles such as the Queen Anne with greater ease and efficiency. The farmhouse underwent an extensive series of alterations later in its history, likely sometime between circa-1900 to circa 1920 when the house's dining room and living room were remodeled in the Craftsman style with three-quarter's length board-and-batten style paneling and a built-in buffet was added to the dining room. The existing front door and its sidelights may date to this remodeling. Other modifications from this period included

extensive alterations or additions to the house's rear wing which includes a sleeping porch at the northeast corner of the wing's second floor and likely, the addition of a dormer to the house's south elevation.

Modifications made after the early 1920s include the existing front porch, which may have replaced an earlier porch, the conversion of the sleeping porch into an enclosed space, the construction of a shallow porch on the east elevation and modifications to the south end of the east elevation, which included an addition. Alterations since the mid-20th century appear to include the replacement of doors on the north and east elevations, the replacement of a multi-light window on the east elevation's second floor with a single-light window, and the covering of several windows on the south and east elevations with plywood sheets. The south elevation's existing front porch, including the porch posts, concrete steps and roof appear to have been replaced within the last 40 years.

Despite these changes, the farmhouse retains enough of the building materials dating to the period of significance to convey its appearance during the period of significance (1874 – c. 1930). Therefore, the house, which retains enough of its original design features and materials to convey its National Folk style architecture, retains integrity of design.

The Vernacular Landscape

For most of its history as an agricultural property the farm's vernacular landscape was characterized by nut and fruit orchards and cultivated fields, the loss of the orchards and outbuildings, including a well house, have somewhat diminished the property's ability to convey the materials that composed a working 19th century farm. However, the retention of cultivated acreage and the lack of later development on the property allows the property to convey many aspects of its historic appearance and function as a farm.

3) Integrity of Setting

Setting is the physical environment of a historic property.

The study property, encompassing Lots 2 and 3 of the Hicks property, is still farmland albeit without the extensive orchards that characterized the property before the mid-to-late 1960s. Lots 4 through 10 of the Hicks property were redeveloped with residential housing tracts between the mid-1960s and the early 1980s. in 1973, Lot 1, was redeveloped with the Goleta Public Library. Surrounding agricultural properties including the Rickard and Rowe parcels were redeveloped with suburban housing tracts between the early 1960s and the 1970s and Lot 1 of the Hicks farm is now the location of the Goleta Public Library. Because of these changes, the study property ability to convey its status as a farm largely devoted to the cultivation of orchard crops has been somewhat impaired. However, the continued use of the property as a working agricultural parcel centered on the original farmhouse and the absence of substantive new construction on the property allows the study property to convey its 149-year-long use as an agricultural property. Therefore, the study property retains its integrity of setting.

4) Integrity of 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 Farmhouse

The farmhouse retains enough of its original building materials including its original balloon framing, vertical wood plank cladding, later horizontal wood siding, wood frame, multi-light sash windows, trimwork, remnants of the fireplace's brick firebox, and the roof assembly to convey the character of its original construction materials. Therefore, the farmhouse retains its integrity of materials.

The Vernacular Landscape

For most of its history as an agricultural property the farm's vernacular landscape was characterized by nut and fruit orchards and cultivated fields, the loss of the orchards and outbuildings, including a well house, have somewhat diminished the property's ability to convey the materials that composed a working 19th century farm. However, the retention of cultivated acreage and the lack of later development on the property allows the property to convey many aspects of its historic use as a farm.

5) Integrity of Workmanship

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

The House

As noted above, under integrity of materials, the farmhouse retains enough of its original construction materials to the character of its original construction methods, including its original balloon-framing and wide board siding. Therefore, the farmhouse retains its integrity of workmanship.

The Vernacular Landscape

For most of its history as an agricultural property the farm's vernacular landscape was characterized by nut and fruit orchards and cultivated fields. Originally, the farmhouse and property were accessed via a driveway extending south from Lot 2 to what is now Encina Road. The loss of the orchards, outbuildings and original driveway have diminished the ability of the property to convey the layout of fields, orchards and the roadways that characterized the property during its period of significance (1874 - c.1930).

6) Integrity of Feeling

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

Beverly Hicks' (d. 1894) occupancy falls within the Americanization Period (1880-1915) of Goleta Valley's history. A characteristic feature of this period in the Goleta Valley was the creations of farms and small ranches. The study property and surrounding area continued to represent this theme until the early 1960s when the farm's walnut and citrus groves began to be removed and surrounding agricultural land was converted to suburban style development. While the property no longer retains its historic pattern of orchards and cultivated fields, the survival of more than 12 acres of agricultural land and the farmhouse allows the property to retain its integrity of feeling.

7) Integrity of Association

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

The farmhouse and surrounding property have a direct link to Beverly Hicks and his family between 1874 and circa-1930.

4.2.2 Summary Statement of Integrity

The Farmhouse

The farmhouse retains integrity of location, design, materials, workmanship, and association. It does not retain integrity of setting or feeling.

The Vernacular Landscape

The vernacular landscape comprising the former Hicks farm remains an agricultural property, which is its historic use. However, the study parcel's ability to convey its historic function as a farm has been somewhat diminished by the loss of its orchards, which were a characteristic feature of the property between the late 19th century and the early 1960s. While the size of the parcel is sufficient to convey some aspects of its historic function as an agricultural property, the conversion of much of the original 88.50-acre farm into residential subdivisions, the construction of a library on part of Lot 1, and the construction of residential subdivisions are adjoining parcels that were part of the Buck property, have somewhat diminished the study property's setting.

4.2.3 Application of the City of Goleta Significance Criteria

A. ***Criteria for Designating a Historic Landmark.*** *A building, structure, object, or site shall be designated a Historic Landmark if the City Council finds that the following criteria are met:*

1. The proposed Historic Landmark is at least 50 years old or exhibits exceptional importance; and

2. The proposed Historic Landmark meets one or more of the following:

a. The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or

b. The proposed Historic Landmark is associated with persons significant in local, State, or national history; or

c. The proposed Historic Landmark embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship, or it is a significant example of the work of a notable builder, designer, or architect; or

d. The proposed Historic Landmark has yielded or has the potential to yield, information important to the history or prehistory of the City, State, or nation; and

3. The proposed Historic Landmark retains those aspects of historic integrity that convey the reason for its significance.

Criteria for Designating a Historic Landmark (17.33.040(A))

1) A building, structure, object, or site shall be at least 50 years old or exhibit exceptional Importance.

The Hicks House, likely built circa in circa-1874, meets Criterion 1.

2) The proposed Historical Landmark meets one or more of the following:

a. The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, historical, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or

The study property was developed as a working farm by Beverely Hicks in 1874. Hicks' farm, like many established in the Goleta Valley between the early 1870s and 1890s, contrasted with the large ranch-style agricultural operations in some areas of the Goleta Valley such as the Dos Pueblos, Bishop, or Stow ranch properties. Smaller properties, like the Hicks' farm, were more modest in scale, usually of no more than 100 acres in size, and devoted to one or two

crops, which in the case of the Hicks' farm, consisted of approximately 88 acres of orchards (likely walnuts) and cultivated land. This lifeway, based on the agricultural output of small farms endured until the mid-to-late 1950s, when population growth, the establishment of defense-related research and development firms, and suburbanization profoundly changed the community's demographics and economy.

Beginning in the mid-1950s, most of the Goleta Valley's smaller farms were converted to residential, commercial, or institutional uses. Today, the study property is one of the few agricultural properties in the Goleta Valley that has maintained its historic function as an agricultural property for a period of 150 years. However, the Hicks House, which survives largely intact retains sufficient integrity to convey its historic association with the Hicks family and the settlement of the Goleta Valley during the last quarter of the 19th century. Therefore, the study property meets Criterion 2(a).

b. The proposed Historical Landmark is associated with persons significant in local, State, or national history;

Little information exists regarding Beverly Hicks' contributions to the development of the Goleta Valley's agricultural industry during the last quarter of the 19th century. Hicks's is only briefly mentioned in *Goleta the Good Land* (Thompkins 1966) and other sources, making it difficult to assess his contributions to local history. Consequently, at this time, the study property does not meet Criterion 2(b) because of its association with Beverly Hicks or other members of the Hicks family.

In 1974, Roger and Cornelia Chapman purchased the study property. They converted it into an organic farm, likely one of the first in Santa Barbara County. Later in 1997 the property was acquired by the Center for Urban Agriculture. While the Chapmans' conversion of the study property and its subsequent history as the Center for Urban Agriculture is potentially of historical significance, the activities and persons associated with these events occurred less than 50 years ago. Therefore, at this time, the study property's historical associations in the post-1974 era do not meet Criterion 2(b).

c. *The proposed Historical Landmark embodies the distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials, or craftsmanship, or is a significant example of the work of a notable builder, designer, or architect; or*

The Hicks farmhouse is an early and substantially intact example of the National Folk style. This is exemplified by the house's lack of ornamentation and balloon farming . This architectural type was a common architectural motif in the Goleta Valley between the 1860s and the 1880s for rural houses built before the arrival of the railroad in 1887. The surrounding agricultural land, while much changed since the early 1960s, contributes to the setting of the house. Therefore, the Hicks farmhouse and surrounding acreage meets Criterion c.

d. The proposed Historic Landmark has yielded or has the potential to yield, information important to the history or prehistory of the City, State, or nation; and

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

3. The proposed Landmark retains those aspects of Historic Integrity that convey the reason for its significance.

As detailed above, the Hicks farmhouse retains integrity of location, design, location, materials, and workmanship and the vernacular landscape retains integrity of location, feeling and association. Therefore, the study property meets Criterion 2(c).

Summary Statement of Local Level Significance

The Hicks farmhouse and the surrounding agricultural land at 598 North Fairview Avenue meets Criteria 2(a), (2c) and 2(c) at the local level. Therefore, study property retains its status as a Historic Resource listed in the City of Goleta Historic Resources Inventory.

4.3 Eligibility for Listing in the California Register of Historical Resources

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.).*

The study property has not been formally listed or determined eligible for listing by the State Historical Resources Commission.

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.

The study property is not a designated California State Historical Landmark.

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 a historical resource survey meeting the requirements of 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 outlined in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a 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 submission of this report accompanied by the 2021 DPR 523 Form would meet this requirement.

- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*

  The study property is listed in the City of Goleta Historic Resources as #6, 598 North Fairview Avenue with a status code of 5S3, and the current study prepared by Post/Hazeltine Associates confirming the presence of a significant historic resource, namely the Hicks farmhouse and surrounding acreage, meets this requirement.

- *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.*

  A DPR 523 form prepared by Heritage Resources Group in 2021, which assigned a Status Code of 5S3 (local level significance) for the property was submitted to the State by the City of Goleta. Therefore, this criterion has been met.

- *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.*

The property was recorded by Heritage Resources Group in 2021 and added to the City of Goleta Historic Resources Inventory. Therefore, the study property meets this criterion.

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 a 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 SS5024.1, 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 a 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 a historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

The Hicks farmhouse meets the following significance criteria for listing in the California Register of Historical Resources.

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
As noted above, under Criterion 2(a), Hicks' farm, like many established in the Goleta Valley between the early 1870s and 1890s, contrasted with the large ranch-style agricultural operations in some areas of the Goleta Valley such as the Dos Pueblos, Bishop, or Stow ranch properties. Smaller properties, like the Hicks' farm, were more modest in scale, usually of no more than 100 acres in size, and devoted to one or two crops, which in the case of the Hicks' farm, consisted of approximately 88 acres of orchards (likely walnuts) and cultivated land. The Hicks' farm, like others of its size were vital components of the Goleta Valley's economy between the 1870s and the early 1870s. Therefore, as a rare surviving example of an agricultural property that has been in operation for 150 years, the study property meets Criterion 1.

2. *Associated with the lives of persons important to local, California or the United States.*

As noted above, neither Beverly Hicks, other members of the Hicks family, or later owners whose occupancy spans a period of more than 50 years ago, made substantial contributions to local, state, or national history. Therefore, the study property does not meet Criterion 2.

3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values*.

The Hicks farmhouse is a rare surviving example of an 1870s era large ballon frame farmhouse in the Goleta Valley. This architectural type was nearly ubiquitous before the arrival of the railroad in 1887, provided reliable access to standardized building materials. Therefore, the Hicks farmhouse and eh surrounding acreage, which substantially contribute to the setting of the farmhouse and its ability to convey its association with the history of the Goleta Valley, meets Criterion 3.

4. *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation*.

Further study of the farmhouse has the potential for revealing information about building techniques and materials in the Goleta Valley in the 1870s. Therefore, the study property meets Criterion 4.

Summary Statement of Eligibility for Listing in the California Register of Historical Resources

The study property meets criteria 1, 3, and 4 for listing in the California Register of Historical Resources.

4.4 National Register of Historic Places

Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history;

As noted previously under City of Goleta and State Criteria , the study property has a direct association with the development of the Goleta Valley's agricultural industry between the 1870s and the 1950s. Therefore, the study property meets Criterion A.

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

As noted previously under City of Goleta and State Criteria , the study property's owners are not known to have made substantial contributions to local, state, or national history. Therefore, the study property does not meet Criterion A.

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;*

The Hicks farmhouse with its setting of agricultural land exhibit the distinctive attributes of an 1870s balloon frame house built during a formative period in the development of Goleta Valley's agricultural industry when the area developed a distinctive pattern of large ranches and smaller farms largely devoted to the cultivation of orchards and other crops. This pattern endured for almost 100 years until the 1960s when suburbanization and the development of research and development related industries dramatically altered the Goleta Valley. Therefore, the study property, which represents a rare surviving example of its type in the Goleta Valley, meets Criterion C.

Summary Statement of Eligibility for Listing in the National Register of Historic Places

The study property, located at 598 North Foothill Road, in Goleta, California, meets criteria a, and c, for listing in the National Register of Historic Places.

4.5 Summary Statement of Significance

This report re-evaluated the property at 598 North Fairview Avenue for the presence of significant or potentially significant historic resources. This study has concluded that the Hicks farmhouse and surrounding acreage listed as #6, on the City of Goleta Historical Resources Inventory, is a significant historic resource in the City of Goleta, State, and National levels. The study property's other built improvements, landscaping, and hardscape are not significant historic resources for the purposes of environmental review.

5.0 EVALUATION OF ALTERATIONS TO HISTORIC RESOURCES

5.1 Regulatory Setting

City Ordinance

The City of Goleta Preservation Ordinance is delineated in Chapter 17.33, Historic Resource Preservation, of the Municipal Code. Impacts on designated or potential historic resources are subject to review as follows:

17.33.080 Design Review of Alterations to Historic Resources

This section establishes the review process for proposed alterations to historic resources.

A. ***Compliance with Section.*** *It shall be unlawful for any person, property owner, or entity to alter any historic resource directly or indirectly except as provided herein. Alterations to historic resources to add an attached accessory dwelling unit are subject to the requirements of Section 17.41.030(F)(8) only.*

B. ***Alterations that are Exempt from Design Review.*** *The provisions for the Design Review of proposed alterations to historic resources shall not be construed to prevent ordinary maintenance and repair which does not change the design, materials, architectural features, or character-defining features of a historic resource. The exemptions outlined in Section 17.58.020 apply to historic resources, with the following exceptions:*

1. The proposed alteration will affect an identified character-defining feature of the historic resource.

2. All proposed additions to historic resources are subject to a Design Review.

C. ***Criteria and Procedure for Director Review of Alterations.***

1. ***Required Findings.*** *The Director shall approve the plans and Design Review Board review is not required if the following findings are made:*

a. The proposed alteration is minor and clearly meets any applicable design guidelines adopted by the City Council; or

b. In the absence of applicable design guidelines, the proposed alteration is minor and clearly meets the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties; and

c. The proposed alteration will not diminish, eliminate, or adversely affect the character, character-defining features, or historic integrity of the historic resource; and

d. Any changes to the proposed alteration requested by the Director are agreed to by the applicant.

2. ***Changes to the Plans.*** *No changes shall be made to the project once the Director has approved the plans without resubmitting to the Director for approval of the changes.*

D. ***Criteria and Procedure for Historic Preservation Commission and Design Review Board Review of Alterations.***

1. ***Historic Preservation Commission Review.*** *The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in Section 17.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as outlined in Section 17.58.060(B).*

2. ***Required Findings.*** *The Historic Preservation Commission shall make recommendations, and the Design Review Board shall decide based on one of the following findings:*

a. The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or

b. In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties; or (underlined for emphasis)

c. There is sufficient evidence, including evidence provided by the applicant, that denial of the proposed alteration would cause an immediate hardship because of conditions unique to the specific property. (Ord. 22-05 § 7)

Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)

The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values (http://nps.ov/history/hps/tps/standards/rehablitation.htm).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed project:

Secretary of the Interior's Standards for Rehabilitation

1) *A property will be used as it was historically or 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 alterations 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 and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
8) *Archaeological 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 will 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 will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

CEQA Regulatory Setting

Please refer to Section 1.1 of this report for the CEQA guidelines.

5.2 The Proposed Project

The Center for Urban Agriculture at Fairview Gardens is requesting a modification to its Conditional Use Permit. The proposed project consists of ground up construction of multiple structures including a Multi-functional Service Barn, Staff Housing, a Retail Farmstand, and restroom facilities. The project also includes renovations to the historic existing Farmhouse. Site development includes utilities, hardscape, and landscape improvements necessary to support the new structures and processes (Table 1 and Appendix A).

The scope of work for this submittal includes the following:

- Utility Improvements and connections including electrical, water, gas, sewer, phone and data, and fire water;
- General site grading;
- New associated landscape and hardscape;
- Construction of a two-level story Multi-functional Service Barn production facility;
- Interior modifications and exterior modifications to existing historical farmhouse;
- New construction of single story staff housing of eight residential units designed as four sets of duplexes, that would be located near the northeast end of the property;
- New construction of a restroom pavilion;
- New construction of an outdoor education pavilion;
- New construction of two yurts;

- New construction of an outdoor propagation house.

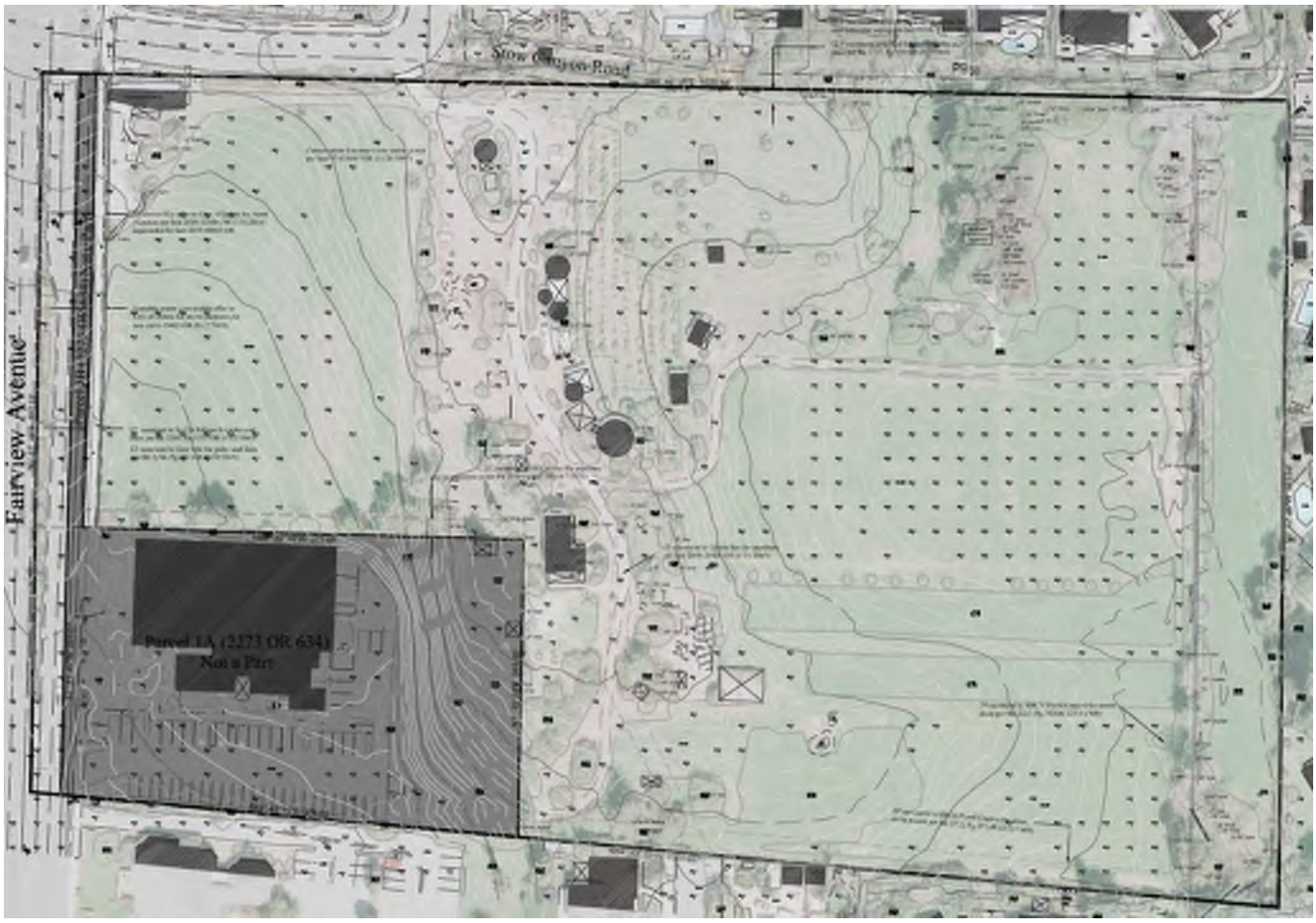
Existing development encompasses 6,065 (gross) square feet of development. The project proposes a total of 14,020 square feet of new construction. Please see details below: Project List, Table 1 (Maps 5 – 7).

Project List

Structures

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*		*Delta*	*Historic*
Multi-functional Service Barn	(N) new	agriculture processing facility and educational / gathering space	0	6,260 GSF	+	6,260 GSF	n/a
Retail Farmstand	(R) replaced	market	1,265 GSF	2,500 GSF	+	1,235 GSF	N
Farmhouse	(E) existing modified	offices, teaching kitchen, learning zone	2,100 GSF	2,150 GSF	+	50 GSF	Y
Staff Housing	(N) new	housing	1,725 GSF	7,240 GSF	+	5,515 GSF	n/a
Restroom Pavilion	(N) new	restrooms	0	285 GSF	+	285 GSF	n/a
Education Pavilion	(N) new	outdoor gathering pavilion	0	730 GSF	+	730 GSF	n/a
Support	(N) new	yurt - offices	0	115 GSF	+	115 GSF	n/a
Support	(N) new	yurt - offices	0	115 GSF	+	115 GSF	n/a
Propagation House	(N) new	outdoor greenhouse	975 GSF	600 GSF	+	-375 GSF	n/a
Staff Housing Trash Encl.	(N) new	trash enclosure	0	90 GSF	+	90 GSF	n/a
				Total New Building Area	**+**	**20,085 GSF**	
				Total Building Area Delta	**+**	**14,020 GSF**	

Table 1, Project List



Map 5, Existing Site Plan (Appendix A, Sheet A2.1)

Map 6, Existing Site Plan (Appendix A, Sheet A1.1)

Map 7, Aerial of the Project Property with the Proposed Improvements (Appendix A, Sheet 0.0)

Please refer to Appendix A for project plans.

Proposed Site Improvements (Appendix A)

1. The Farmhouse (Appendix A, Sheets A1.0 A1.1, A2.3, A2.4, A2.5, A2.6)

- Install a new foundation. The foundation would be sheathed in wood boards matching the existing skirting in design and materials;
- Repair the farmhouse's exterior walls and roof assembly. Replacement materials including siding, and trimwork, will match the originals in material, dimension, profile, and appearance;
- Repair the farmhouse's existing fenestration, including windows that have been covered over. A three-part window on the east elevation's first floor and a double sash window on the south elevation would be replaced with multi-light French doors to improve accessibility;
- Repair the west elevation's brick fireplace. The chimney would be dismantled and rebuilt to meet current code requirements. If feasible the existing bricks would be re-used as a veneer;

- Modify the south elevation's non-historic porch by installing a raised deck, steps, and new porch posts. The porch draws its inspiration from the house's Vernacular-type architecture;
- The porch would be raised to be level with the front door. The existing porch postdates the period of significance (28764 c. 1930) and the original porch was very likely level with the entry door;
- A freestanding shade structure supported by wood posts with a retractable fabric canopy is proposed. The canopy would be retracted except during public events;

2. Multi-Functional Service Barn (Appendix A, Sheets A1.0, A1.1, A2.1, A2.2, A2.5)

A two-story, vernacular-type building is proposed on west side of the entry driveway. The building would be near a now-demolished service building located northeast of the Farmhouse. The ground floor would house a commercial kitchen, multi-purpose gathering space, service rooms, storage, restrooms, and a processing area for produce. The second floor mezzanine would be a storage area. An outdoor processing area would extend off the north elevation and a covered event space would extend off the south elevation. The building's gabled roofs, rectangular volume, and metal roof and wall cladding comprised of vertical wood board and corrugated metal are inspired by the early 20th-century vernacular ranch and farm buildings. Windows would be metal frame units, which are sometimes found on early to mid-20th century agricultural buildings The building will be visible from North Fairview Avenue; however, its location will not obscure views of the Farmhouse from North Fairview Avenue or the rear of the Public Library.

3. Education Pavilion and (Appendix A, Sheets A1.0, A1.1, A2.12)

An open hexagonal, one-story wood frame structure is proposed southeast of the Farmhouse on the east side of the existing driveway. The building would not be visible from North Fairview Avenue but would be visible from the rear of the library parcel.

4. Restroom Building (Sheets A1.1, C-1.0, A2.3, and A3.1.a)

A one-story restroom building with a rectangular footprint is proposed for a location just west of the proposed Education Building. The building would feature a gable roof, corrugated siding and metal flush panel doors and metal windows.

5. Retail Stand (Sheets A1.0, A1.1, A2.7, A2.8)

An L-shaped, one-story building is proposed near the location of the existing produce stand located near the northwest corner of the parcel. The building would function as a retail center for selling produce to the public. The building's reductive detailing, corrugated metal siding and gable roof are inspired by the architecture and materials commonly found on Goleta's late early to mid-twentieth century farm buildings.

6. Staff Housing (Sheets A1.0, A1.1, A2.9, A2.10)

A cluster of four duplexes for a total of eight units would be built for the Center's staff near the northeast corner of the property. The building's reductive detailing, corrugated metal siding and shed roofs are inspired by the architecture and materials commonly found on Goleta's late early to mid-twentieth century farm buildings. The dwellings would be accessed via a driveway extending east to Stow Canyon Road.

7. Propagation Structure (Sheet A1.1)

A small structure for plant propagation comprised of uprights supporting fabric shade cloth or a pre-fabricated hoop house is proposed near the south end of the property. The structure would be located near the south property line, a considerable distance from the Farmhouse.

8. Agriculture (Sheet A1.1)

Some of the acreage recently devoted to row crops would be planted with walnuts, stone fruit olives, and mulberries with the remainder of the agricultural acreage devoted to row crops. A children's teaching garden is proposed for the vicinity of the Education Pavilion. Replanting orchards would return the property to a closer approximation of its historic appearance. A rectangular enclosure with backstops for compost is proposed near the north end of the property, a storage area for farm equipment north of the Farmhouse, and a small animal enclosure with a removable enclosure are proposed east of the retail building. The compost area, equipment storage area, and the small animal pen are small in scale with minimal fencing and enclosures.

9. Additional Parking and Driveway improvements (Sheet A1.1)

A ten stall parking area opening onto North Fairview Avenue is proposed at the location of the retail building. A 25-stall parking area would be located adjacent to the Multi-functional Service Barn. An existing driveway at the south end of the property accessing the Public Library parking lot would be improved to include a driveway round-about. As noted above, a driveway opening onto Stow Canyon Road is proposed to provide access to the proposed duplex staff housing and is eight stall parking area. Drives are also proposed for the agricultural area to provide access to cropland and orchards and to provide access for emergency vehicles.

10. Trash Enclosure (Sheet A1.1)

A trash/recycling enclosure is proposed at the northeast end of the property for the staff housing units.

5.3 Contributing and Non-Contributing Landscape Features

The Farmhouse

A precise construction chronology for the Farmhouse from its construction sometime in the last quarter of the 19th century to the 1960s was not possible due to a lack of records, including photographs or plans of the house from the 19th century through the 1960s. Section 4 of this report notes that an examination of the building's building fabric and construction techniques suggests the Farmhouse was built sometime between the mid-1870s to the mid-1880s or early 1890s. Numerous alterations have been made to the house since its construction, including the replacement or extensive alteration of the south elevation's front porch, alterations to several windows including a metal frame window added to the north elevation's first floor, the construction of a second floor sunporch (later enclosed) at the north end of the east elevation, the insertion of a dormer on the south elevation's second floor, and the construction of a small porch at the north end of the east elevation. Other changes include the partial dismantling of a brick chimney at the south end of the west elevation and the replacement of a door at the north end of the east elevation.

<u>Contributing</u>

- The footprint of the existing Farmhouse, excluding the porch at the north end of the east elevation;
- The wall assembly, including its framing, horizontal wood siding and vertical board siding;
- The intersecting gable roof;
- The existing wood frame fenestration, primarily multi-light, double-hung sash types, excluding the doors located at the north end of the east elevation and on the recessed portion of the north elevation and the multi-light metal window on the north elevation;
- In part or all, the south elevation's entry porch postdates the period of significance (1874 – c. 1930). A porch likely existed at this location in the early 20th century; however, its design likely differed from the existing porch;
- The raised foundation covered in wood slats;
- The remnants of the west elevation's brick fireplace and chimney Horizontal, wide board drop siding;
- Eave, window, and door trimwork;
- The presence of a raised foundation and its wood slat sheathing.

<u>Non-Contributing</u>

- The north elevation's first-floor kitchen window;
- Doors on the north and east elevations;
- Plywood covering window openings on the south and east elevations;
- Portions of the south elevation's entry porch, including the concrete steps, brick pavers, and the existing wood posts.

Vernacular Landscape

Contributing

- View of the house from North Fairview Avenue;
- The presence of extensive agricultural land;

Non-Contributing

- Existing vegetation which postdates the period of significance (1874 - c.1930);
- The driveway linking the Farmhouse to North Fairview Avenue;
- The driveway linking the southeast corner of the property to the Goleta Public Library;
- The yurts, farmstand, sheds, pergolas, and other outbuildings, all postdating the period of significance, are non-contributing;
- Existing fencing;
- The drainage channel bisecting the east end of the property.

5.4 Application of the Standards

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

The property will continue to operate as a non-profit organization focused on sustainable agriculture, its use since 1995; this use is consistent with the property's original function as an agricultural property with a residential component. The layout of the proposed improvements is informal, which is consistent with the layout of the farm during the period of significance(1874 – c. 1930) when it featured a large outbuilding and a well house near the Farmhouse. The outbuilding and well are not extent.

Removal of the non-historic outbuildings including the yurts and various sheds and service buildings would enhance the setting of the Farmhouse. Therefore, their proposed removal meets Standard 1.

The proposed new construction employs simple rectangular forms, gable and shed roofs, reductive architectural detailing and corrugated metal siding inspired by early to mid-20th century farm building, which will form an appropriate setting for the historic farmhouse. The incorporation of staff housing is supportable because it will be located at the northeast corner of the property and the planting of orchards at the north end of the property will minimize view of the new construction from the historic Farmhouse and will not be visible from public vistas such as North Fairview Avenue. The rehabilitation and repair of the Farmhouse will allow the building to serve the public while preserving almost all of its surviving design features and materials. Therefore, the project, which will not impair the historic resource or its setting, meets Standard 1.

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

The Farmhouse

The project would retain the farmhouse's historic footprint with no additional proposed square footage. Loss of historic design features are confined to a double sash window on the south elevation's first floor and a triple window on the east elevation. While these alterations will remove some historic materials, the Farmhouse's remaining historic windows and the front door will be rehabilitated, which provides sufficient examples of these elements to convey their character and type. Therefore, the proposed alterations to the Farmhouse meet Standard 2.

The Vernacular Landscape

Removing buildings and structures postdating the period of significance (1874 - c.1930) would not impair the property's ability to convey its historic associations, appearance, or the setting of the Farmhouse. Therefore, this aspect of the project meets Standard 2.

Provided the design revisions and guidance outlined under Standard 9 (see below) are implemented, the proposed improvements to the study property would meet Standard 2. If the proposed revisions are not implemented, the proposed project will not 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.*

The project does not propose adding conjectural features or architectural or decorative elements from other historic properties. Therefore, Standard 3 does not apply to the project.

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

None of the buildings, structures, landscaping, or hardscape features, postdating the period of significance (1874 -c. 1930), have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the project.

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

The Farmhouse

Loss of historic building fabric is confined to two sets of windows on the Farmhouse. These include a double sash window on the south elevation and a triple window on the east

elevation. After their removal the windows would be stored onsite. While the loss of these windows would remove historic building fabric sufficient examples of the original windows would remain in-situ to convey the historic character of these architectural features. Therefore, the proposed alterations to the Farmhouse meet Standard 5.

The Vernacular Landscape

Removing non-historic buildings and structures postdating the period of significance (1874 - c.1930) would not impair the property's ability to convey its historic appearance or the setting of the Farmhouse. Therefore, this aspect of the project is Farmhouse meets Standard 5.

Provided the design revisions and guidance outlined under Standard 9 (see below) are implemented, the proposed improvements to the study property would meet Standard 2. If the proposed revisions are not implemented, the proposed project will not meet Standard 5.

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.*

The Farmhouse

The project proposes repairs to the Farmhouse. These include repairing the existing fenestration, siding, and trimwork. A new foundation and roof and framing repairs will also be undertaken. To ensure the repairs meet Standard 6, guidance outlined in the following Secretary of the Interior's Preservation Briefs shall be implemented in consultation with City of Goleta Planning Staff and a City of Goleta-approved historian.

Repair the Building's Exterior Walls, Roof Assembly and Trimwork

Repairs to the exterior walls, horizontal siding, roof assembly and trimwork shall preserve original building materials to the maximum extent feasible. If materials require replacement, the replacements shall match the originals in material, design, dimensions, profile, and appearance following the guidance detailed in Preservation Brief 1(see below). Provided this guidance is followed, the proposed repairs would meet Standard 9.

- Repairs to the exterior shall follow the guidance outlined in *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork. Kay D. Weeks and David W. Look, AIA. Identifies and describes common types of paint surface conditions and failures. Provides guidance on preparing historic woodwork for repainting, including limited and total paint removal.*
- *1982.*

Repairs to the Existing Fenestration

Repairs to the historical windows shall preserve their components, including window frames,

glazing bars, casements, and trimwork, to the maximum extent feasible. If materials require replacement, the replacements shall match the originals in material, design, dimensions, profile, and appearance following the guidance detailed in Preservation Brief 9 and 1 (see below). Provided this guidance is followed, the proposed repairs would meet Standard 9.

- Repair of the existing windows shall follow the guidance outlined in *Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.*

Repairs to the West Elevation's Fireplace

The chimney requires complete replacement with a new foundation, flue, and brickwork. If feasible, existing bricks shall be incorporated into the new chimney. If the salvaged bricks are too deteriorated to reuse, the replacement bricks shall match the originals in dimension, texture, and color. New mortar joints shall follow the guidance outlined below in Preservation Brief 2 to ensure the replacement firebox and chimney match the appearance and design of the existing chimney. To ensure the repairs meet Standard 9, guidance outlined in the following Secretary of the Interior's Preservation Brief shall be implemented in consultation with City of Goleta Planning Staff and a City of Goleta-approved historian.

Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Spewier. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998.

- Repair of the existing windows shall follow the guidance outlined in *Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.*

- Repairs to the exterior shall follow the guidance outlined in *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork. Kay D. Weeks and David W. Look, AIA. Identifies and describes common types of paint surface conditions and failures. Provides guidance on preparing historic woodwork for repainting, including limited and total paint removal. 1982.*

Suppose historic fabric is too deteriorated to repair. In that case, it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance under the guidance of a City-approved architectural historian following the guidance outlined in Preservation Briefs 9 and 10. Because the applicant proposes to repair historic fabric and to limit replacements to those materials that are too deteriorated to repair following the guidance in Preservation Briefs 9 and 10, the project would meet Standard 6.

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

Currently, the project does not propose the cleaning or treating of specific elements of the historic building. If such treatments are required, the guidance outlined in the Department of

the Interior's Technical Preservation Briefs shall be implemented under the guidance of a City of Goleta-approved historian. If this guidance is implemented, the proposed project meets Standard 7.

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

Applying 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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment*.

1. The Farmhouse

The Farmhouse (Appendix A, Sheets A1.0 A1.1, A2.3, A2.4, A2.5)

Install a New Foundation

This proposed alteration would meet Standard 9, provided the visible portion of the new foundation is clad in wood slats to match the existing wood slat cladding of the house's raised foundation.

Modify the South Elevation's Porch and replace a double sash window with a pair of French doors

The remodeled porch would feature a 27-foot by 12-foot raised wood deck, steps, new porch posts, and a new shed roof. The existing porch is almost certainly a replacement. The original wood porch would likely been raised with steps leading up to a wood porch deck and the front door. If original materials survive, they are likely limited to the porch's beadboard ceiling. The proposed porch design is appropriate because its materials and detailing emulates the materials and design details of a late nineteenth or early twentieth century porch. This alteration would meet Standard 9, provided the detailing of the porch posts emulates motifs common to late 19th and early 20th-century porch posts, which include moldings at the base and top of the posts.

The replacement of a double sash window with a double French door would remove a window that dates to the period of significance (1874 - c. 1930). The doors are proposed to provide a more accessible entry to the farmhouse while preserving the historic front door and its sidelights. The window proposed for replacement would be stored onsite. The design of the proposed French doors is supportable because they are wood, employ a similar glazing pattern as the house's historic windows with three lights across, do not employ sidelights, and have a paneled element at the bottom of the doors to emulate early 20th century French doors. Therefore, these alterations meet Standard 9,

Rebuild the non-historic porch on the East Elevation and replace a non-historic door

Rebuild the existing non-historic porch at the north end of the east elevation. The new, nine-foot, six-inch by 23 foot porch would be capped by a low-pitched shed roof three wood posts. The porch shelters a raised deck. The design of the porch and its materials are sympathetic in scale, design, and materials with the existing Farmhouse. An existing triple window located south of the first floor door would be replaced with double multi-light French doors accessing interior of the Farmhouse. The triple window would be stored onsite. The existing non-historic glazed door at the north end of the would be replaced. Provided the new door is a paneled wood type, either glazed in its upper register or solid, these alterations meet Standard 9.

Replace a triple sash window on the east elevation's first floor with multi-light French doors

The windows proposed for removal are located on an elevation that has undergone several alterations, including the addition of a porch and the replacement of a door. Removing the triple window, which is not visually prominent because it is located on a side elevation, would not substantially impair the Farmhouse's integrity of design, materials, or workmanship because almost all of the building's remaining historic fenestration would be restored. Therefore, these proposed alterations meet Standard 9.

Consistency with Standard 9

Provided the design guidance outlined above is implemented, the proposed rehabilitation and remodeling of the Farmhouse would meet Standard 9.

2. The Vernacular Landscape (Appendix A, Sheets A1.0, A1.1, A2.1, A2.2)

The setting of the Farmhouse is comprised of single-family suburban style development on the north, south and east sides of the project property. During the period of significance (1874 -c. 1930) the acreage was devoted to orchards and some row crops with the original access driveway extending off the south end of the property. Currently, the project parcel's open space is comprised of agricultural land, partially bordered by shrubs and trees, all of which postdate the period of significance (1874 - c. 1930). While the acreage no longer retains its integrity of design due to the loss of the orchards and original network of roadways, it does contribute to the setting of the Farmhouse.

The construction of the Multi-Functional Service Building (Barn), Learning Pavilion, Restroom Building, Retail Building, Staff Housing, a Propagation Building, an Equipment Storage Area, compost facility, a Small Animal Enclosure and other improvements would not remove or alter historic landscape features. The layout and placement of the proposed buildings, structures, and hardscape features, which would be located on either side of the main driveway and at the northeast corner of the property is informal and irregular with modest scale and massing, much like the layout of ranch and farm outbuildings characterizing late nineteenth and early 20th century farms in the Goleta Valley. While the Multi-Functional Service Building is at a larger scale than the other proposed buildings, its placement and size is comparable to a large barn

once located to the north of the house. The new buildings' architecture and materials, with their simple reductive detailing, gable and shed roofs, simple forms, corrugated metal, and wood siding draw inspiration from Goleta's surviving late nineteenth through mid-20th century ranch and farm buildings. While new construction is inspired by these earlier architectural forms, it is sufficiently differentiated to create a clear differentiation between the Farmhouse and the proposed improvements.

Consistency with Standard 9

The proposed project, which will not impair the Farmhouse's integrity of design, materials, workmanship, feeling or association, meets Standard 9.

3. Other Buildings, Structures, Features and Hardscape

Multi-Functional Service Building (Barn) (Appendix A, Sheets A1.0, A1.4, A2.1 and A2.2)

The Multi-Functional Service Building's architecture and materials, with their simple reductive detailing, gable roofs, simple forms, corrugated metal, and wood siding draw inspiration from Goleta's surviving late nineteenth through mid-20th century ranch and farm buildings. While the proposed building is inspired by these earlier architectural forms, it is sufficiently differentiated to create a clear differentiation between the Farmhouse and the proposed building. The proposed Multi-Functional Service Building (Barn) is set a sufficient distance from the Farmhouse and North Fairview Avenue to minimize impacts to the setting of the Farmhouse. Therefore, the Multi-Functional Service Building (Barn) meets Standard 9.

Learning Pavilion (Appendix A, Sheets A1.0, A1.1, , C-1.0, A2.3, A3.1a)

A hexagonal, open-sided one-story wood frame structure is proposed southeast of the Farmhouse on the east side of the existing driveway. The building would not be visible from North Fairview Avenue but would likely be visible from the rear of the library parcel. The design of the building is referential to its setting as multi-sided buildings, including stables and outbuildings, were characteristic of early 20th-century farm and ranching properties in Santa Barbara County Examples include a stable on Rancho San Carlos in Montecito and an outbuilding on the Fithian Ranch in the Carpinteria Valley. Therefore, the proposed construction of the Learning Pavilion meets Standard 9.

Restroom Building (Appendix A, Sheets A1.0, A1.1, A2.11)

A one-story restroom building with a rectangular footprint is proposed for a location east of the Farmhouse. The building would be sheathed in corrugated metal with a standing seam metal shed roof. The construction of the Restroom Building at its proposed location would not impair the setting of the Farmhouse or remove contributing landscape features. The Vernacular type design of the building is referential to its setting as small outbuildings of this type were characteristic of early 20th century farm and ranching properties in the Goleta Valley. Therefore, the proposed Restroom Building meets Standard 9.

Staff Housing (Sheets A1.0, A1.1, A2.9, A2.10)

A cluster of eight attached dwellings for the Center's staff is proposed for the northeast corner of the property. The building's modest scale, reductive detailing, corrugated metal siding and shed roofs are inspired by the architecture and materials commonly found on Goleta's late early to mid-twentieth century farm buildings. The residential units and their related improvements would be accessed via a driveway extending east to Stow Canyon Road. The proposed housing is set a sufficient distance from the Farmhouse and the primary public viewshed from North Fairview Avenue to minimize impacts to the setting of the historic resource and the agricultural setting. Therefore, the proposed construction of staff housing meets Standard 9.

Propagation Building (Appendix A, Sheets A1.0, A1.1)

The Propagation Building proposed for the south end of the property would be utilitarian in design. The design, materials and scale of the building which are located some distance from the Farmhouse does not have potential for impairing the setting of the Farmhouse or the agricultural property.

Agriculture (Appendix A, Sheets A1.0, A1.1)

Avocado orchards would be planted at the north end of the property, citrus groves at the south end, with the remainder of the agricultural acreage devoted to row crops. Installing orchards would return the property to a closer approximation of its historic appearance.

The proposal to replant a portion of the property with avocado and citrus orchards would enhance the property's ability to convey its historic appearance and association with the development and growth of the Goleta Valley's agricultural industry during the 19th and early 20th centuries. Therefore, this aspect of the project meets Standard 9.

Additional Parking and Driveways (Appendix A Sheets A1.0, A1.1)

A ten-stall parking area covered by a photovoltaic array is proposed for the north end of the driveway linking the property to North Fairview Avenue.

The proposed parking and access roads for are supportable because they are relatively modest in scale in relation to the multi-acre project property. These improvements will not be visually intrusive. Therefore, this aspect of the project meets Standard 9.

Trash Enclosure (Appendix A, Sheets A1.0, A1.1)

A trash/recycling enclosure is proposed at the north end of the property.
The trash enclosure proposed for the north end of the property is supportable because it is modest in size and will not be visually intrusive. The trash enclosure's backstop is modest in scale and not visually obtrusive and will not impair the setting of the Farmhouse. Therefore, the

construction of a trash enclosure meets Standard 9.

Consistency with Standard 9

The proposed project meets Standard 9 provided the refinements to the rehabilitation plans for the Farmhouse are implemented. outlined above are implemented, the proposed construction of the Service Building would meet Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken so that, if removed in the future, the essential form and integrity of the historic property will be unimpaired*.

The Farmhouse

The proposed alterations to the building would store the windows proposed for removal on site, which would allow for their reinsertion at some point in the future. Therefore, the alterations, which are reversable, meet Standard 10.

The Vernacular Landscape

The proposed improvements, including the Multi-Functional Service Building, Learning Pavilion, Restroom Building, Staff Housing, Trash Enclosure, Propagation Building, and other improvements could be removed in the future without impairing the Farmhouse or its setting. Therefore, the proposed project meets Standard 10.

5.5 Evaluation of Cumulative Impacts on Significant Historic Resources

The cumulative impact analysis will focus on evaluating the effect of the proposed project 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 after 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 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.

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

The proposed alterations to the Farmhouse and other proposed improvements to the project property would not result in significant cumulative impacts to significant historic resources provided the design revisions outlined above under Standard 9 are implemented.

5.6 Summary Statement of Impacts

The study property, including the Farmhouse, would retain their status as a significant historic resource listed on the City of Goleta Historic Resources Inventory. Therefore, project impacts to a qualified historic resource are less than significant.

6.0 SUMMARY AND CONCLUSIONS

This Historic Resources Report has concluded that the proposed project to rehabilitate the Farmhouse and construct new facilities to further the Center for Urban Agriculture's mission would not substantially impair the historic resource's integrity of location, design, materials, workmanship, feeling, or association. It is recommended that a historic preservation treatment plan for the Farmhouse be prepared to guide its rehabilitation after the project has received conceptual design approval. Provided this guidance is implemented, the historic resource would maintain its status as a listed City of Goleta Historic Resource, and project impacts on significant historic resources are considered less than significant.

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Murray, Fermina
2021 Phase 1-2 Historic Structures/Sites Report. "Fairview Garden, 698 North Fairview Avenue, Goleta, California (APN 069-090-052), January – April 2021).

No Author
1879 *Great Register of Santa Barbara County, 1879*.

Ruhge, Justin M.
1984 *Goleta: Pueblo de Las Islas: A Pictorial History of the Goleta Valley*.

1991 *Looking Back: A History of Goleta's Historic Structures and Sites and the Pioneer Families Who Made Them: Getting in Touch with Our Heritage*. Quantum Imaging Associates, Goleta.

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The Independent, as cited in text.

Tompkins, Walker, A.
1966 *Goleta, The Good Land*. Goleta Amvets Post No. 55, Goleta.

Maps

The Plat of the Partition of the B. A. Hicks Estate, September 30, 1898, Book 1, pg. 75.

W. W. Burton Map, 1900 (copy on file at the Santa Barbara Historical Museum

Map of the study property prepared in 1939 (Santa Barbara County Surveyor's Office, Record of Survey, Book 25, pg. 104, 1939)

Other Sources

Garnett, Judy Family Tree; ancestry.com

Murray Tree; ancestry.com

Santa Barbara County Surveyor's Office, Record of Survey, Book 25, pg. 104, 1939.

United States Census (1900; 1910; 1920; 1930; 1940; and 1950).

Web Sources

https://www.sblandtrust.otg/andfairview-gardens-goleta/

https://www.library.ucsb.edu/geospatial/aerial-photography

https://goletahistory.com/fairview-avenue/ (Tom Mondugno, August 2, 2020)

Appendix A
Project Plans

Center for Urban Argriculture at Fairview Gardens

598 N. Fairview Ave, Goleta CA 93117

Conditional Use Permit Submittal

Aerial of site looking southeast

Vicinity Map 1

N.T.S.

Sheet Index

general

A0.0	Cover Sheet

civil

C1	Preliminary Grading, Drainage & Utility Plan

architectural

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A1.1	Site Plan
A1.2	Ag Support Areas
A1.3	Ag Support Areas
A1.4	Ag Support Areas
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A2.1	Barn Floor and Roof Plan
A2.2	Barn Elevations
A2.3	Farmhouse Existing Plans
A2.4	Farmhouse Proposed Plans
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A2.6	Farmhouse Proposed Elevations
A2.7	Retail Stand Plan
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A2.12	Education Pavilion Plans & Elevations

Project Description

The Center for Urban Agriculture at Fairview Gardens is requesting a modification to its Conditional Use Permit. The proposed project consists of ground up construction of multiple structures including a Multi-functional Service Barn, Staff Housing, a Retail Farmstand, and Restroom facilities. The project also includes renovations to the historic existing Farmhouse. Site development includes utility, hardscape, and landscape improvements necessary to support the new structures and processes.

Scope of Work

The scope of work for this submittal includes:
- Utility improvements and connections including electrical, water, gas, sewer, phone & data, and fire water.
- General site grading
- New associated landscape and hardscape
- New construction of a single story barn production facility
- New construction of a single story retail farmstand to replace existing
- Interior modifications and minor exterior modifications to existing historical Farmhouse
- New construction of single story staff housing of 8 residential units
- New construction of a restroom pavilion
- New construction of an outdoor education pavilion
- New construction of (2) yurts
- New construction of new outdoor propagation house

Project Information

Owner		Center for Urban Agriculture at Fairview Gardens
Project Address		598 N. Fairview Ave Goleta, CA 93117
Assessor's Parcel Number		069-090-052
Zone		AG-1-5
Occupancy		A-2, F-1
Gross lot area		532,739 SF 12.23 acres
Grading	Retail Area:	500 CY CUT / 500 CY FILL
	Farm/Barn Area:	1,700 CY CUT / 1,600 CY FILL
	Housing Area:	500 CY CUT / 600 CY FILL
	Total:	**2,700 CY CUT / 2,700 CY FILL**

Project List

Structures

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*	*Delta*	*Historic*
Multi-functional Service Barn	(N) new	agriculture processing facility and educational / gathering space	0	6,260 GSF	+ 6,260 GSF	n/a
Retail Farmstand	(R) replaced	market	1,265 GSF	2,500 GSF	+ 1,235 GSF	N
Farmhouse	(E) existing modified	offices, teaching kitchen, learning zone	2,100 GSF	2,150 GSF	+ 50 GSF	Y
Staff Housing	(N) new	housing	1,725 GSF	7,240 GSF	+ 5,515 GSF	n/a
Restroom Pavilion	(N) new	restrooms	0	370 GSF	+ 370 GSF	n/a
Education Pavilion	(N) new	outdoor gathering pavilion	0	730 GSF	+ 730 GSF	n/a
Support	(N) new	yurt - offices	0	115 GSF	+ 115 GSF	n/a
Support	(N) new	yurt - offices	0	115 GSF	+ 115 GSF	n/a
Propagation House	(N) new	outdoor greenhouse	975 GSF	600 GSF	+ -375 GSF	n/a
Staff Housing Trash Encl.	(N) new	trash enclosure	0	90 GSF	+ 90 GSF	n/a
				Total New Building Area	**+ 20,170 GSF**	
				Total Building Area Delta	**+ 14,105 GSF**	

Code Compliance	2022 California Building Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Electrical Code 2022 California Fire Protection Code 2022 California Energy Code 2022 California Green Building Code Local Jurisdiction Code Amendments

Fire Alarm & Fire Sprinkler System

Buildings will be equipped with a fire alarm and fire sprinkler system where required.

The following considerations should be incorporated into the anticipated scope:

- The sprinkler system shall meet the provisions of CBC 2022 Section 907.1.2
- Sprinkler piping within roof areas that are to receive foamed-in-place insulation (if applicable) shall be assumed to be metal unless it is confirmed with the Authority Having Jurisdiction that CPVC is allowable.

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Center for Urban Agriculture at Fairview Gardens

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APN # 069-090-052

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NOT FOR CONSTRUCTION

Title Sheet

A0.0

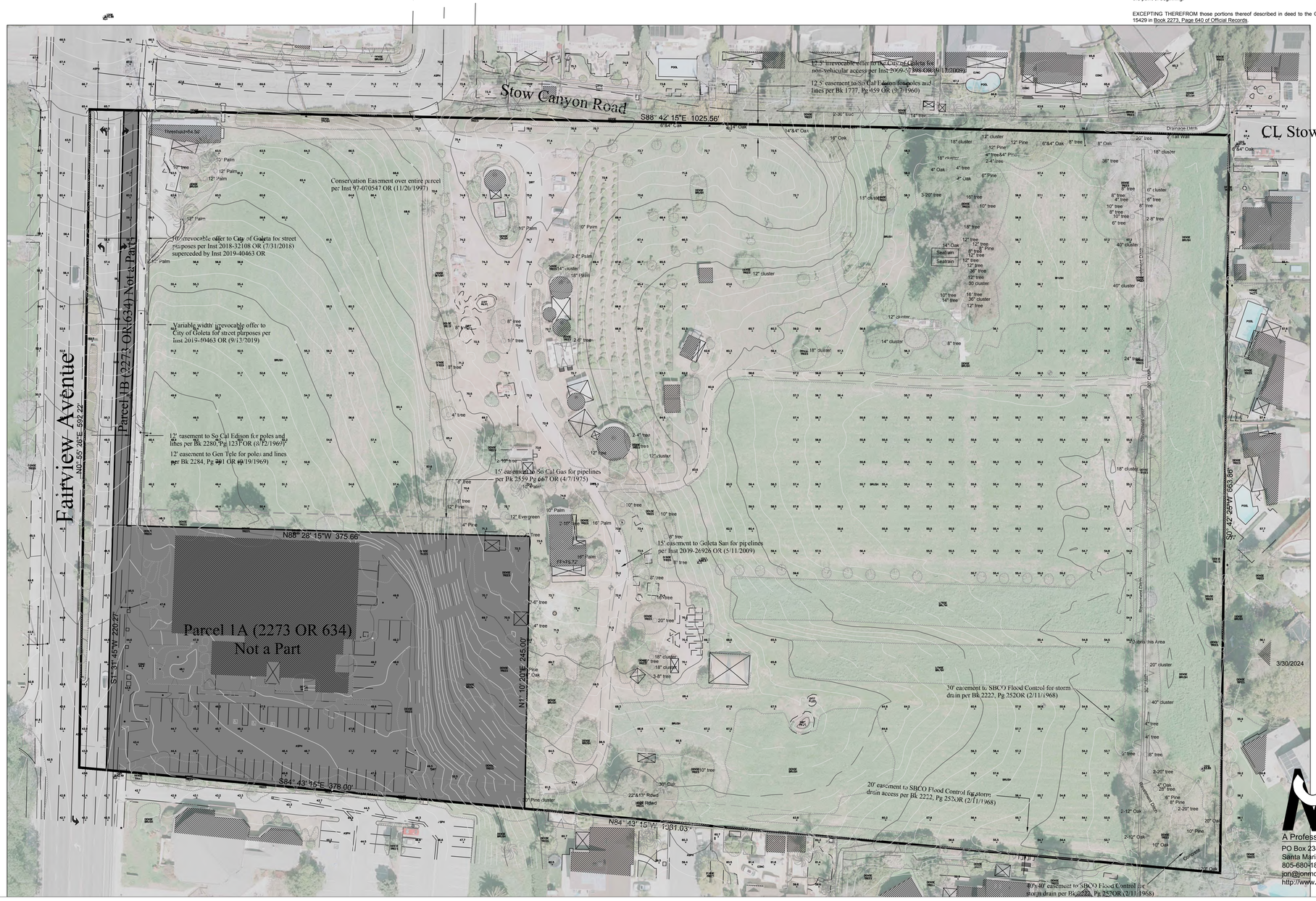
CUP Submittal 10.14.24

PROVIDED FOR REFERENCE ONLY

NORTH

Scale 1" = 40'

BENCHMARK
PK Nail & Washer LS 5470
Elev = 75.26'



Topographic Survey

A portion of Lots 1, 2 and 3 in the County of Santa Barbara, State of California, as shown on the "Plat of the Partition of the B.A. Hicks Estate of Goleta, Santa Barbara County, California, dated September 20, 1898, Geo. S. Collins, Surveyor," filed in the Office of the County Recorder of the County of Santa Barbara, October 5, 1898 in Book 1, Page 75 of Maps and Surveys, and described by metes and bounds as follows:

Beginning at the Southeast corner of the tract of land described in the deed from Ephraim Britton to Beverly A. Hicks, dated January 17,1874, and recorded in Book "L", Page 638 of Deeds, records of said County, and running thence North 0 degrees, 30 minutes West, along the East line of said tract, 10.07 chains; thence North 89 degrees and 30 minutes West 15.26 chains to the West line of said tract; thence South 0 degrees and 30 minutes West, along said West line 8.96 chains to the Southwest corner of said tract; thence South 85 degrees and 45 minutes East 15.25 chains to the point of beginning.

EXCEPTING THEREFROM those portions thereof described in deed to the County of Santa Barbara recorded June 4, 1969 as Instrument No. 15429 in Book 2273, Page 640 of Official Records.

Site Information

Owner: Center for Urban Agriculture at Fairview Gardens, a Ca. non-profit public benefit corp.
Address: 598 N. Fairview Ave.
Goleta, CA 93117
APN: 069-090-052
Area: 12.23 acres (Assessor data)
Zoning: AG-5

Surveyor's Statement

This survey was performed by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act in March, 2024. Elevations shown hereon are based on NAVD88 datum determined by GPS observation. Bearings are based on the CCS83 horizontal network. Record title information is cited per Fidelity Title Preliminary Title Report FSBA-425160003 dated September 14, 2020. A complete boundary survey was not performed as part of this survey. Benchmark = Nail & Tag LS 5470 in asphalt intersection of Via Fiori. Elev= 75.26'

4/16/2024

Jon McKellar
PLS 7578

Jon McKellar PLS
A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com

Sheet 1 of 1

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Center for Urban Agriculture at Fairview Gardens

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Survey

A1.0

CUP Submittal 10.14.24

Site Plan 1

feet 0 20' 40' 80'

1" = 40'-0"

GENERAL NOTES: SITE PLAN

1. See Civil plans for site demolition, grading, drainage, erosion control, tree protection, and site utilities.

2. Refer to Landscape drawings for hardscape, landscape materials, and features.

3. Refer to Elevations for exterior finishes.

4. Refer to Sections and Details for construction assemblies.

5. Refer to Finish Schedule for interior finishes.

6. Refer to Plumbing, Mechanical, and Electrical drawings for applicable notes and equipment.

7. See Electrical sheets for site electrical.

8. Dimensioning:
a. all dimensions are to face of stud U.N.O.

9. Finish floor datum of each BLDG. is not at the same elev.

10. F.F. (finish floor) refers to top-of-slab or top-of-deck U.O.N.

LEGEND: SITE PLAN

- property line
- setback
- easement
- (E) contour
- (N) contour
- feature above
- feature below
- (E) building area
- (N) building area
- asphalt
- concrete
- gravel
- DG
- mulch
- crop — Ag. Crops *items in blue subject to change seasonally

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Site Plan

A1.1

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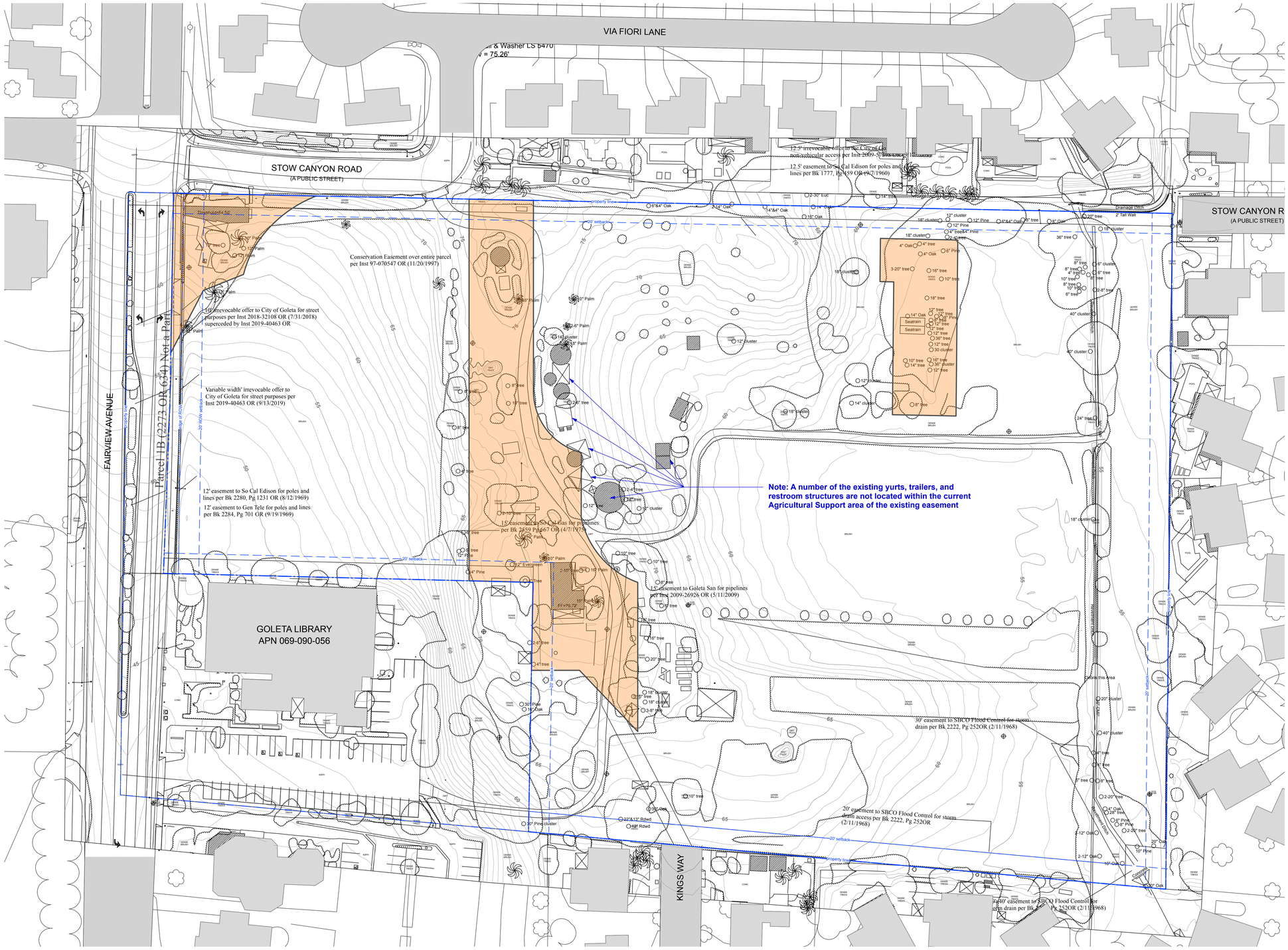

Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

Allowed Agricultural Support Area Uses Include:
- Housing units for families where at least one member of the family is engaged in the production or sale of the Property's produce and/or in the educational efforts in connection with the property
- Structures and required parking areas for educational purposes related to agriculture
- Sales stands, shops, or other facilities on the Property for the sale to the public

Existing Agriculture Support Areas
per David Lawson record (Oct 27, 1996)

- Northwest Area (retail market) - .21 acres
- Central Ridge Area (farmhouse and other) - .97 acres
- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% Ma

Site Plan - Plotted Agriculture Support Areas

feet 0 20' 40' 80' 1" = 40'-0"

1

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Ag Support Areas

A1.2

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Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
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- Sales stands, shops, or other facilities on the Property for the sale to the public

Proposed Agriculture Support Areas
- Northwest Area (retail market + parking) - .27 acres
- Central Ridge Area (farmhouse and other) - .69 acres (Farmhouse & Gathering + Visitor Parking, Education Pavilion & Support Area, Visitor Pathway)
- Northeast Area (staff housing area + parking - .48 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

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Ag Support Areas

A1.3

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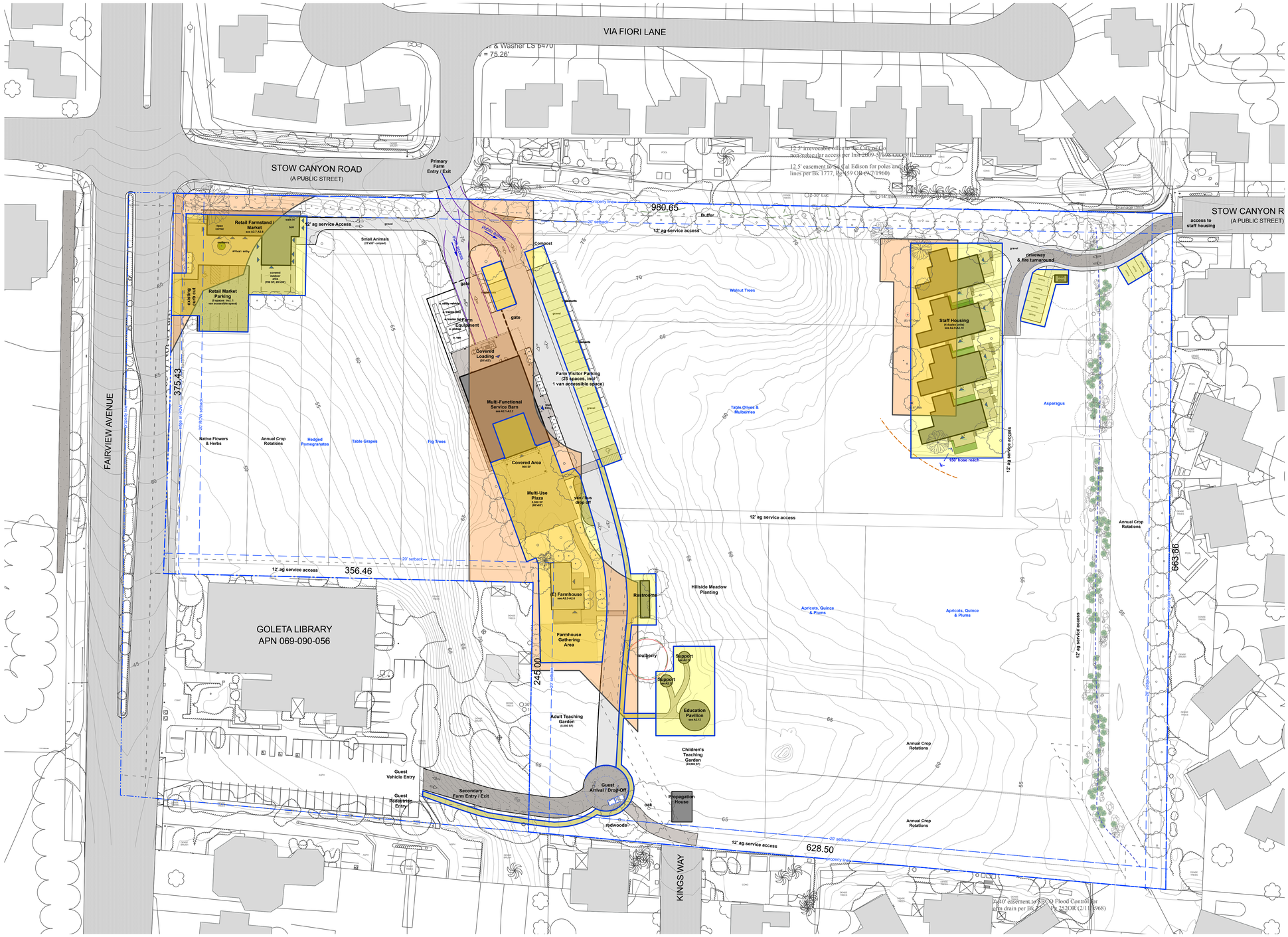

Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

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- Central Ridge Area (farmhouse and other) - .97 acres
- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Existing & Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

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Ag Support Areas

A1.4

CUP Submittal 10.14.24

View of Staff Housing from East **07**

Gathering / Education Space at South Side of Multi-Purpose Service Barn **06**

Renovated Historic Farmhouse East Elevation **05**

Renovated Historic Farmhouse South (Front) Elevation **04**

View of Multi-Purpose Service Barn From Northeast **03**

Street View of Retail Farm Stand from Fairview Avenue (looking East) **02**

Site Aerial from Northwest **01**

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3D Views

A2.0

CUP Submittal 10.14.24

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

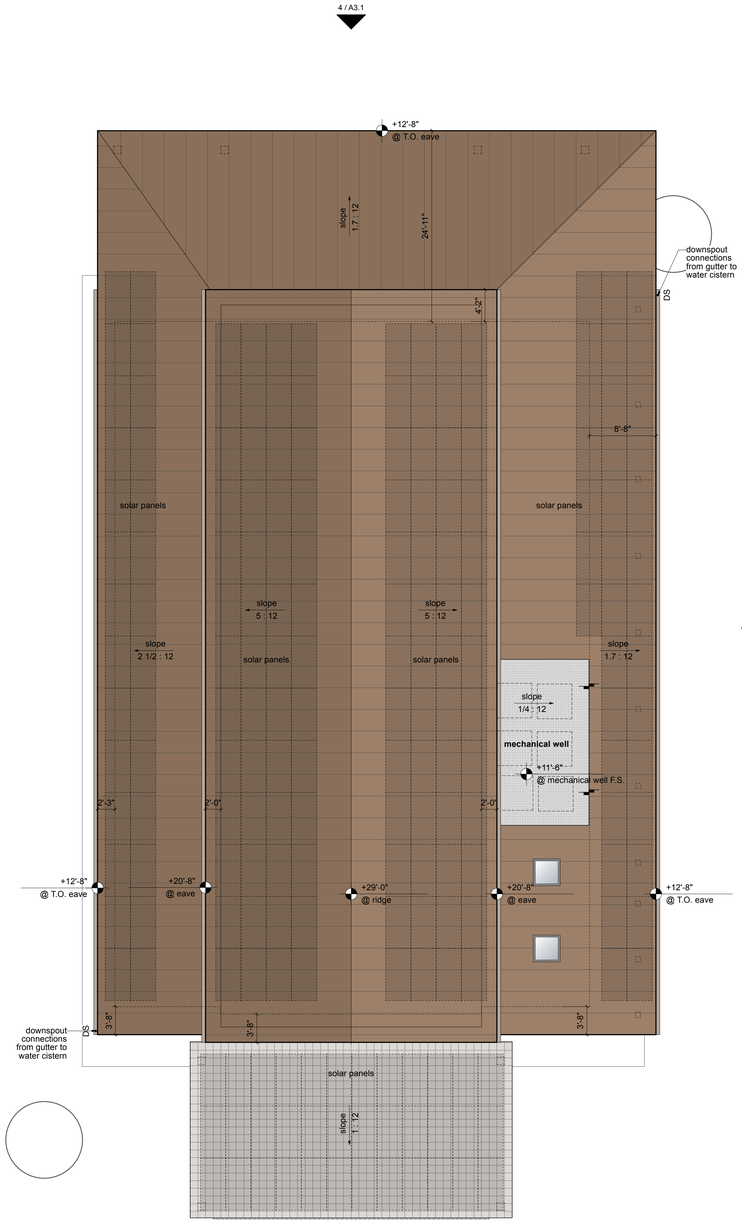
K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

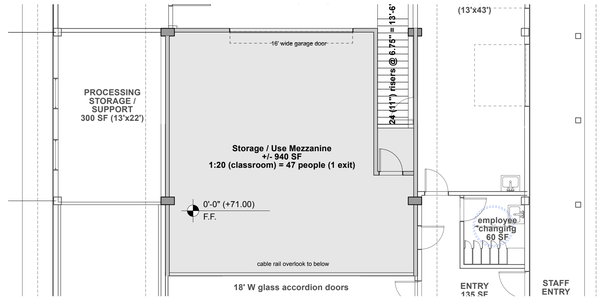
LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

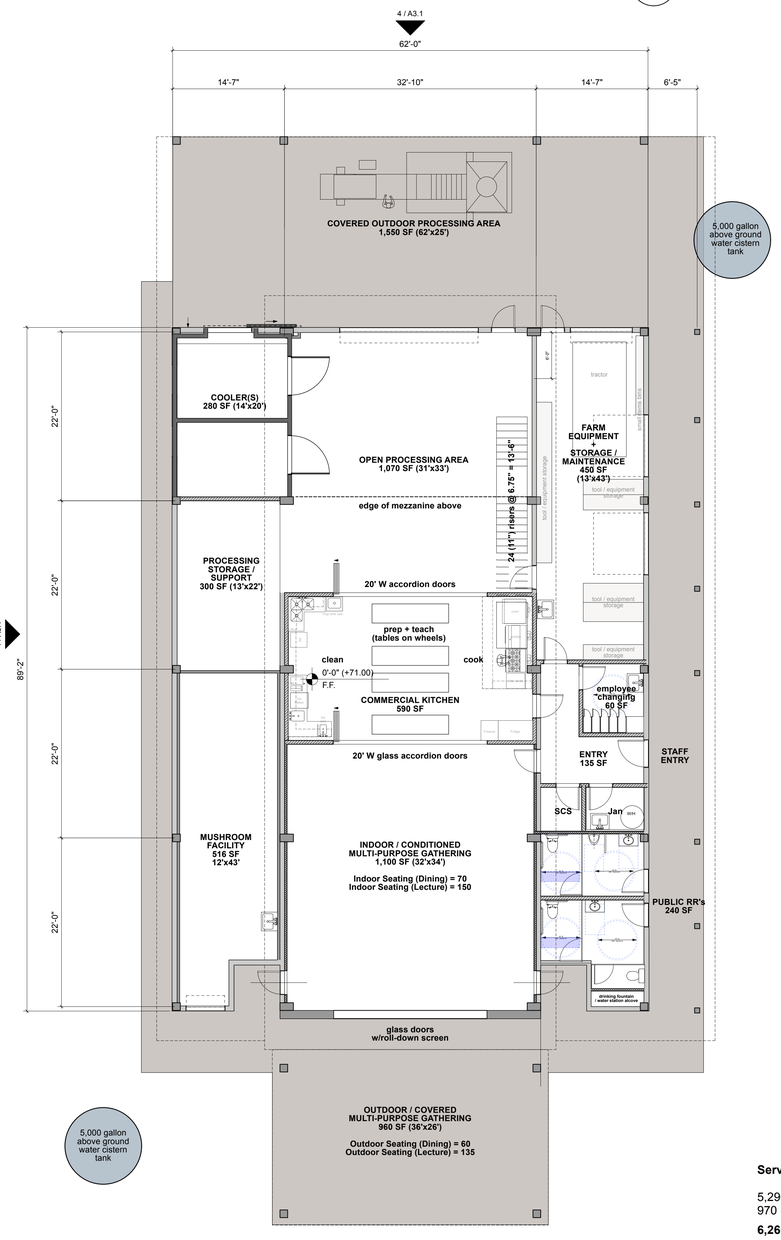


Solar:
167 Roof Panels Independent of South Outdoor Trellis

Multi-Functional Service Barn Roof Plan 3
feet 0 4' 8' 16' 1/8" = 1'-0"



Multi-Functional Service Barn - Mezzanine Floor Plan 2
feet 0 4' 8' 16' 1/8" = 1'-0"



Multi-Functional Service Barn Floor Plan 1
feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- column (see Structual)
- downspout

WALL TYPE LEGEND: FLOOR PLAN

- 4" metal stud wall
- 6" metal stud wall
- 4" EPS panel wall
- 6.5" EPS panel wall
- girt with insulation, finishes per elevations A3.X, thickness per plan

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)

Service Barn Area Gross Area (excluding exterior wall)

5,290 SF = Conditioned 1st Floor Area:
970 SF = Mezzanine:

6,260 SF = Total Building Area

Covered Outdoor Use Areas:
1,550 SF = Covered Outdoor Processing Area
960 SF = Multi-Purpose Gathering Space

2,510 SF = Total Covered Outdoor Use Area

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APN # 069-090-052

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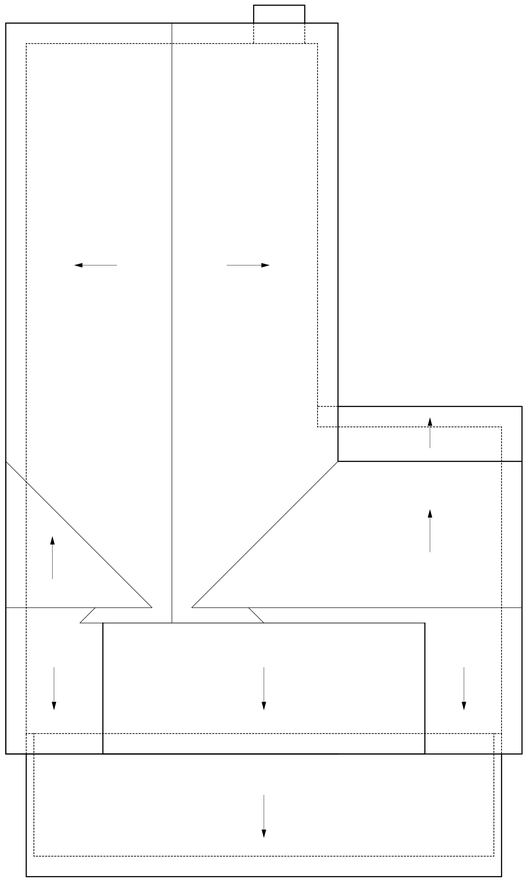
NOT FOR CONSTRUCTION

Barn First Floor & Roof Plan

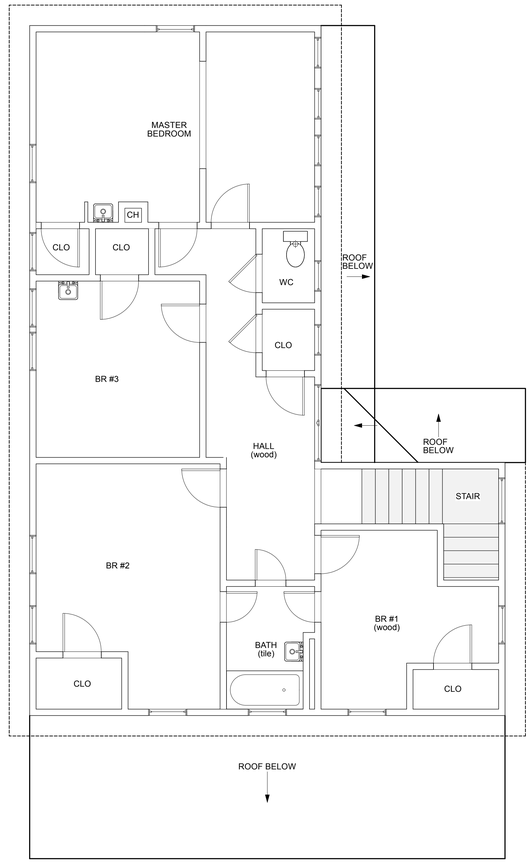
A2.1

CUP Submittal 10.14.24



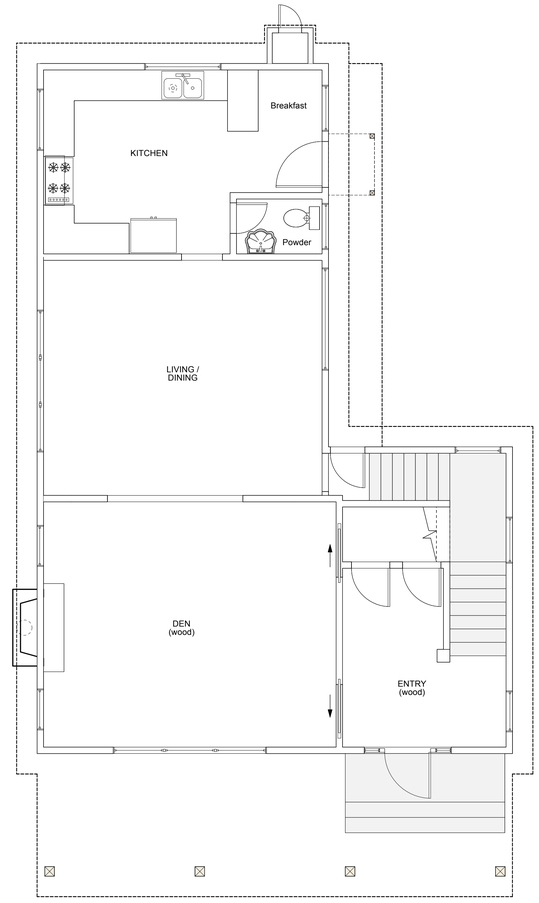
Existing Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 2 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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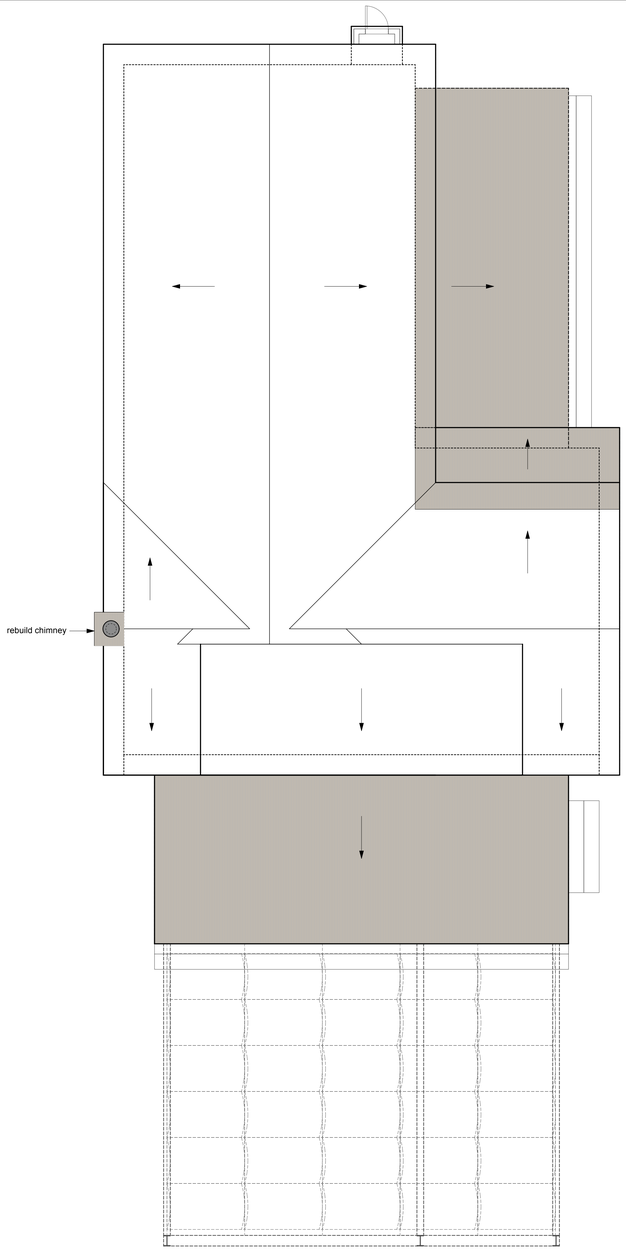
NOT FOR CONSTRUCTION

Farmhouse Existing Plans

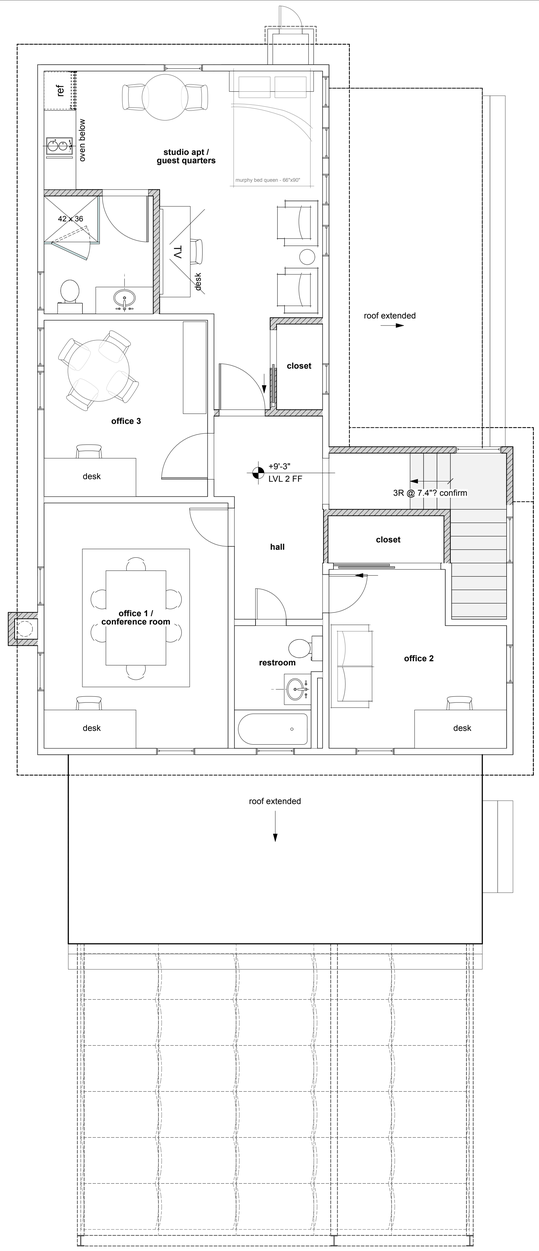
A2.3

CUP Submittal 10.14.24



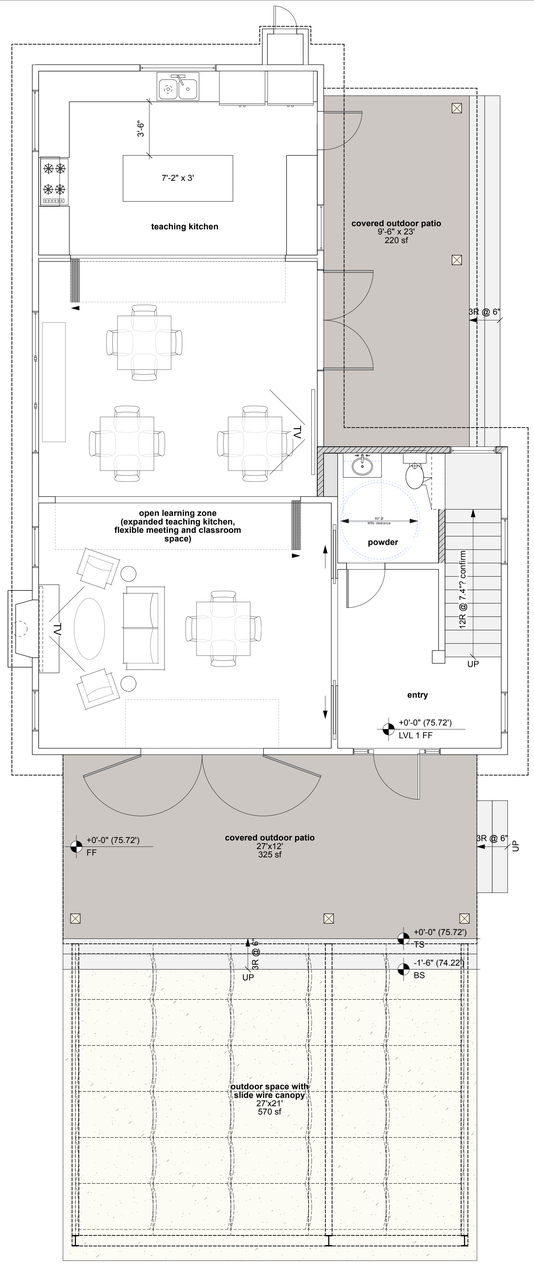
Proposed Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Farm House Plan 2 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- RC — rain chain, see details 4,8,12/A6.5
- vent penetration through roof, see Roof Details, see Mechanical and Plumbing drawings
- existing roof to remain as is
- new roof - shingles to match existing

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

WALL TYPE LEGEND: FLOOR PLAN

- (E) wall
- (N) wood stud wall

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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NOT FOR CONSTRUCTION

Farmhouse Proposed Plans

A2.4

CUP Submittal 10.14.24

Existing East Elevation 4

feet 0 2 4 8 3/16"=1'-0"

Existing North Elevation 3

feet 0 2 4 8 3/16"=1'-0"

Existing West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Existing South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

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NOT FOR CONSTRUCTION

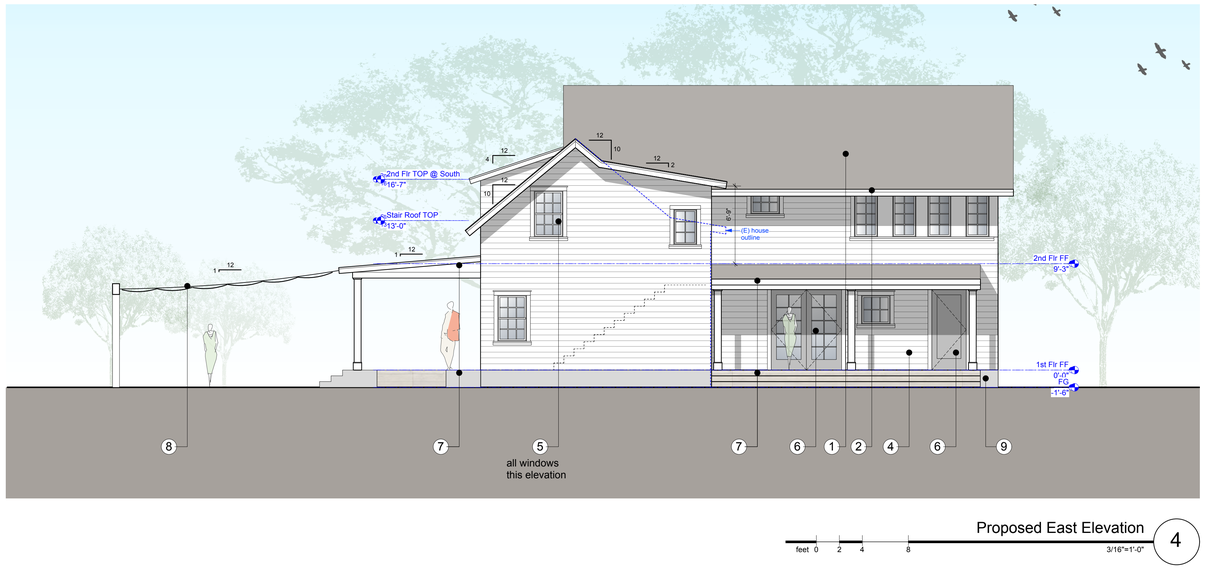
Farmhouse Elevations Existing

A2.5

CUP Submittal 10.14.2024

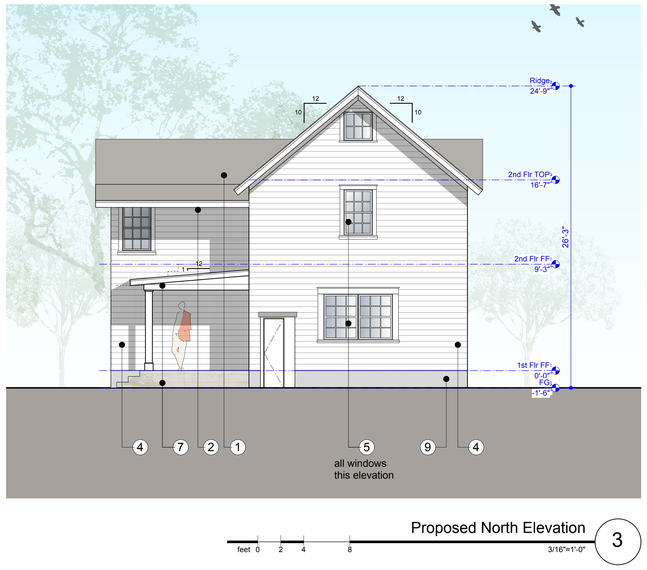
EXTERIOR FINISH SCHEDULE

1. **Roofing**
   new asphalt shingle roofing
2. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts
   white
3. **Chimney**
   restored brick chimney
4. **Walls - Existing Rehabilitated Wood Siding, Painted**
   redwood lap siding, repaired and/or replaced in kind
   to match existing, painted
5. **Existing Windows and Doors**
   rehabilitated / restored wood windows & doors
6. **New Windows and Doors**
   Kolbe Heritage Series wood windows & doors
7. **New Entry Porch & Porch Roof**
   new exterior front porch (existing not original)
   concrete porch foundation & slab
   porch wood columns, rafters, fascia, painted
8. **New Slide Wire Shade Canopy**
   cables and slide wire canopy for shade
   wood columns and beam, painted
9. **New Foundation**
   new concrete perimeter stemwall foundation



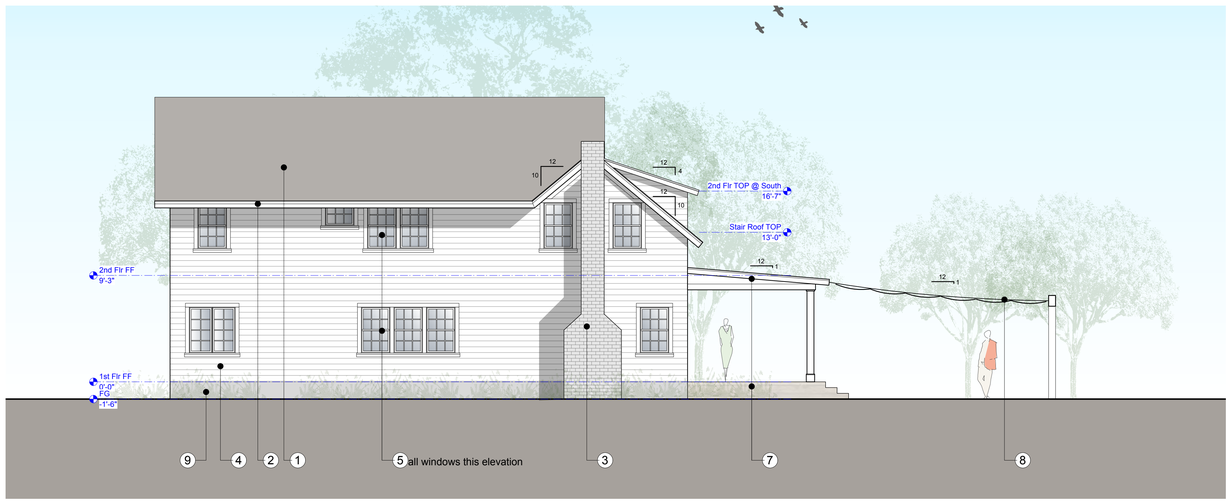
Proposed East Elevation 4

feet 0 2 4 8 3/16"=1'-0"



Proposed North Elevation 3

feet 0 2 4 8 3/16"=1'-0"



Proposed West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Proposed South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

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NOT FOR CONSTRUCTION

Farmhouse Elevations Proposed

A2.6

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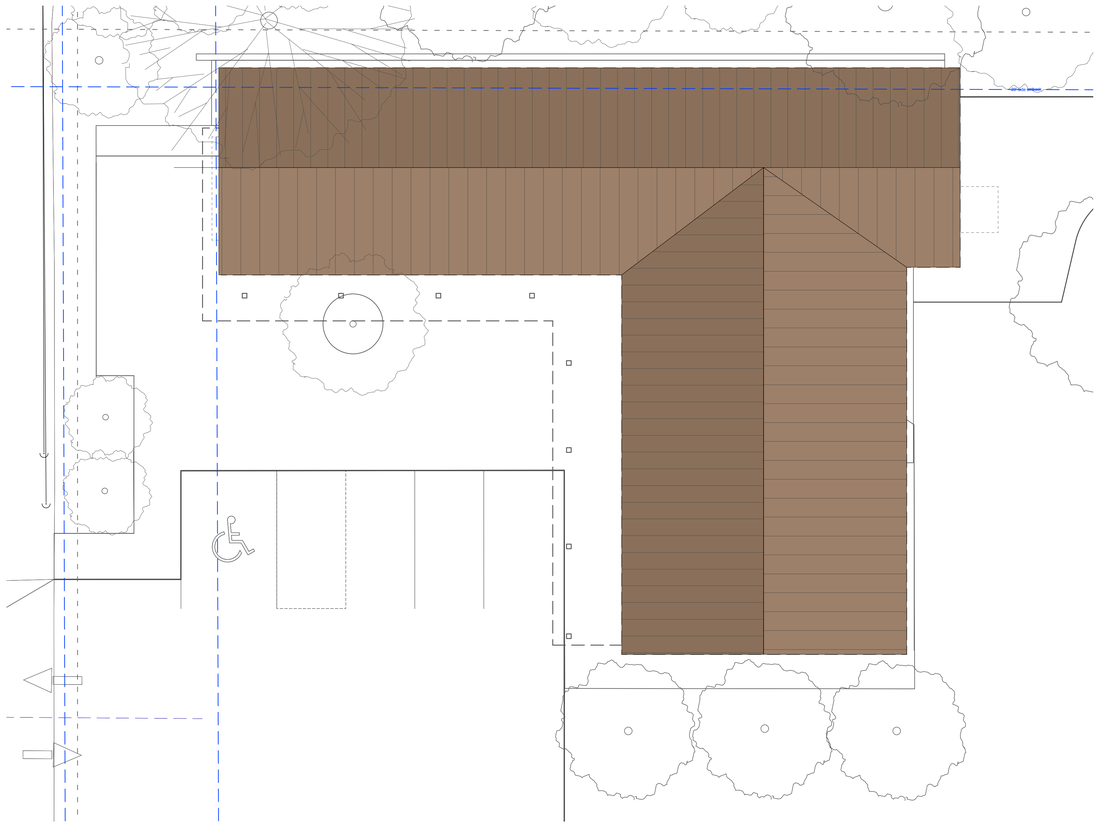
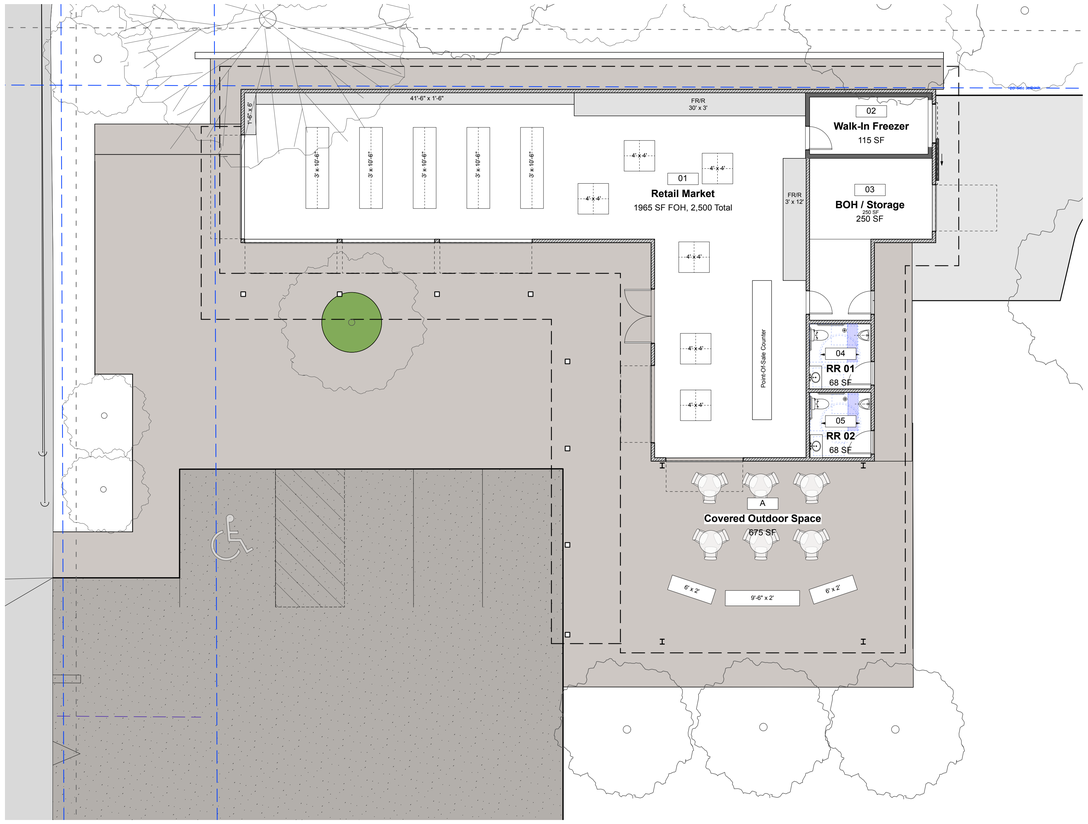


Proposed Retail Stand Roof Plan 2

feet 0 4' 8' 16' 1/8" = 1'-0"



Proposed Retail Stand Floor Plan 1

feet 0 4' 8' 16' 1/8" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RETAIL STAND

- 6.5" EPS panel wall
- 2x6 wood stud wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receipticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receipticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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NOT FOR CONSTRUCTION

Retail Stand Plan

A2.7

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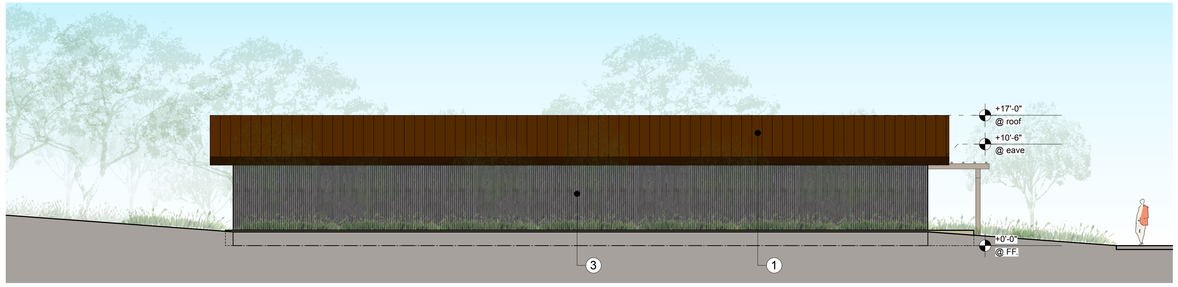
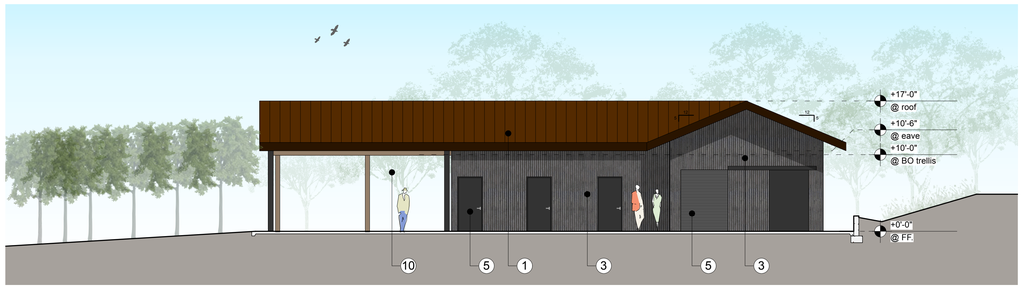


Proposed North Elevation 4

feet 0 4 8 16 1/8" = 1'-0"

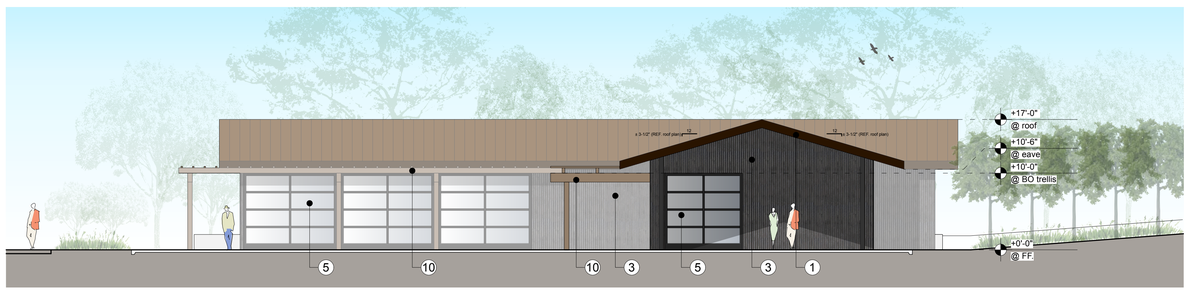


Proposed East Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"



Proposed South Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

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NOT FOR CONSTRUCTION

Retail Stand Elevations

A2.8

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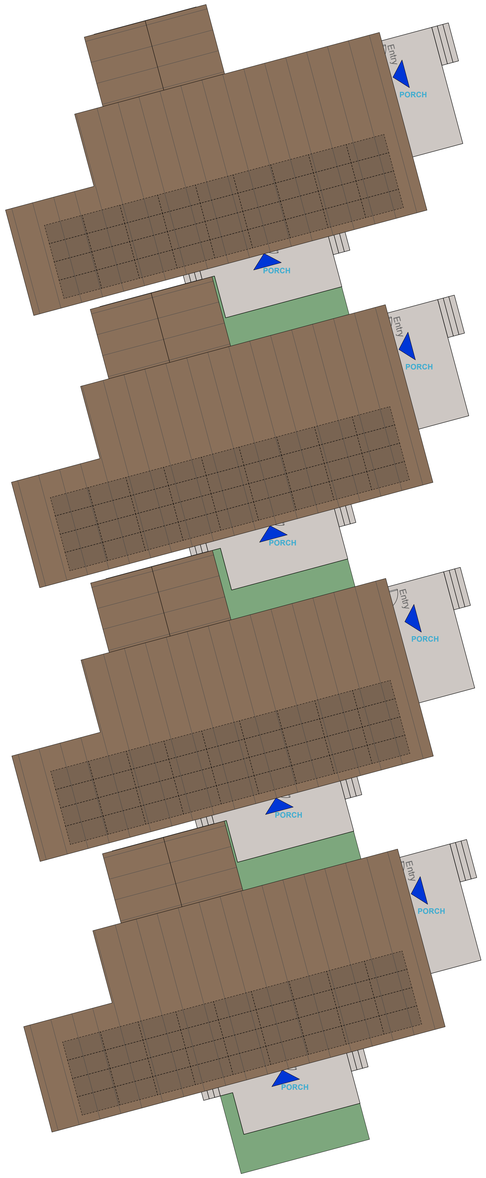


EIGHT UNIT (4 Duplex) CONFIGURATION
• (8) 2 Bd, 2 Ba Units

8 Total Units, 16 Bedrooms, 16 Bathrooms, 8 Kitchens

Staff Housing Proposed Roof Plans — 3
feet 0 4' 8' 16' 1/8" = 1'-0"

Staff Housing Proposed Plans — 2
feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: ROOF PLAN / DECK

- In Scope for RFSI Bid
- Out of Scope for RFSI Bid
- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation A3.1 for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

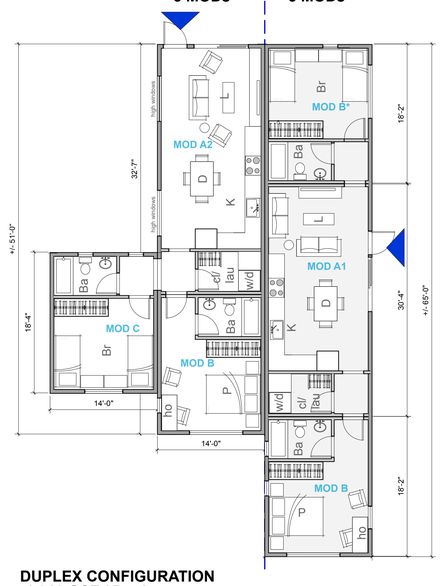
K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations

A Type Unit
• 890 GSF
• 3 MODs

B Type Unit
• 855 GSF
• 3 MODs



DUPLEX CONFIGURATION
•1,810 GSF / Duplex
•7,240 GSF Total
• 3 MOD Types Total for All 8 Units

Staff Housing Proposed Plans — 1
feet 0 4' 8' 16' 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

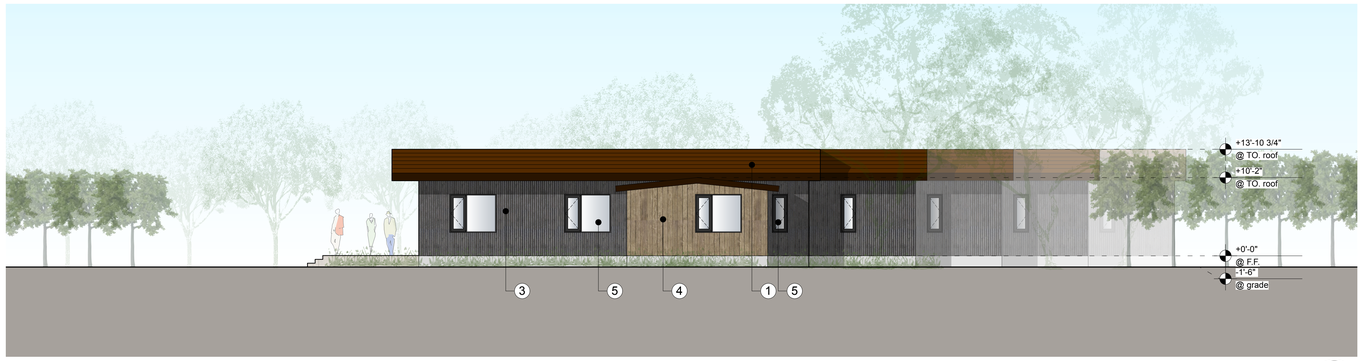
Staff Housing Plans

A2.9

CUP Submittal 10.14.2024

Proposed South Elevation 4

feet 0 4 8 16 1/8" = 1'-0"



Proposed North Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"

Proposed East Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

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Revisions

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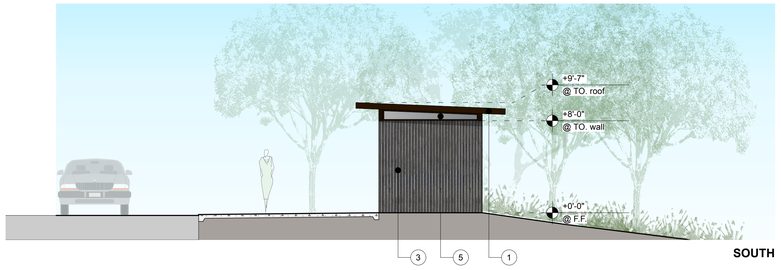
NOT FOR CONSTRUCTION

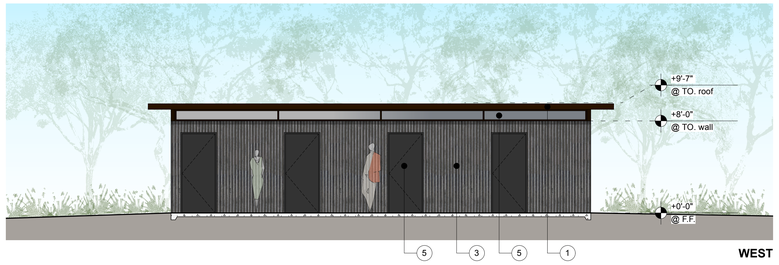
Staff Housing Elevations

A2.10

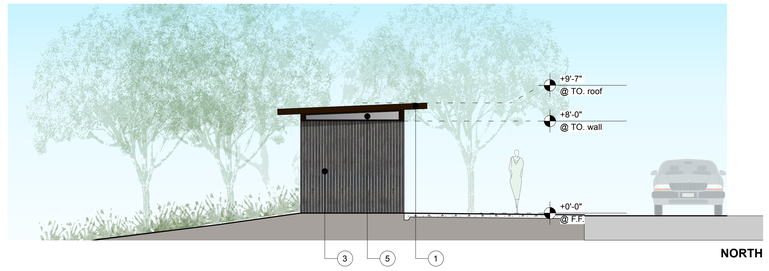
CUP Submittal 10.14.2024



SOUTH



WEST



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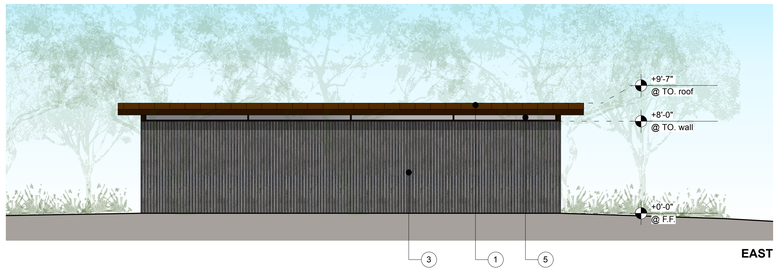
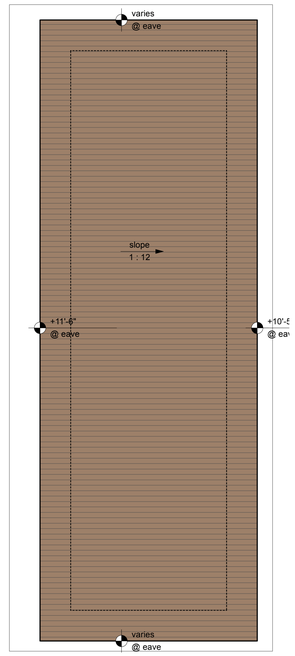


EAST

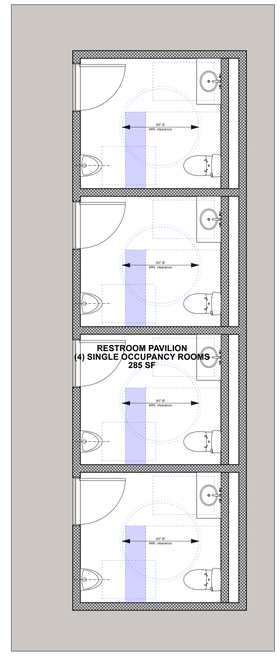
Restroom Pavilion Elevations 3

3/16" = 1'-0"



Proposed Retail Stand Roof Plan 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Restroom Pavilion Floor Plan 1

feet 0 2' 4' 8' 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant)
   weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame,
   ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts
   (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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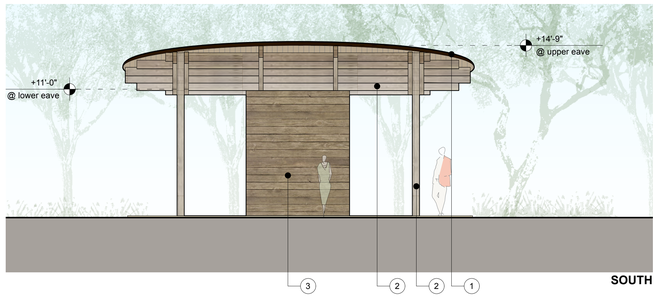
NOT FOR CONSTRUCTION

Restroom Pavilion

A2.11

CUP Submittal 10.14.24



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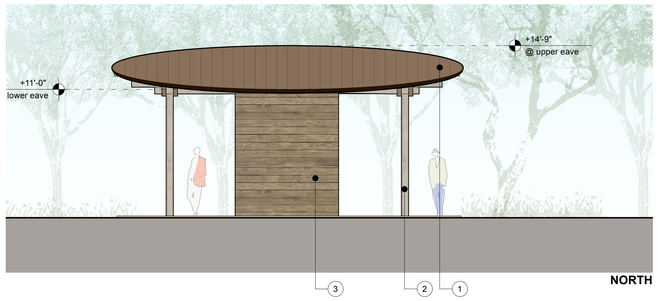

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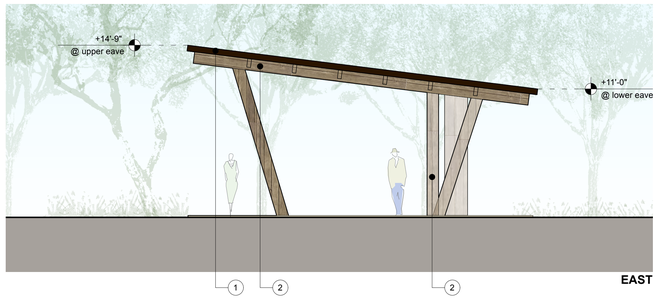

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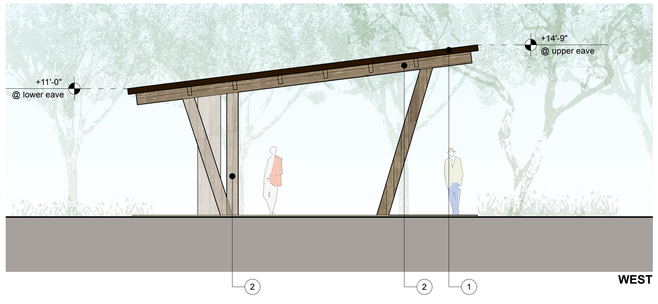
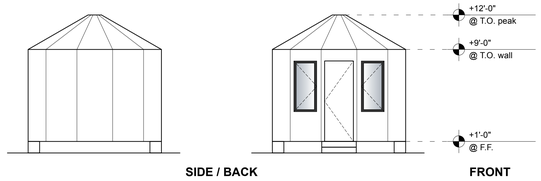


WEST

Education Pavilion Elevations 4
3/16" = 1'-0"

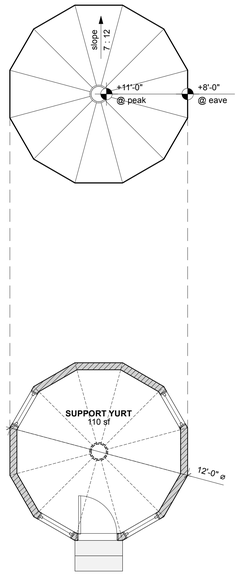


SIDE / BACK FRONT

Support Yurt Elevations 3
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Heavy Timber Framing**
   heavy timber to match wood siding
3. **Wood Siding**
   reclaimed barn wood



Support Yurt Plan 2
feet 0 2' 4' 8' 1/4" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

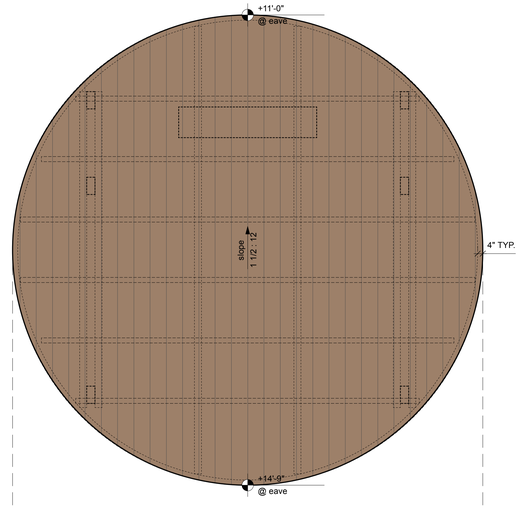
I. Roof gutters are to conform to CRC R337.5.4.

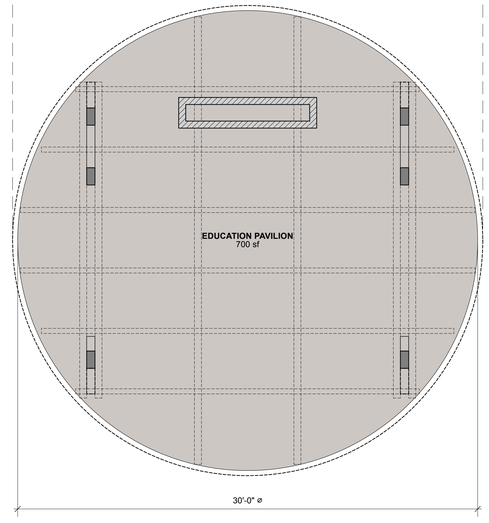
J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.





Education Pavilion 1
feet 0 2' 4' 8' 1/4" = 1'-0"

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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Revisions

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NOT FOR CONSTRUCTION

Education Pavilion and Yurts

A2.12

CUP Submittal 10.14.24

Appendix B
Existing Conditions
(Photographs)

Photograph 1, The house, south and west elevations, looking northeast

Photograph 2, The house, west elevation, looking west

Photograph 3, The house, west and partial north elevations, looking southeast

Photograph 4, The house, north and partial north elevations, looking southwest

Photograph 5, Typical window type (south end of the house's eat elevation)

Photograph 6, The house, with a detail of the west elevation's partially collapsed chimney and firebox, depicting the exterior's original vertical boards, looking east

Photograph 7, The house, south elevation, looking north

Photograph 8, The house, south elevation, looking north

Photograph 9, The house, south elevation with a detail of the porch and concrete steps, looking east

Photograph 10, The house, south elevation with a detail of the porch, front door and concrete steps, looking north

Photograph 11, The house, north elevation, looking south

Photograph 12, The house, south elevation with a detail of the recessed section of the elevation, looking south

Photograph 13, The house, north elevation with a detail of the first floor door in the recessed portion of elevation, looking southwest

Photograph 14, The house, the south end of the east elevation, looking northwest

Photograph 15, The house, south end of the east elevation, looking west

Photograph 16, The house, recessed portion of the north end of the east elevation, looking west

Photograph 17, The house, the door at the north end of the east elevation, looking west

Photograph 18, The house, the first floor of the east elevation, looking south

Photograph 19, The house, the west elevation, looking east

Photograph 20, The house, the west elevation, looking east

Photograph 21, The house, the west elevation with a detail of the partially collapsed chimney and firebox, looking east

Photograph 22, The house, the west elevation with a detail of the partially collapsed chimney and firebox, looking northeast

Photograph 23, The house, the north end of west elevation, looking northeast

Photograph 24, Looking northwest from the house towards North Fairview Avenue, looking northeast

Photograph 25, Looking west from the vicinity of the house towards The Goleta Public Library

Photograph 26, Looking northwest from the vicinity of the house towards North Fairview Avenue with the Goleta Public Library to the left

Photograph 27, Looking north from the vicinity of the house towards the cluster of sheds and yurts

Photograph 28, Sheds located northeast of the house

Photograph 29, Looking northeast along the driveway extending from the house to the cluster of sheds and yurts

Photograph 30, Looking north along the driveway linking the study property to North Fairview Avenue

Photograph 31, Looking north along the driveway linking the study property to North Fairview Avenue

Photograph 32, A view of the sheds and yurts extending along the driveway, Looking northwest

Photograph 33, Looking southeast from the parking area adjacent to the east side of the house towards the southeast corner of the study property

Photograph 34, Looking towards the northeast corner of the study property

Photograph 35, Looking southeast towards the southeast corner of the study property

Photograph 36, Looking east towards the residential subdivision bordering the east side of the study property

Photograph 37, Looking north along the culvert dividing the agricultural fields into two sections

Photograph 38, Looking south along the culvert dividing the agricultural fields into two sections

Photograph 38, Looking towards the northeast corner of the study property with the residential subdivision to the right

Photograph 39, Looking towards the northeast corner of the study property with culvert to the right

Photograph 40, Looking southeast towards the south end of the culvert

Photograph 41, Looking southwest towards the concrete culvert near the southeast corner of the study property

Photograph 42, Looking west from near the southeast corner of the study property towards the house

Photograph 43, Looking northwest towards the vicinity of the house

Photograph 44, Looking south towards a redwood tree located near the east property line

Photograph 45, Looking from near the northwest corner of the study property towards the orchard located south of the house

Photograph 46, Looking northeast towards a cluster of sheds and outbuildings located southeast of the house

Photograph 47, Looking southwest along a driveway linking the southwest corner of the study property to the Goleta Public Library

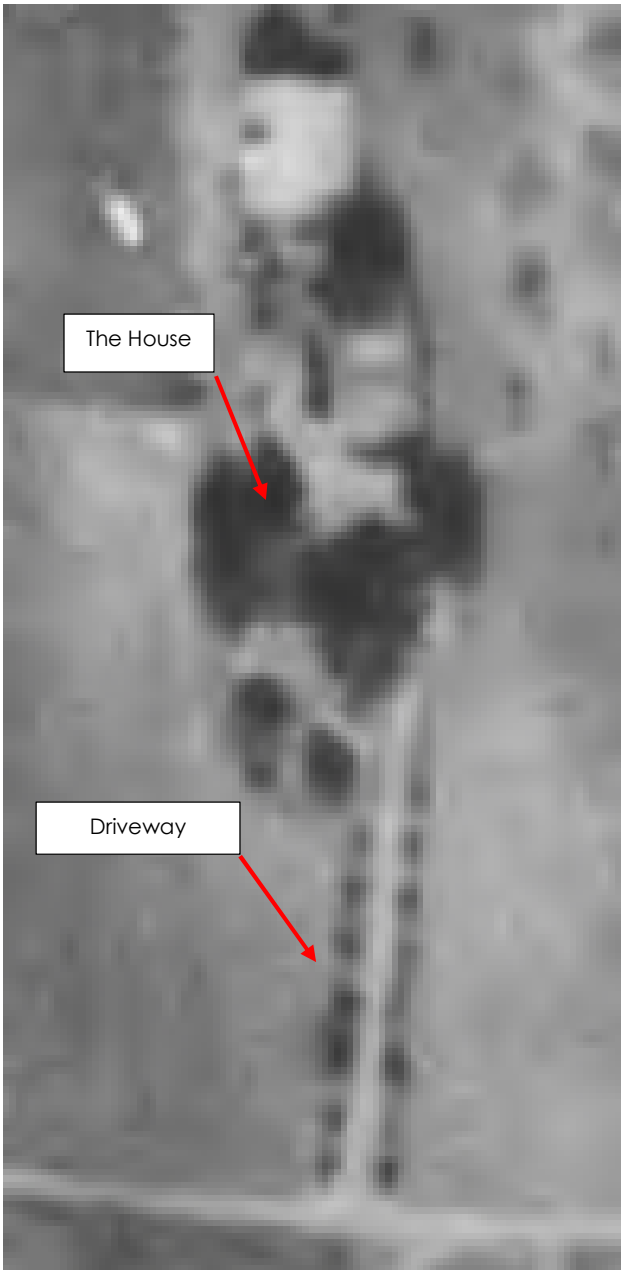
Photograph 48, Looking north towards the house

Photograph 49, Graveled yard off the house's south elevation with an iron rendering cauldron near its center, Looking northwest

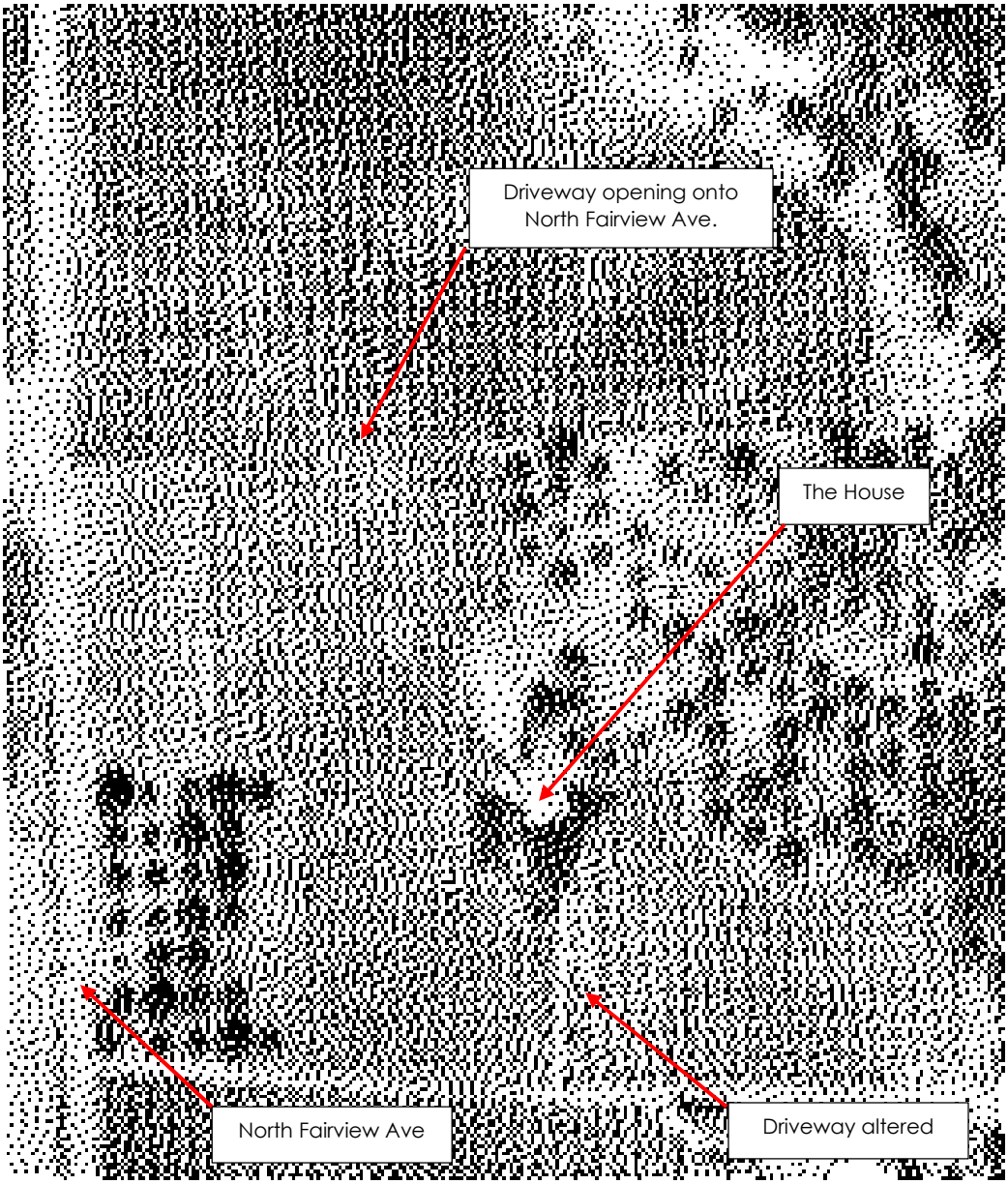
Appendix C
Aerial Photographs

Photograph 1, 1928 aerial photograph depicting the study property (University of California, Santa Barbara, Library, Geospatial Collection, Flight c-311c_b-1)

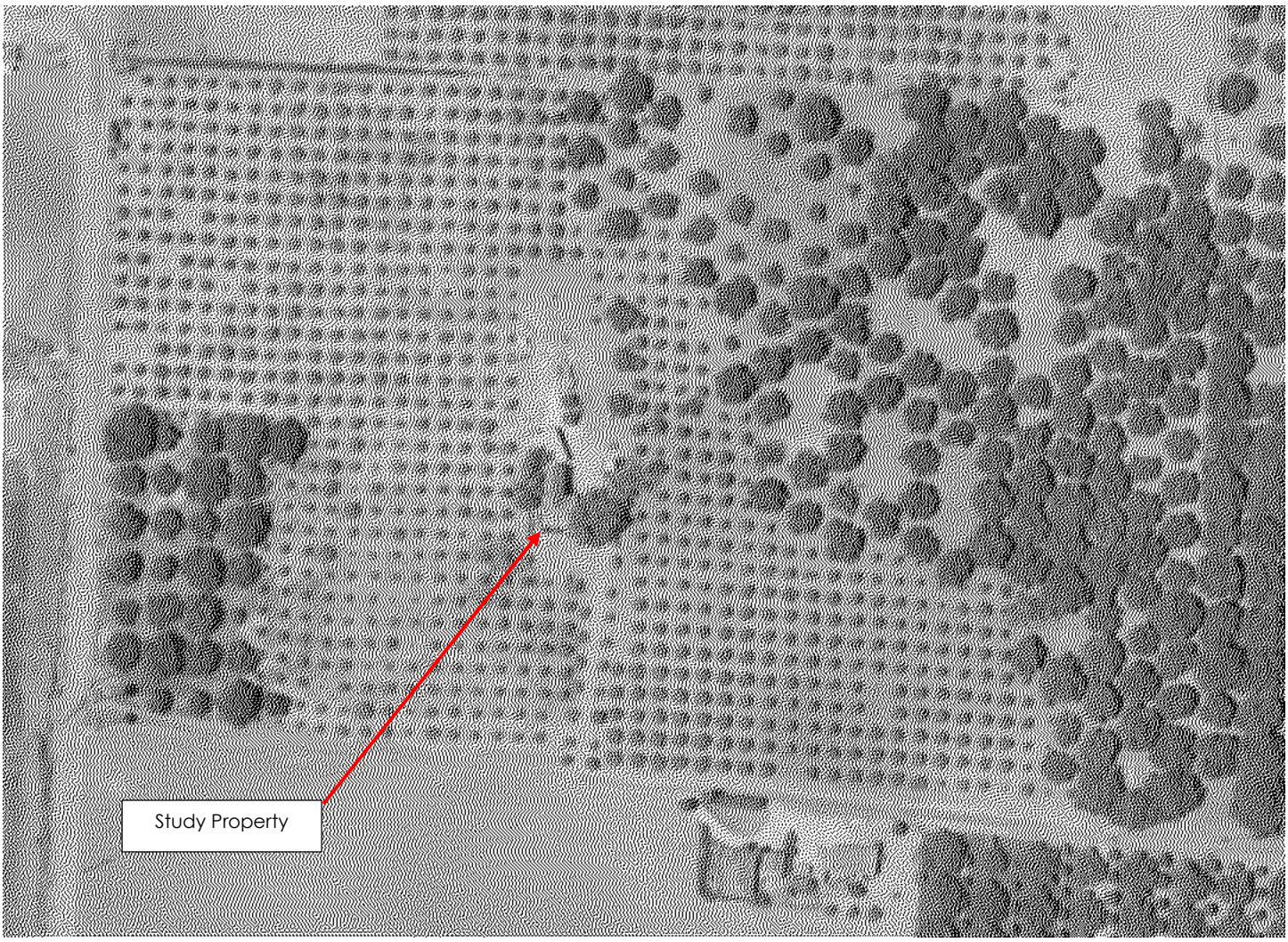
Photograph 1a, 1928 aerial photograph depicting a detail of the study property and its orchards (University of California, Santa Barbara, Library, Geospatial Collection, Flight c-311c_b-1)



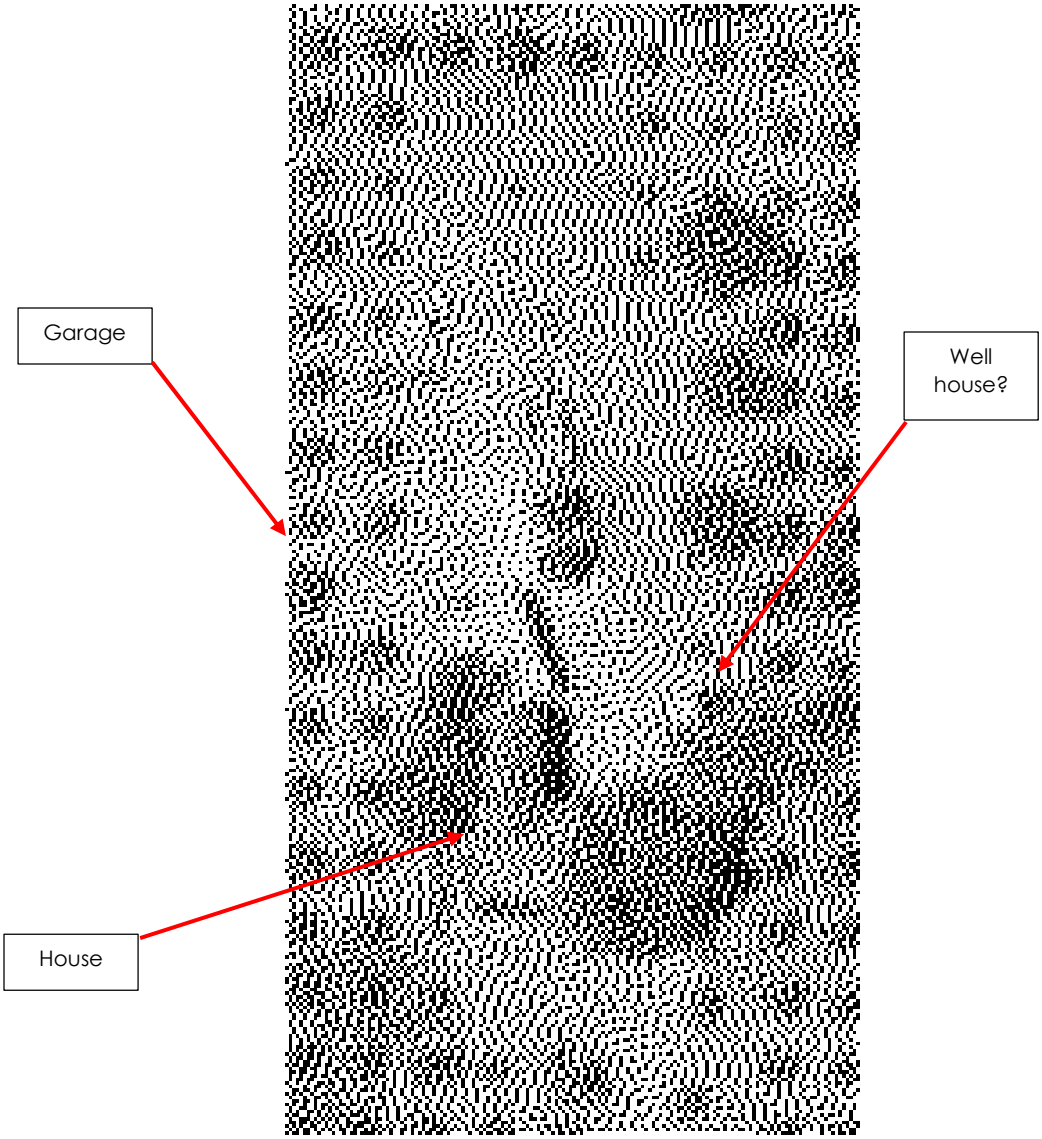
Photograph 1b, 1928 aerial photograph depicting a detail of the house and driveway (University of California, Santa Barbara, Library, Geospatial Collection, Flight c-311c_b-1)



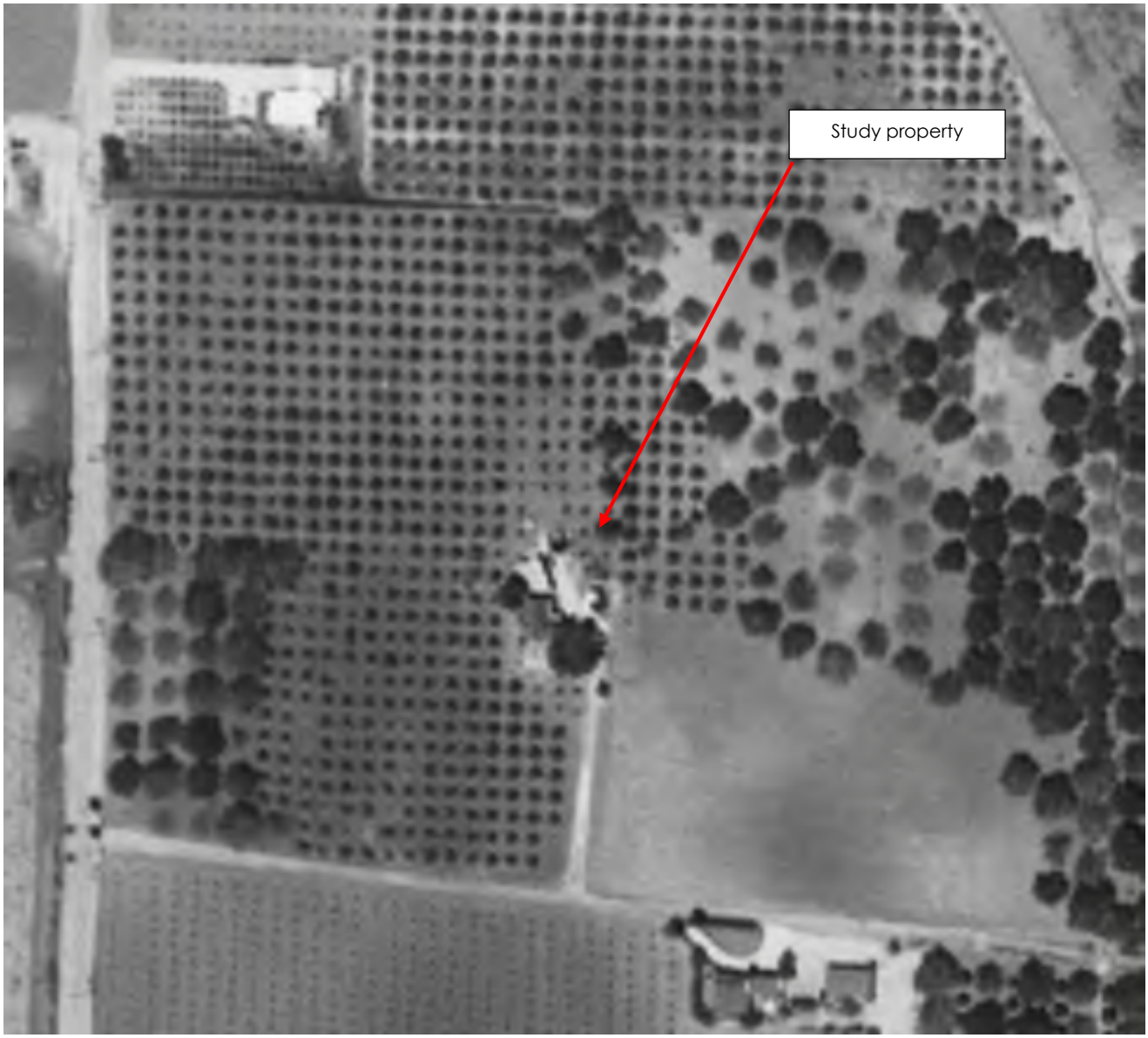
Photograph 2, 1943 aerial photograph depicting a detail of the house and driveway (University of California, Santa Barbara, Library, Geospatial Collection, Flight btm_1943_4b-197)



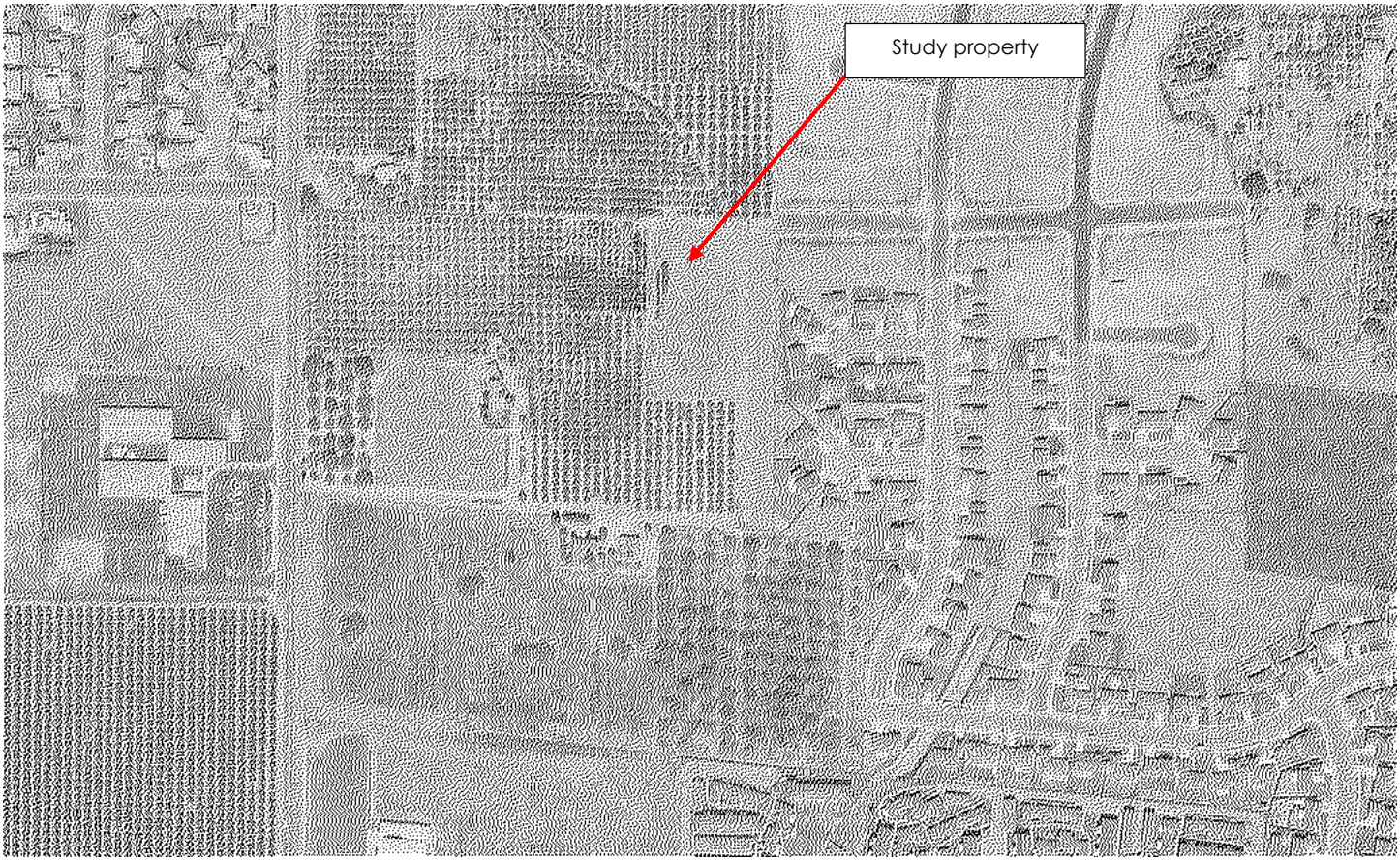
Photograph 3, 1948 aerial photograph of the study property
(University of California, Santa Barbara, Library, Geospatial Collection, Flight C-12790_12-43)



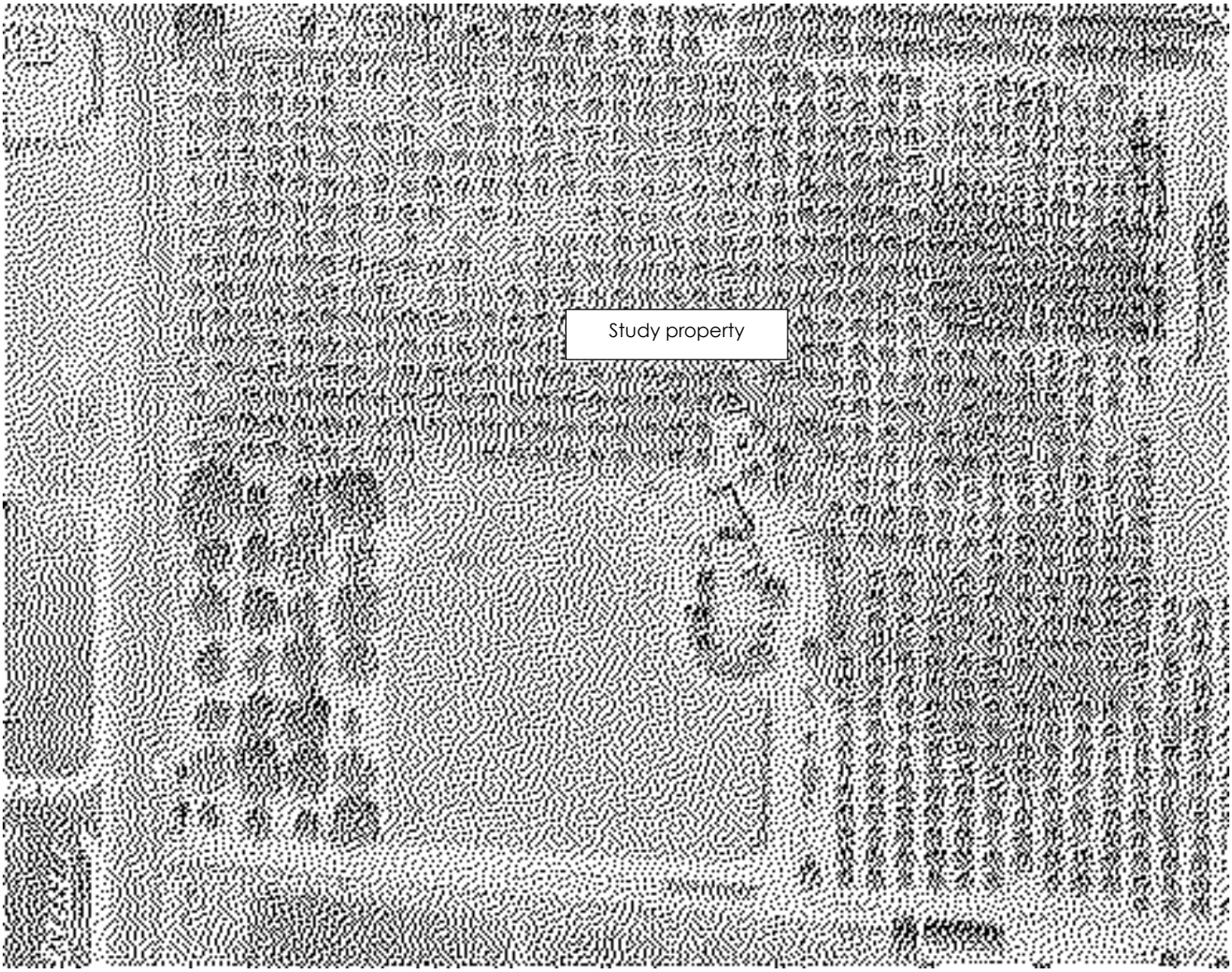
Photograph 3a, 1948 aerial photograph of the study property with a detail of the house and detached garage
(University of California, Santa Barbara, Library, Geospatial Collection, Flight C-12790_12-43)



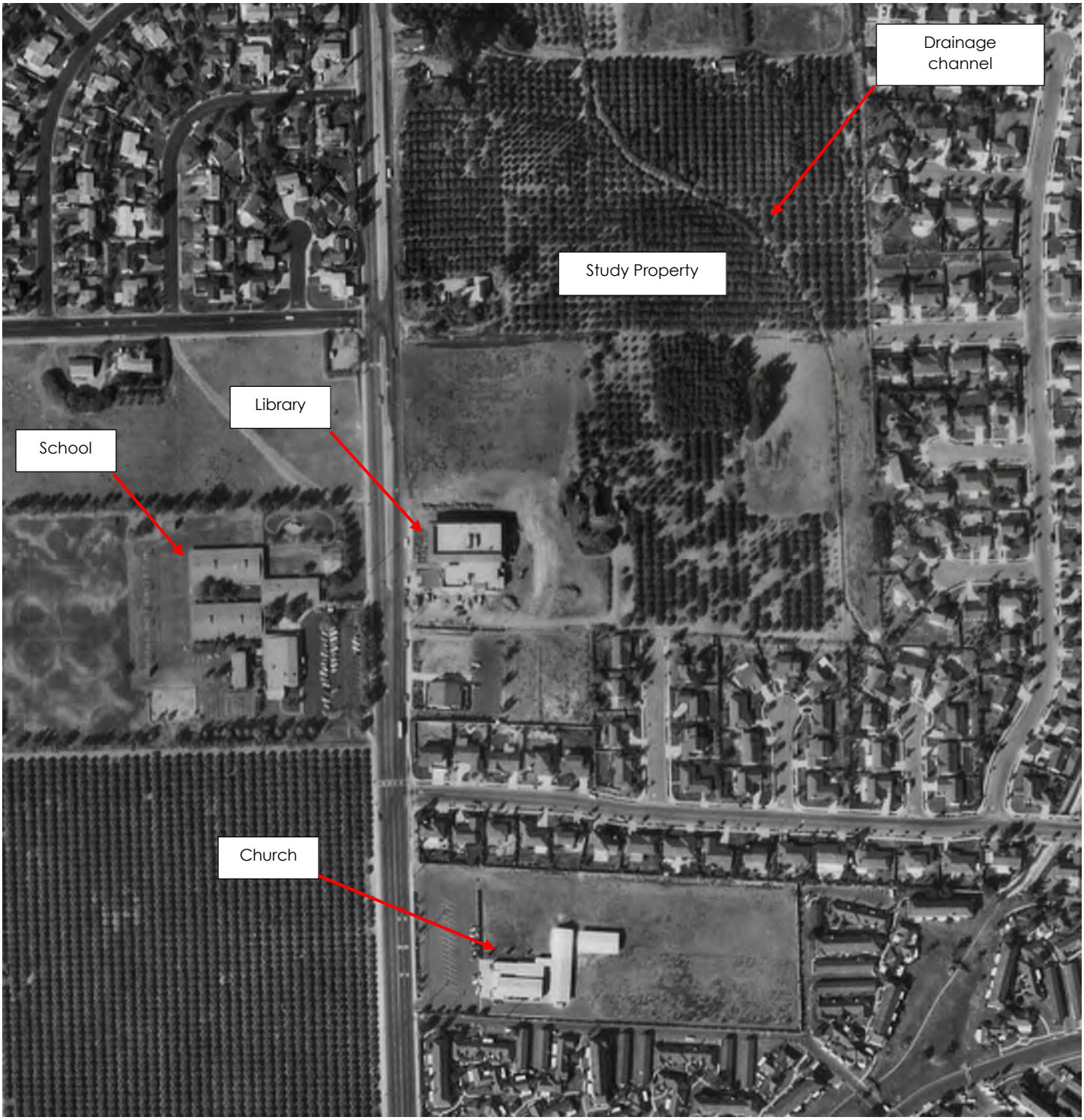
Photograph 4, 1954 aerial photograph of the study property with a detail of the house and detached garage
(University of California, Santa Barbara, Library, Geospatial Collection, Flight cm_1-52)



Photograph 5, 1965 aerial photograph of the study property depicting the construction of residential subdivisions in the vicinity of the study property
(University of California, Santa Barbara, Library, Geospatial Collection, Flight imc_451_3-2)

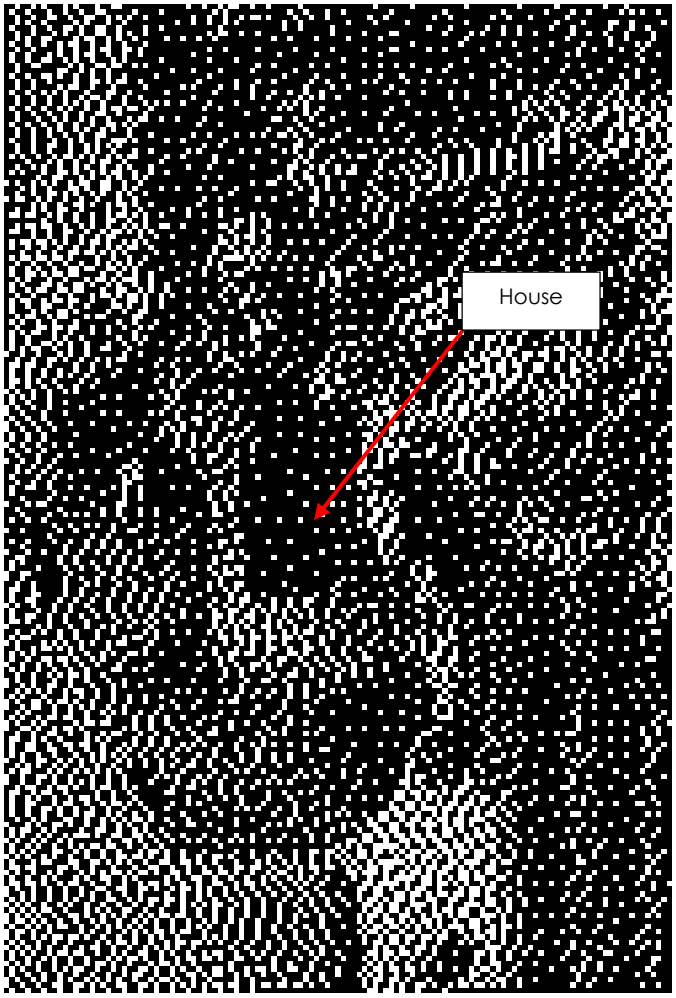


Photograph 5a, 1965 aerial photograph of the study property depicting the construction of residential subdivisions in the vicinity of the study property
(University of California, Santa Barbara, Library, Geospatial Collection, Flight imc_451_3-2)

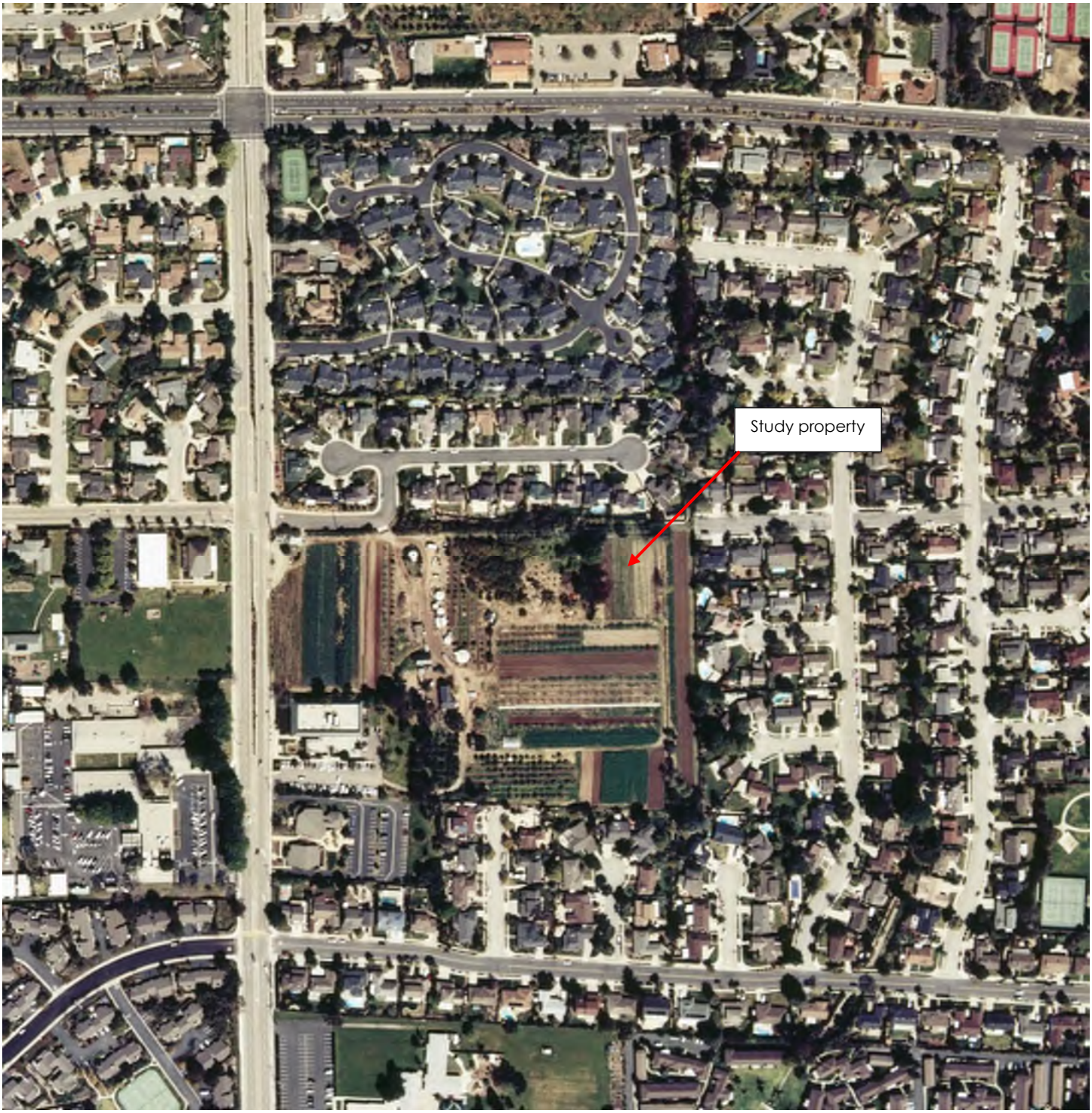


Photograph 6, 1973 aerial photograph of the study property depicting the construction of residential subdivisions and the Goleta Public Library in the vicinity of the study property (University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb-1_36, 1:12,000)

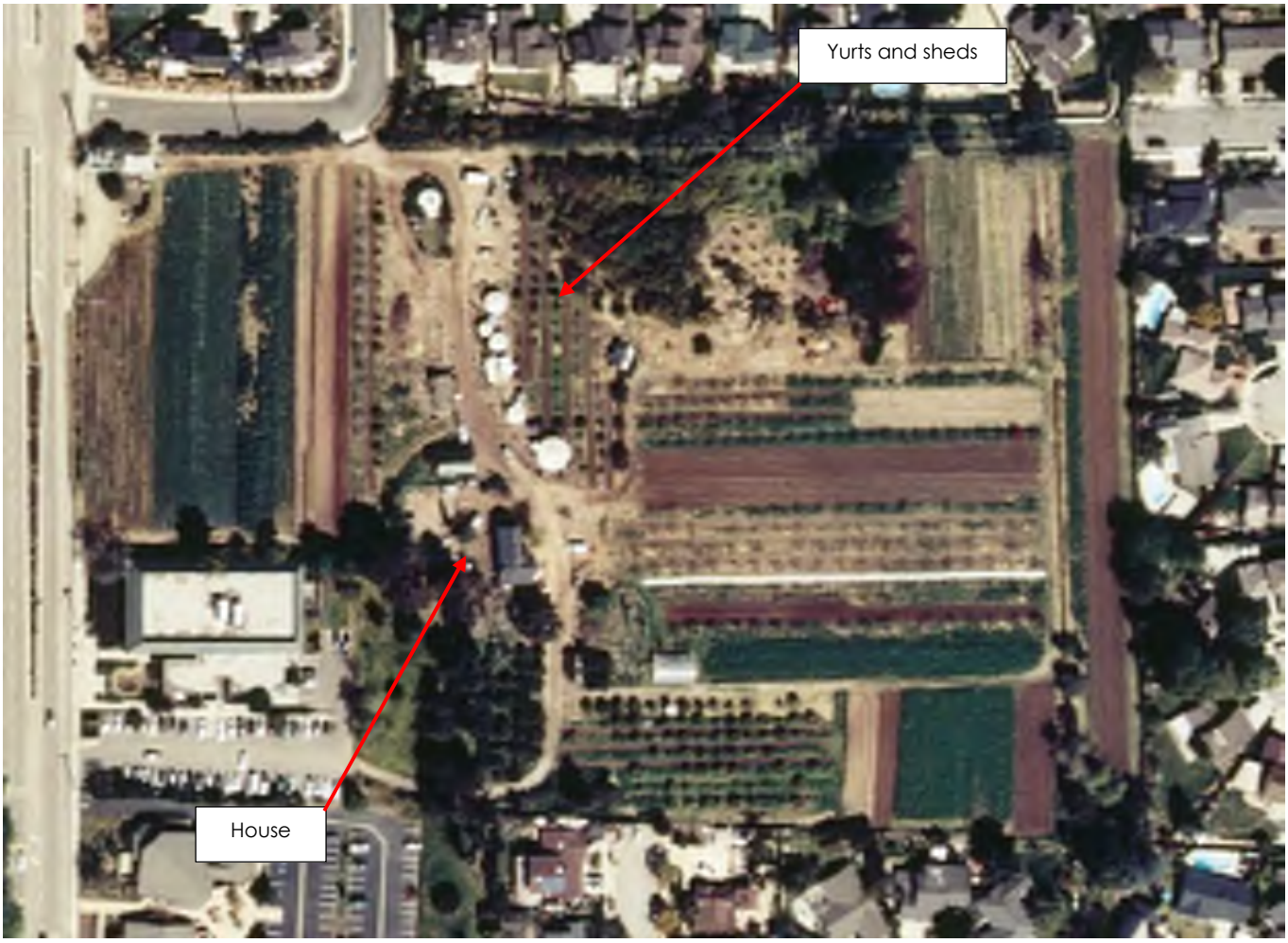
Photograph 6a, 1973 aerial photograph of the study property
(University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb-1_36, 1:12,000)



Photograph 6b, 1973 aerial photograph of the study property with a detail of the house (University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb-1_36, 1:12,000)



Photograph 7, 2010 aerial photograph of the study property
(University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb_18-68 1:12,000)



Photograph 7a, 2010 aerial photograph of the study property with a detail of Fairview Gardens (University of California, Santa Barbara, Library, Geospatial Collection, Flight pw-sb_18-68 1:12,000)