COTA ADOBE ON RANCHO SANTA ROSA

LANDMARK NUMBER: 23

KNOWN AS: Cota Adobe

PHYSICAL ADDRESS: 415 Mail Road, Lompoc

LOCATION: Far end of Mail Road south of Highway 246

TYPE OF SITE: Residence

RESOLUTION NUMBER: 82-605

LANDMARK DATE: December 13, 1982

DESIGNATION OBTAINED BY: Application for designation as a Santa Barbara County Historical Landmark submitted by Rory Muniz

PAST OWNERS:
- Francisco Cota
- William Cota
- Perhaps M.R. Silva Sr. (1912-1938)
- J.R. Silva (1938-1960s)
- John Ford, Hollywood movie director (until 1969)
- William Riggs (1970-74)
Rory and Ana Muniz (1974-1980s)
Bruce Markoff (late 1980s)

CURRENT OWNERS: Wesley and Donna Anderegg

CHANGES/ALTERATIONS: See description

CONDITION: Excellent

DESCRIPTION:
The Cota Adobe is a Mission/Rancho Period dwelling on 22 acres near Lompoc. It sits on a knoll overlooking Santa Rosa Creek. The original adobe consisted of an L-shaped plan formed by an east and northwest wing and was built by Francisco Cota sometime between 1790 and 1845 for his Rancho Santa Rosa. The dwelling has been altered several times over many years.¹

A kitchen was added at an unknown date. The southwest wing was a mid-to-late 19th century addition which then created a U-shaped structure. Massive 4' thick adobe walls mark the oldest portions of the residence while additions constructed in the 1970s on the north and south elevations have wood-framed walls covered by stucco. The east elevation features a wooden veranda with posts and a concrete slab floor. It dates to 1948-54 renovation.²

The west side features an interior courtyard between the wings and central portion of the house. A concrete block wall with wooden gates surrounds the courtyard on the south and west sides. A detached, stucco-clad garage was constructed in the 1970s. A tiled breezeway joins the garage to the rest of the dwelling.

Francisco and Maria Cota raised seven children on the Rancho Santa Rosa. He died in 1851 and ownership transferred to his wife. She moved to Santa Barbara and began renting the rancho to Joseph Cooper and Hubbard Hollister. Joseph Cooper purchased the rancho from Maria in 1868 and brought his bride to live there in 1871 after Joseph upgraded the residence.³

Ownership remained with the Coopers until the family subdivided the rancho in 1912. The Coopers moved to Santa Barbara and their foreman lived there from 1879-1884. Leon Carteri took a lease from 1885-1902 before the Cooper’s son, William, took over management of the property. He and his wife resided in the adobe until 1912 when the family vacated the adobe and sold all but 800 acres of the property. Accounts vary as to when the adobe was actually sold but ultimately the home became property of the J.R. Silva family.⁴

¹ Phase 2 Historical Study by Applied Earthworks (May 2000)
² Ibid
³ Ibid
⁴ Ibid
Mr. Silva embarked upon an extensive remodel of the dwelling between 1948 and 1954. The tile roof was replaced with a metal hipped one and the veranda was also clad with corrugated metal panes. New stucco was applied to the old adobe walls; framed structures added during the Cooper family ownership were removed. The north wing was also remodeled.

During Mr. Markoff’s ownership, a barn, patio cover, and spa were added. The Andereggs requested a building permit in 2000 to add chimneys to the roofline, replaster the east and north elevations, and add several exterior doors and a new veranda. They also requested changes to the interior particularly the kitchen and flooring throughout much of the house.

RESOURCES:
Applied Earthworks, Inc., “Phase 2 Historical Study, Cota Adobe 415 Mail Road Lompoc, California” (May 2000)
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION DECLARING THAT
THE COTA ADOBE ON RANCHO SANTA
ROSA IS AN HISTORICAL LANDMARK,
DESIGNATED AS SANTA BARBARA
COUNTY HISTORICAL LANDMARK NO. 23,
WORTHY OF PROTECTION UNDER
ORDINANCE NO. 1716, AND PRESCRIBING
CONDITIONS TO PROTECT AND PRESERVE THE LANDMARK.

WHEREAS, the Cota Adobe on Rancho Santa Rosa, located at
415 Mail road, Lompoc, has great historical significance and
interest to the general public as a landmark and a reminder of
pioneer days in Santa Barbara County; and

WHEREAS, on October 6, 1982 the Santa Barbara County
Historical Landmark Advisory Committee declared the Cota Adobe
on Rancho Santa Rosa to be an historical landmark pursuant to the
provisions of Ordinance No. 1716 of the County of Santa Barbara;
and

WHEREAS, the Board of Supervisors of the County of Santa
Barbara deems the Cota Adobe on Rancho Santa Rosa to be worthy
of protection and preservation as such historical landmark;

NOW, THEREFORE, IT IS RESOLVED, as follows:

1. The Board of Supervisors, having duly set a public
hearing for December 13, 1982, has heard all interested parties
and has closed said public hearing, adopting the conditions set
out in Paragraph 2 of this Resolution.

2. The Board of Supervisors hereby declares the Cota Adobe
on Rancho Santa Rosa to be an historical landmark pursuant to
Ordinance No. 1716 and hereby imposes the following conditions on the Cota Adobe pursuant to said Ordinance:

a. Demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first had and obtained from the Santa Barbara County Historical Landmark Advisory Committee. Such consent may impose all reasonable conditions deemed appropriate by the committee to accomplish the purposes of Ordinance No. 1716.

b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until all plans therefor have first been reviewed by the Santa Barbara County Historical Landmark Advisory Committee and approved, or modified and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the Santa Barbara County Historical Landmark Advisory Committee or other qualified persons designated by it.

PASSED, APPROVED and ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of December, 1982, by the following vote:

AYES: Supervisors Yager, Kallman, Wallace, Holmdahl and Fletcher

NOES: None

ABSENT: None

ATTEST:
HOWARD C. MENZEL
COUNTY CLERK-RECORDER

BY Betty Coffey
Deputy Clerk

CHAIRMAN, BOARD OF SUPERVISORS

APPROVED AS TO FORM:
KENNETH L. NELSON
COUNTY COUNSEL

By