JUAREZ-HOSMER ADOBE AND THREE (NOW TWO) TREES

LANDMARK NUMBER:  34

KNOWN AS: Juarez-Hosmer Adobe aka Hosmer Adobe/Colonel Dinsmore Place; Thomas Hosmer Adobe/Juarez Adobe

PHYSICAL ADDRESS: 461 San Ysidro Road, Montecito

LOCATION: West side of San Ysidro Road near Schoolhouse Road

TYPE OF SITE: House, adjacent buildings, 3 large trees (the Norfolk pine died shortly after the property was landmarked)

RESOLUTION NUMBER: 94-953; 98-265

LANDMARK DATE: December 20, 1994; July 7, 1998

DESIGNATION OBTAINED BY: Application for Nominations for Historical Landmarks or Places of Historical Merit submitted by Gloria Calamar, Member of Santa Barbara County Historical Landmarks Advisory Commission
PAST OWNERS: Victor Juarez (constructed the adobe 1830 which belonged to his wife Maria Dominguez: 1830-1871) Colonel Bradbury T. Dinsmore (1871) Francis Dinsmore Hosmer (daughter of Colonel Dinsmore and wife of Thomas Hosmer) (1871-?) Martha Frances Ord inherited house from her father Later inherited by descendents of Dinsmore-Hosmer including Metcalf and Ord families

CURRENT OWNERS: Nathan Zakehim (he appears to be a descendent as his ancestor was Anne Hosmer who married Thomas Wrightson and in 1999 the Phyllis Wrightson Zakheim Trust was the property owner) and 461 San Ysidro Road LLC

CHANGES/ ALTERATIONS: See description

CONDITION: Poor

DESCRIPTION: The adobe was most likely built in the 1840s as a bunkhouse for the male children of Victor and Maria Juarez. It sits on a rock foundation with two-foot thick walls; it is a single-story building with a flat roof, two windows, and three doors.\(^1\) It stands as one of the few remaining examples of adobe architecture in the southwest.

The adjacent buildings, including an attached structure, storage shed and tank house and the 12’ sycamore tree, the 15’ pine tree, and the 11’fig tree are at least 50 years old.\(^2\)

At one time the adobe served as a schoolhouse and the residence of prominent families in the region including the Juarez, Hosmer, and Dinsmore families and their descendents.\(^3\)

The Board of Supervisors expanded the landmark designated area in 1998 and now it includes:
- Circa 1830s one-room adobe (more likely 1840s)
- Circa 1870s wooden frame addition to northern side of the adobe
- 1874 two-story water tower in northwest corner of the property
- Farm storage shed addition to northern side of the water tower
- Circa 1930s frame cottage near the northern boundary of the property
- Sycamore tree northwest of main house, planted 1852
- Torrey Pine tree northeast of main house
- Moreton Bay fig tree near southeast corner of the property\(^4\)

\(^1\) Noticias
\(^2\) Historic Landmarks Advisory Commission Resolution (94-1)
\(^3\) Ibid
\(^4\) Board of Supervisors resolution 98-265
The house had been occupied for over 100 years by the Hosmer family. The peaked form and heavy stucco walls contrast with the shingle attic and roof added later. A fireplace was built in 1925. A large wooden building is attached to the rear. The foundation is of stream cobbles plastered with adobe clay. The walls are 3’ thick and the windows have panes. Colonel Dinsmore added a door and two windows on the east wall after he purchased the home in 1871.

Attached to the rear of the adobe is a large wood frame structure erected in 1909. After the 1925 earthquake, a fireplace was added. The sycamore tree was planted by Vicente, son of Victor Juarez.

The original roof was tile and then replaced by wood shingles by Colonel Dinsmore.

RESOURCES:
- Resolution of the Santa Barbara County Historical Landmark Advisory Commission No. 94-1
- Resolution of the Board of Supervisors of the County of Santa Barbara, State of California No. 98-265
- Bob Easton and Wayne McCall, Santa Barbara Architecture (2005)
- Gloria Calamar, Nominations for Historical Landmarks and Places of Historic Merit (April 11, 1994)

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5 Santa Barbara Architecture
6 Nomination application
7 Ibid
8 Ibid
RESOLUTION OF THE SANTA BARBARA COUNTY
HISTORICAL LANDMARK ADVISORY COMMISSION

DETERMINATION OF THE SANTA BARBARA
COUNTY HISTORICAL LANDMARK ADVISORY
COMMISSION THAT THE JUAREZ-HOSMER
ADOBE, ADJACENT BUILDINGS AND THREE
LARGE TREES LOCATED AT 461 SAN YSIDRO
ROAD, IN SANTA BARBARA, CALIFORNIA,
A.P.N. 009-060-49, DO MEET THE
ELIGIBILITY REQUIREMENTS FOR A PLACE OF
HISTORICAL MERIT

WHEREAS, the Santa Barbara County Historical Landmark
Advisory Commission has considered the significance of the
Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Santa
Barbara, California, and identified as A.P.N. 009-060-49, its
adjacent buildings including the attached structure, storage
shed, and Tank House, and the 12-foot sycamore tree, 15-foot pine
tree, and 11-foot fig tree, in the history of Santa Barbara
County; and

WHEREAS, the Adobe was built in 1830 and stands as one of
the few remaining examples of adobe architecture in the
southwest, making it worthy of historical merit status; and

WHEREAS, the adjacent buildings and trees are each at least
50 years old and as a whole possess integrity of location and
setting; and

WHEREAS, the Adobe property has significant historical value
having at one time served as a schoolhouse and the residence of
prominent families in this region, including the Juarez, Hosmer
and Dinsmore families and their descendants; and

WHEREAS, this Commission wishes to recognize the historical
and cultural value of these premises;

NOW, THEREFORE, IT IS RESOLVED that the Juarez-Hosmer Adobe
and adjacent buildings and three largest trees located at 461 San
Ysidro Road, Santa Barbara, California, do meet the eligibility
requirements for a place of historical merit.
PASSED, APPROVED AND ADOPTED by the Santa Barbara County Historical Landmark Advisory Commission, Santa Barbara, California this 11th day of April, 1994 by the following vote:

AYES: Alex Cole, Neal Graffy, Gloria Calamar, Lucille Christie, Pat Bass, Justin Ruhge, Scott Hollister

NOES: None

ABSTAIN: None

ABSENT: Chris Provenzano, Ted Scott

ALEX COLE, Chairperson

APPROVED AS TO FORM:

ALEX COLE, Chairperson

LINDA SEAL, Deputy County Counsel
Gloria Calamar, Nominations for Historical Landmarks and Places of Historic Merit (April 11, 1994)
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION DECLARING THAT THE JUAREZ-HOSMER ADOBE, LOCATED AT 461 SAN YSIDRO ROAD, MONTECITO, CALIFORNIA, A.P.N. 009-060-49, IS AN HISTORICAL LANDMARK DESIGNATED AS SANTA BARBARA COUNTY HISTORICAL LANDMARK NO. 34, WORTHY OF PROTECTION UNDER ORDINANCE NO. 1716, AND PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE THE LANDMARK

WHEREAS, the Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Montecito, in the County of Santa Barbara, has great historical significance and interest to the general public as a landmark and a reminder of the early history of Santa Barbara County; and

WHEREAS, on October 10, 1994, the Santa Barbara County Historical Landmark Advisory Commission declared the Juarez-Hosmer Adobe 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 Juarez-Hosmer Adobe to be worthy of protection and preservation as an historical landmark;

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The Board of Supervisors, having duly set a public hearing, 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 Juarez-Hosmer Adobe to be an historical landmark pursuant to Ordinance No. 1716 and hereby imposes the following conditions on the Juarez-Hosmer 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 Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission 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 Commission and approved, or modified and reasonable conditions imposed as deemed necessary, and all such work shall be done under the direction and control of the Santa Barbara County Historical Landmark Advisory Commission 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 20th day of December, 1994, by the following vote:

AYES: Supervisors Schwartz, Wallace, Staffel, Stoker

NOES: None

ABSTAIN: None

ABSENT: Supervisor Rogers

[Signature]
Chair, Board of Supervisors

ATTEST:
ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By [Signature]
Deputy

APPROVED AS TO FORM:
STEVEN SHANE STARK,
COUNTY COUNSEL

By [Signature]
Deputy County Counsel
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

RESOLUTION NO. 98-265

A RESOLUTION EXPANDING SANTA BARBARA COUNTY HISTORICAL LANDMARK NO. 34, KNOWN AS THE JUAREZ-HOSMER ADOBE; DECLARING THAT THE DESIGNATED PROPERTY WITH SPECIFIED FEATURES THEREON IS AN HISTORICAL LANDMARK WORTHY OF PROTECTION UNDER ORDINANCE NO. 1716; AND PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE THE LANDMARK

WHEREAS, the Juarez-Hosmer Adobe, located at 461 San Ysidro Road, Montecito, in the County of Santa Barbara, A.P.N. 009-060-49, has great historical significance and interest to the general public as a landmark and a reminder of the early history of Santa Barbara County; and

WHEREAS, on December 20, 1994, by Resolution No. 94-953, the Board of Supervisors of the County of Santa Barbara declared that the Juarez-Hosmer Adobe is an historical landmark pursuant to Ordinance No. 1716, designated it as Santa Barbara County Historical Landmark No. 34, and imposed certain conditions to protect and preserve the landmark; and

WHEREAS, on November 10, 1997, the Santa Barbara County Historical Landmark Advisory Commission recommended that the designated landmark be expanded to include certain additional real property and specified features thereon; and

WHEREAS, the Board of Supervisors of the County of Santa Barbara deems the Juarez-Hosmer Adobe, including the expanded property and specified features thereon, to be worthy of protection and preservation as an historical landmark;

NOW, THEREFORE, IT IS RESOLVED as follows:

The Board of Supervisors, having duly set a public hearing, heard all interested parties and closed said public hearing, hereby declares the Juarez-Hosmer Adobe, including the real property legally described in Exhibit A and certain features thereon specified in Exhibit B, to be an historical landmark pursuant to Ordinance No. 1716, and hereby imposes conditions to protect and preserve the landmark as follows:
1. Demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first obtained from the Santa Barbara County Historical Landmark Advisory Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of Ordinance No. 1716.

2. 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 Commission and approved, or modified and reasonable conditions imposed as deemed necessary, and all such work shall be done under the direction and control of the Commission 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 7th day of July, 1998, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Staffel, and Urbanske.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Chair, Board of Supervisors

ATTEST:
MICHAEL F. BROWN,
CLERK OF THE BOARD

By, Deputy

APPROVED AS TO FORM:
STEVEN SHANE STARK,
COUNTY COUNSEL

By, Deputy County Counsel
EXHIBIT A

PROPERTY DESCRIPTION:

That portion of Parcel One of that certain land described in said Parcel One of the "Memorandum of Option" between Nathan Zakheim et.al. and Weststar, Ltd, recorded January 26, 1996 in Instrument No. 96-005216 of Official Records in the Office of the County Recorder, County of Santa Barbara, State of California, and described as follows:

Beginning at the southeast corner of said Parcel One, being a point in San Ysidro Road and the southwest corner of real property in the deed to Frank P. Flint, recorded March 16, 1950 in Book 906, Page 45 of Official Records of said County;

THENCE North 00°11'11" East 147.76 feet;
THENCE South 89°53'00" West 138.38 to the beginning of a curve to the left whose radial center bears South 00°07'00" East 53.55 feet;
THENCE Along the arc of said curve to the left having a delta of 90°00'00", a radius of 53.55 feet for a length of 84.12 feet;
THENCE South 00°07'00" East 94.00 feet to the southerly line of said Parcel One and the northerly line of Manning Park as deeded to the County of Santa Barbara and shown on County Surveyor's Map No. 619;
THENCE North 89°56'50" East along said line 191.14 feet to the point of beginning.

EXHIBIT B

FEATURES INCLUDED IN LANDMARK:

1. Circa 1830s one-room adobe structure near the southern boundary of the property described in Exhibit A.
2. Circa 1870s wooden frame addition to northern side of adobe.
3. 1874 two-story water tower in northwest corner of property.
4. Farm storage shed addition to northern side of water tower.
5. Circa 1930s frame cottage near northern boundary of property.
7. Torrey Pine tree northeast of main house.
8. Moreton Bay Fig tree near southeast corner of property.