

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

City of Santa Barbara, Community Development

AND WHEN RECORDED MAIL TO:

Attn: Planning Division, Urban Historian

630 Garden Street

Santa Barbara, CA 93101

SPACE ABOVE FOR RECORDER'S USE ONLY

NO FILING FEE PER GOV. CODE 6103

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION TO DESIGNATE AS A STRUCTURE OF MERIT
PHILLIPS HOUSE, 1809 MIRA VISTA AVENUE
SANTA BARBARA, CALIFORNIA
APN 019-090-026**

RESOLUTION 2017-8

APRIL 19, 2017

WHEREAS, Section 22.22.085 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority designate as a Structure of Merit any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, the legal property owners of 1809 Mira Vista Avenue, Santa Barbara, CA are John and Daryl Stegall;

WHEREAS, the legal description of the property is attached as Exhibit A;

WHEREAS, historic research found that the house qualifies for possible historic designation under City of Santa Barbara Master Environmental Assessment criteria as evidenced in the Historic Structures/Sites Report dated April 25, 2017;

WHEREAS, the Historic Structures/Sites Report found the house constructed in 1925 in the Tudor Revival style designed by Soule, Murphy, and Hastings is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, the Commission has acquired authorization from the property owner to designate 1809 Mira Vista Avenue as a City of Santa Barbara Structure of Merit;

WHEREAS, on April 19, 2017, the Historic Landmarks Commission adopted a Resolution of Intention No. 2017-8 to hold a public hearing to begin the Structure of Merit designation process for 1809 Mira Vista Avenue; and

WHEREAS, the Historic Landmarks Commission held a public hearing on May 3, 2017, during which hearing comments are invited on the proposed Structure of Merit designation.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SANTA BARBARA THAT:

SECTION 1. The property at 1809 Mira Vista Avenue, Assessor's Parcel No. 019-090-026, is designated as a City of Santa Barbara Structure of Merit.

SECTION 2. The City Structure of Merit designation boundary includes the entire parcel to allow for adequate review of any changes for compatibility to the historically significant house, the outdoor stone fireplace, and stone retaining wall along Mira Vista Avenue; none of the designed landscape was found historically significant. The vacant lot noted as APN 019-090-027 is not included in the boundary of the Structure of Merit designation.

SECTION 3. The Historic Landmarks Commission finds that the subject property meets the following Structure of Merit criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- F. Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship; and
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

Adopted:

Dated: _____ Designating Agency Official: _____
William La Voie, Chair
Historic Landmarks Commission

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 019-090-026

PARCEL ONE:

That portion of the Northeast quarter of the Southwest quarter of Section 10, Township 4, North, Range 27 West, San Bernardino Meridian, in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Beginning at a point distant North 89°52'30" East 250.40 feet from an old stone monument set at the center of the Southwest quarter of said Section 10;

thence along the Northerly line of Lots 3, 4 and 5 in Block 1 of The Riviera, as per map filed in Book 7, at Page 85 of Maps and Surveys, in the Office of the County Recorder of said County, North 89°52'30" East 113.95 feet to an old stone monument;

thence North 89°47'30" East along the South line of the Northeast quarter of the Southwest quarter of Section 10, 15 feet to the Southwest corner of the land described in the deed from James S. Bullis, et ux., to Leon R. Phillips, et ux., and recorded August 17, 1933 as File No. 5301 in Book 286, Page 350 of Official Records of said County;

thence North 0°02'30" West along the West line of the land described in said deed to Leon R. Phillips, to the Northwest corner of the land described in said deed;

thence South 88°49'30" West 15 feet to the West line of the land described in the deed from Mary Merriman Thompson et al., to F. L. Hogue dated January 21, 1919 and recorded in Book 180, Page 38 of Deeds, Records of said County;

thence South 0°02'30" East along the West line of the land described in said deed to F. L. Hogue to a 1/2 inch pipe set at the Southerly line of Mira Vista Avenue as shown on the map of the Frank Hofer property, filed in Book 16, Page 25 of Record of Surveys, and also the Northwest corner of the land described in the deed from Frank A. Hofer, et ux., to Leon R. Phillips, et ux., recorded October 25, 1923 as File No. 7530 in Book 224, Page 195 of Deeds;

thence North 88°22'10" West 114.00 feet along the Southerly line of Mira Vista Avenue to a 1/2 inch pipe;

thence South 0°02'30" East 182.49 feet to the point of beginning.

Said land is described in a City of Santa Barbara Certificate of Voluntary Merger recorded July 30, 1987 as Instrument No. 87-57662 of Official Records, Records of Santa Barbara County.

PARCEL TWO:

A non-exclusive easement and right of way for purposes of a private roadway, including but not limited to, ingress, egress and parking and for purposes of utilities, including, but not limited to sewer, water, gas, electric and telephone and for purposes incidental thereto over those portions of the land shown as Lots 1 through 7 and Lots 10 through 15 inclusive of the Balcony Tract as shown on map filed in Book 13, Page 47 of Maps in the Office of the County Recorder in the County of Santa Barbara, State of California included within a strip of land 30.00 feet wide lying 15.00 feet on each side of a line described as follows:

Beginning at the Southwest corner of said Lot 1 thence along the Southerly boundary lines of said Lots 1 and 2 South 88°49'30" East 210.97 feet;

thence South 85°51'30" East 324.92 feet to the beginning of a tangent curve concave Southwesterly having a

EXHIBIT "A"
Legal Description
(continued)

radius of 186.14 feet;

thence Southeasterly along said curve through a central angle of 52°40'00" an arc distance of 171.10 feet;

thence South 33°11'30" East 36.18 feet to the beginning of a tangent curve concave Northeasterly having a radius of 86.99 feet;

thence Southeasterly along said curve through a central angle of 57°01'00" an arc distance of 86.57 feet;

thence North 89°47'30" East 4.92 feet to the Easterly boundary line of said Lot 7.

The sidelines of said easement to be lengthened and shortened to terminate Westerly on the Westerly boundary line of said Balcony Tract and Easterly on the Easterly boundary line of said Lot 7.

Said easement was granted to Carole Reid Christian in the document recorded February 9, 2011 as Instrument No. 2011-8497 of Official Records, Records of Santa Barbara County and is appurtenant to and for the benefit of Parcel One described above.