EXECUTIVE SUMMARY

RANCHO SAN CARLOS ESTATE

SANTA BARBARA COUNTY
HISTORIC LANDMARK NOMINATION

--- East Valley Preservation Association ---

June 7, 2018
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NOMINATION

I. INTRODUCTION

The East Valley Preservation Association is pleased to nominate the extraordinary 237-acre Rancho San Carlos Estate at 2500 East Valley Road in Montecito as a County of Santa Barbara Historic Landmark. Carefully designed and built between 1928 and 1931, Rancho San Carlos is the last of the great estates that made Montecito a hub for wealthy industrialists and socialites during the first decades of the Twentieth Century. Not only is the Estate essentially unchanged from its original lavish design, it is unique as a self-contained compound designed by a quartet of nationally known architects combining a high-style mansion with extensive servant quarters, restrained landscaping, separate worker housing, professional-scale citrus orchards, equestrian facilities and natural vegetation.

Rancho San Carlos is the largest remaining estate in the Montecito area and one of the few intact examples remaining from the historic period of great estate building before World War II. Since 1995, the Estate has been evaluated for historic significance by four different sets of architectural historians, including a study conducted on behalf of the property owner in early 2018. All of the professional historians concluded the Estate is a remarkable living connection to a past way of life that is significant architecturally and historically. Unlike many of the grand old homes in Montecito, the Rancho San Carlos Estate retains its original configuration and ample acreage, including all of the many elements that combine to give it a distinctive and unique character.

As an Estate, Rancho San Carlos Estate is more than the sum of its individual parts. The 29,483 square foot Main House is a sprawling Monterey Revival structure designed by master architect, Reginald Johnson, for the Pete and Ann Jackson family between 1928 and 1931. The Main House is surrounded by formal gardens primarily designed by master landscape architect, Florence Yoch, an important female designer who was able to bring Ann Jackson’s personal vision to life. Surrounding the restrained formal gardens are more than 100 acres of citrus and avocado orchards forming one of the most iconic landscapes in Montecito, with tidy rows of trees set against magnificent views of the Santa Ynez Mountains. Close to the Main House are kennels where Ann Jackson raised prize-winning terriers and spaniels. Removed from the Main house, but close to East Valley Road, is an extensive equestrian area serving the Jacksons’ shared passion for polo, with a Reginald Johnson-designed octagonal barn, foaling stable, covered riding arena, practice track, exercise equipment, paddocks and additional worker housing. The Main House, orchards, equestrian facilities and worker housing are linked aesthetically by architectural style and geographically by a carefully designed internal circulation system lined with trees and stone walls.
Rancho San Carlos is a self-contained agricultural and equestrian community, with all of the structures and services necessary to maintain Estate operations. In addition to the Main House, orchards, equestrian facilities and worker cottages, the property contains a Reginald Johnson-designed office, as well as a gate house, shop, greenhouse, multi-car garage, and kennels. The Main House was home to the Jackson family, and provided living accommodations for almost a dozen servants during its heyday. The majority of the structures were designed by Johnson as part of a single building campaign between 1928 and 1931 that reflected the needs and tastes of the recently-married young Jacksons. To an extraordinary degree, the buildings and landscapes are thematically related to each other and unified aesthetically by plan and physical development.

Rancho San Carlos offers one of the most stunning and familiar vistas in Santa Barbara, with expansive views of historic orchards and landscaping against a rugged backdrop of towering mountains. The importance of these views to the character of the community has been recognized for decades in the Montecito Community Plan. Finally, the Estate exemplifies significant geographic settlement patterns that led eastern business tycoons to develop Montecito as a social hub in the early decades of the last century. Although change is inevitable, the Rancho San Carlos Estate is a rare opportunity for the County of Santa Barbara to honor its history and the history of the Jackson family by requiring that future development meet the requirements of compatibility set forth in the County’s Historic Landmarks Ordinance.

II. PHYSICAL DESCRIPTION

Rancho San Carlos derives much of its significance from its remarkable survival as a self-contained operating Estate from the early decades of the Twentieth Century. Although many of its elements are individually significant, together they form an historic district, defined by the National Park Service as a “significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.” According to the Secretary of the Interior, “[t]he relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood.”

While this Executive Summary briefly describes the different elements of the Estate, they all contribute to historic significance and cannot be separated or eliminated without damage to historic integrity of the site and setting. According to Dr. Ronald Nye, who evaluated the Estate in 2016, and Post/Hazeltine Associates, who evaluated it in 2018, the entire Estate is virtually unchanged from its period of significance, 1928-1945. The Estate retains outstanding integrity of design and materials. Even the handful of minor changes made after 1945 caused no permanent damage to the original fabric of the Estate and are easily reversible,
a. HISTORIC ARCHITECTURE

The Main House is built in an eclectic Monterey Revival style, with asymmetrical massing that maximized lighting and ventilation. It harmoniously combined Spanish and Colonial elements with Regency railings and Georgian interiors, some imported from English country homes, in a unique California style that emphasized indoor-outdoor living. Although 29,483 square feet in size, the home was skillfully incorporated into the topography by master architect Reginald Johnson, demonstrating a sensitive approach that allowed for views and cross-breezes while minimizing its bulk and scale. The Main house has 8 family and guest bedrooms, with completely separate living quarters for staff, including 7 staff bedrooms. In addition, it has a grandly-scaled living room, dining room, library, card room, office, badminton court and hidden pub, reflecting the home’s design during the last days of Prohibition.

The Office and Octagonal Barn were also definitively designed by Johnson. The Office matches the Main house in the Monterey Revival style, with the appearance of a one-story, single-family residence. It was the only building on the Estate that was published upon completion, in 1930, possibly reflecting the Jacksons’ desire for privacy about their living quarters. The Octagonal Barn is in Spanish Colonial style, with stucco exterior walls, a tile roof, wood paneled interiors, clerestory windows, and a central cupola. The interior roof superstructure is exposed, creating a striking lattice of radiating ribs that meet under an oculus below the cupula. The Octagonal Barn shares a courtyard with a u-shaped barn with multiple horse stalls built during the same year, 1928, in the same Spanish Colonial Style. Linked to the Octagonal and U-shaped Barns by a broad pathway is a covered riding arena, with a barrel-vaulted wood roof supported by exposed bowstring trusses. The arena is dated to 1930.

The Estate contains 10 worker cottages, ranging in size from 976 to 2,628 square feet. Six of the cottages (E-J) were erected as part of the main building campaign in 1928, with five of them clustered adjacent to the Octagonal and U-Shaped Barns built in the same year. Photographs indicate these cottages were designed in the Spanish Colonial Revival style, with tiled, gabled roofs and stucco exterior walls that complemented the Octagonal Barn in the same style. Although referred to as “cottages” in the context of the Estate, they are full-sized residences that far exceeded the average house size in 1930, given that the average American house was only 1,000 square feet as late as 1950. Access is provided from a separate service gate east of the main entrance. The Post/Hazeltine report prepared for the landowner in 2018 concluded these residences are attributable to Reginald Johnson, based on design, style and time of construction. Of the remaining four cottages, three (A-C) appear to have been acquired from the adjacent Featherhill Estate during the Jackson’s early tenure. The remaining cottage (L) is 1,680 square feet in size, but appears to have functioned primarily as a secondary gatehouse during the Jacksons’ occupancy, and may not have
been used as a residence full-time. Cottages A-C were used as part of the Estate operations, but were not architecturally similar to structures built by the Jacksons.

The Estate also supported a garage, kennel, shop and gas station, all built in 1928 to support the Jacksons’ burgeoning agricultural and equestrian operations. Stylistically they resemble other buildings from the 1928 building campaign. As noted by Nye and Post/Hazeltine, all of the buildings appear to retain integrity, in other words, they have not been significantly altered since their original construction.

b. HISTORIC LANDSCAPES

The Estate is divided generally into quadrants, each with its own landscape character. The northwest quadrant contains the Main House, formal gardens, natural habitat and a small area of orchards. The northeast quadrant primarily consists of natural open space, a steep vegetated canyon draining to Picay Creek and some higher-elevation orchards. The southwest quadrant is reserved for citrus orchards, three associated cottages and the main entry gate. The southeast quadrant is devoted to equestrian uses, including two barns, a covered arena, a horse practice track, five worker cottages and multiple paddocks and pasture land. The towering backdrop of the Santa Ynez Mountains is visible from all four quadrants. The quadrants themselves are delineated by the internal circulation system and changes in vegetation, topography or use.

Three nationally known landscape architects are known to have worked on the property. The first landscape architect associated with the Estate is Lockwood de Forest, Jr., who also worked on Cuesta Linda, the Montecito home of Ann Jackson’s father, where she lived before her marriage. The property is included in the de Forest project files at UCSB as the “Jackson, Charles H., Jr. house (“Rancho San Carlos”) Montecito. However, of all the landscaping at Rancho San Carlos, only the main entry and some cottage designs can be firmly attributed to de Forest, based on landscape drawings.

Instead, according to Mrs. Palmer Jackson, Ann Jackson’s daughter-in-law, the young owner brought in two other nationally-known landscape designers when she was not fully satisfied with the de Forest designs. The second designer associated with the property was Ralph Stevens, an accomplished Santa Barbara landscape designer who collaborated with de Forest on other projects, including Cuesta Linda, completed when Ann Jackson was in her mid-teens. Stevens was well known for the richness of his plant palette, utilizing palms and birds of paradise. Although it is speculation, Stevens may have been responsible for the large palm trees at the main entry to the Estate.

The final landscape architect associated with the Estate is Florence Yoch, one of the most prominent women in the field, and an expert in adapting formal European garden designs to the California landscape. Yoch was responsible for the formal east garden, including a parterre consisting entirely of geometrically clipped beds of lawn as well as a traditional parterre of hedges enclosing plant beds. She also landscaped the richly detailed courtyard around which the Main house was organized, featuring three different species of palms, colorful plants and multiple pathways. Yoch was known for her multi-colored pebble mosaics, like the pebble pavement of two dogs featured outside the children’s wing along the north elevation.
Although a relatively small percentage of the property was formally landscaped, Rancho San Carlos exemplified what Dr. Nye describes as “regionalist landscape design.” This approach integrated formal designed gardens into the natural topography of the site while incorporating native California plants and citrus trees into the overall landscape plan. For instance, orchards were esteemed as design elements both for their agricultural value and their beauty. According to author Susan A. Dolan, “the orchard was regarded as a highly aesthetic, ornamental landscape feature or space that decorated the landscape with beautiful blossoms, fine fruit, and shady walks or rides within allées of green boughs.” At Rancho San Carlos, the orchards already in existence when the Jacksons purchased the property were retained in their original locations, and later expanded into adjacent flat areas.

The Reginald Johnson-designed structures largely respected the pre-existing orchards, ridgelines and swaths of natural habitat, with buildings clustered in ways that minimized impacts on the land. The self-contained equestrian quadrant is surrounded by riparian vegetation, while the pre-existing open pastures ensured that the striking Spanish Colonial design of the Barns and worker housing would be highly visible to riders, and served as both exercise and training areas for the horse breeding and training operations managed by the Jacksons. The regionalist design ethos was reflected in the formal gardens on the terraces and courtyard, the exotic palms that line the main driveway and the conscious transitions from architect-designed plantings to tidy rows of colorful citrus trees to pasturelands to a natural landscape of oaks and native plants.

c. HISTORIC SITE AND SETTING

The Rancho San Carlos Estate is both a complex historic site, consisting of multiple structures and landscapes, and a multi-faceted setting for historic resources created by the Jacksons and their quartet of prominent designers. According to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, a “building site” consists of “a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings.” The same Standards define the “setting” as the “larger area or environment in which a historic building is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood.”

Rancho San Carlos also meets the definition of an historic district under the Secretary’s Standards: “a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.” As a self-contained historic district of more than 200 acres and almost two dozen structures, the Estate effectively defines its own setting. As described above, the Estate functions visually and geographically as a unified whole. Loss of any important element or character-defining feature of the Estate, such as the orchards, integrated equestrian facilities or internal circulation system, could have a dramatic adverse impact on its integrity and significance.

In the case of an individual building, non-historic changes to its site or setting, such as loss of setbacks of landscaping, can give a false sense of history or destroy historic significance. In the case of a large self-contained district like
Rancho San Carlos, the subdivision of surrounding estates did not affect its historic significance because it did not depend on adjacent properties for its definition or character. In fact, the post-war subdivision of nearby properties had little effect on the visual qualities of East Valley Road in the vicinity of the Estate or on the Estate itself, while its significance as a unique survivor from an important historic period in Santa Barbara history was enhanced.

The Rancho San Carlos Estate also qualifies as a significant “cultural landscape” according to the definition adopted by the National Park Service. In the Secretary of the Interior’s Standards for Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes, a “cultural landscape” is defined as “a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes and ethnographic landscapes.” Rancho San Carlos qualifies as all of the first three types of cultural landscapes.

d. HISTORIC VIEWS

Almost all of the Rancho San Carlos Estate is visible from Ortega Ridge Road, with the Main house, orchards and riparian habitat laid out like a giant green quilt below the Santa Ynez Mountains in the background. Other parts of the Estate are visible from public trails and roads. One of most iconic views is from East Valley Road, where the landscaping transitions from closed-in walls and trees to a sudden vista of orange trees arranged in tidy ascending rows, hills, trees and mountains.

There is no requirement that historic Landmarks be accessible or even visible to the public under the Santa Barbara County Code. However, in this case, the Montecito Community Plan has recognized Rancho San Carlos as significant for both middle and distant views from East Valley Road. The view from Ortega Ranch Road has also been a stunning addition to the visual quality of Montecito during the entire period of its existence.
III. HISTORIC SIGNIFICANCE

Rancho San Carlos is important in the history of Santa Barbara County for multiple reasons, including the prominence of its designers and the manner in which it exemplifies a significant period in development of the region.

a. ARCHITECTURAL

Rancho San Carlos has been characterized as among Reginald Johnson’s “finest” designs by author Alison Clark. Johnson was a master architect, respected and admired by his peers and clients. He was elected a Fellow of the American Institute of Architects in 1926, shortly before beginning his commission for the newly-married Jacksons. He was the first southern California architect to be awarded an AIA Gold Medal for outstanding residential design in 1920. He received an award from the Architectural League of New York in 1928 for the Biltmore hotel complex, and another AIA award in 1927 for the Las Terrasas project at Hope Ranch.

Raised primarily in Pasadena, Johnson was educated at Williams College and the Massachusetts Institute of Technology, and apprenticed with prominent architects in Pasadena and Los Angeles after graduation. He began his own architectural practice in 1912 and attracted his first major commission in Santa Barbara in 1915 when he designed “Mira Flores” for J. Percival Jefferson in Montecito. By the 1920s, Johnson was one of the most well-known architects in the Santa Barbara region, with a busy roster of wealthy and important clients, especially in Montecito.

Johnson did not adhere to strict academic styles and designed in a variety of genres, sometimes combining more than one style in a single building, as seen at Rancho San Carlos. Many of his earlier designs employed variations of the Spanish Colonial Revival style popularized at the Panama-California Exposition of 1915 in San Diego. However, by the mid 1920s, Johnson had become interested in the Monterey Revival style, which combines Spanish Colonial Revival with Eastern Colonial Revival. Like his design at Rancho San Carlos, Monterey Revival does not necessarily rely on symmetrical composition and may mix exterior cladding materials.

What really distinguished Reginald Johnson was his effort to push the boundaries of defining a “California” architectural style. Leading the way for many later architects, he emphasized indoor-outdoor living and allowed for maximum light and air penetration by carefully siting his designs and breaking up strict symmetry with patios, French doors and fenestration. Johnson’s designs are especially picturesque when seen from their approaches and demonstrate a sophisticated control of size and massing. His work at Rancho San Carlos involved the masterful use of contouring the natural grade so the Main House nestled into the landscape, reducing the apparent bulk and scale of the imposing mansion. Shortly after completing Rancho San Carlos in 1931, Johnson’s architectural focus shifted from high-style design for a wealthy clientele to the provision of mass housing to the poor during the Depression. His work on public housing culminated in the highly-acclaimed design of the 627-unit Baldwin Hills Village project in 1940. Johnson died in 1952.
b. LANDSCAPE

The formal gardens at Rancho San Carlos are the only surviving example of a major work by Florence Yoch, and have been described as “among the best” by her nephew and biographer, James Yoch. Florence Yoch was raised in Orange County, California and educated at the University of California Berkeley and Cornell University. She received a B.S. in Landscape Gardening at the University of Illinois at Urbana-Champaign in 1915. Unusual for the time, Yoch founded her own landscape design firm in 1917 and formed the partnership of Yoch and Council with her life partner in 1925. The partnership survived until Council’s death in 1964, with major commissions in Pasadena, San Marino, Beverly Hills, Montecito, Monterey and Carmel.

Yoch’s “designs were noted for the juxtaposition of informal, wild plantings and formal geometry, as well as the theatrical and unexpected.” She worked mostly on private residences, where she created “patrician gardens,” adapting European designs to the California climate and lifestyle. Her first designed landscape in Montecito was in 1922 at Il Brolino, consisting of six acres of gardens that were showcased in numerous garden tours. Yoch was also a favorite landscape architect for movie moguls who engaged her to design both their private estates and movie sets. She designed landscaping for the Wilshire Country Club (1920), Vroman’s Bookstore in Pasadena (1921), The Eubell Club of Los Angeles (1927), California Institute of Technology: The Athenaeum (1930), and Robinson’s Department Store in Beverly Hills (1955). Movie sets included Romeo and Juliet (1936), The Garden of Allah (1936), The Good Earth (1937), Gone with the Wind (1939), and How Green Was My Valley (1941).

According to Mrs. Palmer Jackson, Florence Yoch was selected to work at Rancho San Carlos when Mrs. Jackson was dissatisfied with some of Lockwood de Forest’s designs for the Main house. Her involvement is confirmed by James Yoch, and invoices exceeding $40,000 for landscaping services at Rancho San Carlos are included in collected papers at the Huntington Library. Yoch died in 1972. A major exhibition of her work is now planned for the Huntington Library.

Ralph Stevens is believed to have contributed to the landscaping design at Rancho San Carlos, based on the recollections of Mrs. Palmer Jackson, Ann Jackson’s daughter-in-law. Stevens was born in Montecito where his father was a pioneering nurseryman specializing in exotic, subtropical vegetation. He grew up at Tanglewood, which was later purchased by Ann Jackson’s father and stepmother in 1916 and rebuilt as Cuesta Linda. Stevens was educated at Michigan State College (now Michigan State University).

After a decade of professional practice as a landscape designer, Stevens served as an assistant professor in the newly-established Landscape Gardening department of the University of California Berkeley from 1913 to 1917. He opened a landscape architecture practice in Santa Barbara in 1917 and taught landscape architecture at the Santa Barbara School of the Arts during the 1920s. He was engaged for a number of important commissions during this period, including Casa de Herrero in Montecito (1922-1925), which is listed on the National Register of Historic Places in part for its landscape design. Stevens worked on several projects with Reginald Johnson, including the Biltmore Hotel.
(1926-27), Las Terrasas (1925), and Mira Flores (1915). One of his more important works was his collaboration with Ganna Walska at Lotusland (1944-1957), which continues to delight visitors today. He also designed the Succulent Garden for the Richard Neutra-designed Tremaine House in Montecito, which has been called a “landmark of mid-century modernism.” Stevens died in 1958.

Lockwood de Forest, Jr. was “one of a small group of California designers known as ‘Regionalists’ who are recognized primarily for their work on behalf of wealthy estate owners during the 1920s.” De Forest was born in New York City, and educated at Williams College, Harvard University and the University of California at Berkeley. He was briefly employed in the offices of two landscape architects, including Ralph Stevens, before establishing his own practice in Santa Barbara in 1922.

One of the distinguishing characteristics of his gardens was the careful integration of distant views into his design, along with the use of stonework. “[H]is designs were notable for simple detailing and bold, almost theatrical effects achieved entirely with plants.” Popular with a wealthy clientele, he designed landscapes at Val Verde (1926-1949), Casa del Herrero, Lotusland, the William Dickenson estate at Hope Ranch (1929-1932) and Constantia (1930). Although only three pages of de Forest’s designs for Rancho San Carlos are archived at UCSB, he is believed to have designed the main entry and landscaping for at least one of the cottages, possibly along with Ralph Stevens. De Forest’s emphasis on incorporating existing viewsheds into his designs and his use of stonework are consistent with the landscape design at Rancho San Carlos.

c. SOCIAL

Rancho San Carlos exemplifies the period of great estate development between 1918 and 1945, which is identified an important theme in the history of Montecito by the County’s Historic Resource Element. It was the last of the great estates constructed in Montecito during this period, and the only one to have survived intact to the present day. Rancho San Carlos shares multiple characteristics with other great estates of the period, including its size, high-style architectural design, regionalist landscaping, and lavish interiors. Rancho San Carlos is unique, though, in its combination of a great architect-designed estate with a working citrus ranch and horse breeding and training operation. Due to its large size, Rancho San Carlos was able to blend the Nineteenth Century ideals of the “gentleman farmer” with the elegant Twentieth Century lifestyle of other great Montecito estates into a harmonious and unified whole.
IV. HISTORIC DESIGNATION CRITERIA

Rancho San Carlos only needs to qualify for Landmark designation under one of the County’s nine criteria. By unanimous agreement among the experts who have reviewed Rancho, the Estate qualifies under multiple criteria. In addition to qualifying for County Landmark designation, Dr. Ronald Nye and Chattel Architecture have concluded that it is eligible for listing on the California Register of Historical Resources and the National Register of Historic Places.

Owner consent is not required for Landmark designation under the County Code and third-party nominations are expressly allowed. In fact, owner consent is not one of the criteria for designation that may be considered by the Commission under Section 18A-3 of the County Code. State law also does not require owner consent for the County’s adoption of “special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value.” Gov’t Code §25373. Counties are expressly allowed to plan and zone for preservation of open space, scenic beauty and other purposes. Gov’t Code §§ 65302, 65850.

In the case of Rancho San Carlos, the owners have accepted the results of three assessments finding the Estate to be historic in its entirety. In 2018, in a report submitted by the owners, Post/Hazeltine Associates found the Estate was eligible under Criteria A, D and E and retained integrity for the purposes of designation. In 2016, Dr. Ronald Nye found the Estate was eligible under Criteria A, D and E, retained integrity and also qualified as a California and National Register historic district. In 1995, the County of Santa Barbara found community support for treating the entire Estate as Eligible under Criteria A and D, and required further study before issuance of discretionary permits. In 2017, on behalf of EVPA, Chattel Architecture found the Estate eligible under Criteria A, D and E, as well as other Criteria, and determined that it maintained a remarkable level of integrity from its period of significance, with virtually no changes since prior to 1945.

The charts below compare the conclusions of the various experts confirming eligibility for designation under Criteria A, D and E of the County’s Historic Landmark criteria in Section 18A-3 of the County Code. Excerpts from each report are included as substantial evidence in support of each of the conclusions. The historic reviews show unusual unanimity among experts, even including the owner’s historic consultant.
**SANTA BARBARA COUNTY HISTORIC LANDMARK CRITERIA**

**Criterion A.** It exemplifies or reflects special elements of the County’s cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or national history.

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<th>Conclusion</th>
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<tr>
<td>Chattel Architecture (2017)</td>
<td>As one of the last surviving and largest, intact estates from the beginning of the twentieth century, Rancho San Carlos reflects the development of Montecito as the final expression of the Gilded Age under this criterion. p.34.</td>
<td>Revised Historic Landmark Nomination Package (2018)</td>
</tr>
<tr>
<td>Ronald Nye, Ph.D. (2016)</td>
<td>“The ranch has a direct association with a pattern of events recognized as the era of great estate building in Montecito and Southern California during the years 1890-1945.” pp.9-13.</td>
<td>Phase I-2 Historic Resources Survey, 2500 East Valley Road, certified May 26, 2016 (Exhibit F to Nomination)</td>
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<tr>
<td>Santa Barbara County (1995)</td>
<td>“Conversations with the Montecito History Committee indicate that the entire San Carlos and Featherhill Ranches are considered to have great historic interest given the individuals who have lived on the ranch in the past, the nature of operations onsite, and the historic structures.” p.13.</td>
<td>Palmer Jackson/95-GP-003; 95-RZ-003 Initial Study (1995) (Exhibit K to Nomination)</td>
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**Criterion D.** It is representative of the work of a notable builder, designer, or architect.

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<td>Post/Hazeltine Associates (2018)</td>
<td>“The house and other buildings designed or remodeled by Reginald Johnson clearly meet this criterion.” “Post/Hazeltine Associates concurs that the buildings on the property designed by Reginald Johnson exemplify the contributions of this architect to the County’s architectural heritage.” p. 17.</td>
<td>Review of Historic Landmark Nomination of Rancho San Carlos Estate (2018)</td>
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<tr>
<td>Chattel Architecture (2018)</td>
<td>“The Main house, round barn, wood/stucco barn and office, and likely other buildings on the estate, were designed by master architect Reginald Johnson. ... The landscape design is attributed to Lockwood de Forest, Jr., Ralph Stevens, and Florence Yoch, all acclaimed as landscape architects with deep ties to Santa Barbara County. p. 35.</td>
<td>Revised Historic Landmark Nomination Package (2018)</td>
</tr>
<tr>
<td>Ronald Nye, Ph.D. (2016)</td>
<td>“Reginald D. Johnson (1882-1952), the designer of the Rancho San Carlos estate house and additional structures on the ranch, is recognized as one of the most distinguished architects to have practiced in Santa Barbara and Southern California. Lockwood de Forest, Jr. (1896-1949), a celebrated landscape architect, designed the Rancho San Carlos grounds and gardens.” p. 11.</td>
<td>Phase I-2 Historic Resources Survey, 2500 East Valley Road, certified May 26, 2016 (Exhibit F to Nomination)</td>
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Criterion E.  

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

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<tr>
<td>Chattel Architecture (2017)</td>
<td>Yes</td>
<td>“Rancho San Carlos is a geographically definable grouping of buildings, structures and landscape features that are unified by physical development. ... The buildings and landscape features of Rancho San Carlos relate to each other both visually and functionally. The property has been operated as a unified entity since 1927, is remarkably unchanged since that time, and its historic residential agricultural, and equestrian functions are clearly conveyed by its physical character.” pp. 35-36. Historic Landmark Nomination Package (2017)</td>
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<tr>
<td>Ronald Nye, Ph.D. (2016)</td>
<td>Yes</td>
<td>“[T]he ranch has been operated as a unified entity since 1927 and has retained the historical arrangement of its natural features and its functioning activities that was begun at that time. This includes its historical orchard growing, horse raising, ranch maintenance, and residential living functions, which based on this initial review, appear to be largely unchanged.” p. 13. Phase I-2 Historic Resources Survey, 2500 East Valley Road, certified May 26, 2016 (Exhibit F to Nomination)</td>
</tr>
<tr>
<td>County of Santa Barbara (1995)</td>
<td>Yes</td>
<td>N/A P.Jackson/95-GP-003; 95-RZ-003 Initial Study (1995) (Exhibit K to Nomination)</td>
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**Additional Criterion:**  

*The property retains physical integrity.*

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<td>Chattel Architecture (2017)</td>
<td>Yes</td>
<td>“[T]he subject property appears to have remained remarkably intact from 1927 to 1931, the dates between which the Jacksons purchased the majority of the property, designed the layout of the grounds, and constructed most of the buildings and the Main house, through today.” p. 9. Revised Historic Landmark Nomination Package (2018)</td>
</tr>
<tr>
<td>Ronald Nye, Ph.D. (2016)</td>
<td>Yes</td>
<td>“The ranch has retained its integrity of <em>location and setting</em> because it remains in its original place, although its neighborhood has been impacted somewhat by nearby semi-rural residential development. The ranch estate house, round barn, and other structures designed by Reginald D. Johnson appear to reflect their original plans with few or no substantial alterations. The operating portions of the ranch, in addition, including its orchards, landscaping, horse facilities and overall spatial organization, appear to have changed little since the 1930s. It therefore has retained a high level of <em>design</em> integrity. The Johnson-designed structures appear to have retained most if not all of their original building <em>materials</em> as well as their features exhibiting high levels of <em>workmanship</em>. Likewise, the ranch’s orchards, landscaping, and natural features have retained their original historic horticultural and visual Phase I-2 Historic Resources Survey, 2500 East Valley Road, certified May 26, 2016 (Exhibit F to Nomination)</td>
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V. EFFECT OF HISTORIC LANDMARK DESIGNATION ON RANCHO SAN CARLOS ESTATE

Designation of the Rancho San Carlos Estate does not prevent future changes to the property, nor does it restrict normal maintenance, repair and replacement of historic features. This is a major misunderstanding of the effect of historic Landmark designation. Designation establishes a review process, it does not predetermine the results of the process or the outcome of the review. Changes to the Estate will continue to be proposed by the owner and reviewed by the County but, after designation, HLAC will have an opportunity to be involved in reviewing any significant proposed changes to minimize impacts on the historic character of the Estate. Without designation, HLAC is not involved and many significant changes can occur without County review.

Section 18A-5. of the County Code details the types of future development review that may be required by HLAC when it designates a Landmark:

1. HLAC consent may be required for demolition or removal of historic elements of the Estate. Before approving a request for demolition, removal or destruction, HLAC may impose reasonable conditions to protect historic resources (Sec. 18A-5(a));

2. HLAC approval is required before changes to historic elements of the Estate, other than normal maintenance and repair. Again, HLAC may impose reasonable conditions before plan approval, such as the retention of a qualified preservation advisor. Normal maintenance and repair are not covered by this provision, so citrus trees can continue to be trimmed or replaced and other normal activities continued without HLAC approval (Sec. 18A-5(b));

3. HLAC approval is required for new construction within the Estate to ensure that it protects historic resources and minimizes adverse impacts. HLAC may impose reasonable conditions on new uses (Sec. 18A-5(c) and (d)); and

4. HLAC may recommend that a comprehensive redevelopment plan for the entire Estate be prepared before approval of any applications for subdivision into additional lots or new construction. (Sec. 18A-5(d)). The Board of Supervisors has authority to require adoption of a specific plan for the entire Estate before new construction is allowed to ensure that sensitive resources on the property are protected, including its historic character. Gov’t Code §65450.

Under the County Code, the purpose of designation is to add a layer of special review to protect historic resources, while balancing the need for preservation with the reasonable needs of the landowner.
VI. WHY DESIGNATE NOW?

The Rancho San Carlos Estate is divided into 30 separate parcels, each with a certificate of compliance. The majority of the parcels are large enough to be developable under minimum County requirements, even though they were created without consideration for historic resources or the natural environment. By law, each parcel can be sold separately to a different owner and submitted for a grading and building permit. Up to four parcels can be purchased together and merged into a larger parcel without County consent.

The Rancho San Carlos Estate has been offered for sale since 2014. Although the Jackson family has been a superb steward of the Estate, there is no assurance that a future purchaser would take the same attitude. The property has been marketed as a development opportunity with 30 legal parcels. Current zoning would allow up to 94 units. All of the marketing materials acknowledge the historic nature of the Estate, but no development restrictions are proposed as a condition of purchase.

Existing County regulation of demolition and new construction on the Estate relies on review under the California Environmental Quality Act (CEQA). However, CEQA only applies to discretionary decisions where the County has authority to reject an application. In the case of legal parcels, the County does not have legal power to prevent sale to individual owners or to deny most grading and building permits for single lots. These are considered to be ministerial decisions, and CEQA does not allow the County to consider their impacts on historic resources unless they are designated.

CEQA will apply if a new purchaser applies for a subdivision map. However, this may be late in the process, when a purchaser has already committed millions of dollars without accommodating the historic character of the Estate because it has not been designated. Even if a purchaser is aware of the historic significance, there is no notice from the County identifying the character-defining historic features of the property that need to be protected.

Most complaints about Landmark designation are that it comes too late in the process, when a specific development has been proposed and substantial expenditures made on the assumption that property is not historic. This designation proposal will put any potential purchaser on notice of the significance of the entire Rancho San Carlos Estate as a unified historic resource. This is precisely the time when designation is most appropriate — before the property is unwittingly purchased for incompatible development. Designation gives certainty about the future to both the developer and the community.

The proposed designation also implements the 1995 Montecito Community Plan requirement for comprehensive historic review prior to any additional development within the boundaries of the Estate. The owners agreed to this requirement when the property was rezoned more than 20 years ago, but the specific language of the mitigation measures relies on CEQA rather than being automatically triggered by new development. Designation will remedy this gap, by focusing on potential changes to the historic character of the Estate rather than the technical type of development application.

The proposed specific plan condition, which HLAC is empowered to recommend for approval by the Board of Supervisors, encourages implementation of the 1995 rezoning. The Zoning Ordinance that reclassified the property for development of up to 94 units also encouraged clustering within the least historic or environmentally sensitive areas of the Estate. A specific plan is a well-established tool to allow development to be clustered or segregated, based on the topography and sensitivity of a specific property.
The County has extensive experience with specific plans, especially with single owners and complex development issues.

VII. CONCLUSION

With this designation proposal, HLAC has an unusual opportunity to honor the history of a single family along with the history of Montecito and Santa Barbara County. As young newlyweds, Pete and Ann Jackson started their married life by bringing together a quartet of nationally known designers to create an extraordinary haven on the Rancho San Carlos Estate. Today, the Estate is an historic treasure, not just for the Jackson family but for the Santa Barbara community, the State and the nation. While change is inevitable, it is the obligation of HLAC to protect the Estate from insensitive or inappropriate changes made without consideration for its historic significance.