

**HISTORIC STRUCTURES/SITES REPORT
314 WEST ORTEGA STREET
SANTA BARBARA, CALIFORNIA
APN 037-073-012**

FINAL

Prepared for
Dr. Kipp Young
1122 Bel Air Drive
Santa Barbara, CA 93105

Prepared by
Alexandra C. Cole
Preservation Planning Associates
519 Fig Avenue
Santa Barbara, California 93101
(805) 450-6658
accole5@yahoo. Com

March 2016

TABLE OF CONTENTS

1.	INTRODUCTION	2
2.	PROJECT DESCRIPTION	2
3.	DOCUMENTS REVIEW.....	2
4.	SITE HISTORY.....	4
5.	ARCHITECTURAL AND SOCIAL HISTORY.....	6
6.	FIELD INVENTORY	6
7.	DETERMINATION OF SIGNIFICANCE	8
8.	FINDINGS OF SIGNIFICANCE	11
9.	BIBLIOGRAPHY	13
10.	PLATES.....	14

**HISTORIC STRUCTURES/SITES REPORT
314 WEST ORTEGA STREET
SANTA BARBARA, CALIFORNIA
APN 037-073-012**

1. INTRODUCTION

The following Historic Structures/Sites Report for 314 West Ortega Street was requested by Nicole Hernandez, City Urban Historian, because the building was determined a contributing property to the proposed West Downtown Castillo Street Historic District during a Historic Resources Evaluation Report for the Replacement of the Ortega Street Bridge, prepared by Peggy Beedle of Applied Earthworks in 2007. The HLC accepted the results of the West Downtown Survey by Applied Earthworks and added to the Potential Historic Resources List properties identified as contributing structures to the proposed historic Castillo Street Historic District, including 314 W. Ortega, on May 22, 2013. This report meets the Master Environmental Assessment requirements for a Historic Structures/ Sites Report. Alexandra C. Cole of Preservation Planning Associates prepared the report.

2. PROJECT DESCRIPTION

The project description includes demolition of the existing 1,070 square foot, two-story single-family dwelling and construction of a new 2,526 square foot, two-story single-family dwelling, including an attached two-car tandem garage. The building's facade will be reconstructed per the Secretary of the Interior's Standards for Reconstruction. Also proposed are two terraces (one on the ground floor and one on the second floor) totaling approximately 275 square feet, and the replacement of existing concrete hardscape with permeable pavers. Siding and trim from the original structure will be recycled and reused to the extent possible. The proposed development of 2,526 square feet on a 9,533 square foot lot is 71% of the guideline floor-to-lot area ratio (FAR).

3. DOCUMENTS REVIEW

The following sources within the *City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002) were consulted to see if the building had already been declared an historic resource: "Designated Historic Structures/Sites" (Appendix B) and "City of Santa Barbara Potential Historic Structures/Sites List" (Appendix C). It was not on those lists. The above-referenced report by Beedle determined that the house was a contributing member to a proposed West Downtown Castillo Street Historic District. The Beedle DPR survey form for 314 West Ortega Street, prepared in 2007, determined that the building was considered to be significant under City of Santa Barbara criteria 3D, as an exemplification of a particular architectural style and 6, as conveying an important sense of time and place that contributes to the overall visual character



Plate 1. Vicinity Map. U.S.G.S. Map Santa Barbara Quadrangle. 1988

of the Castillo Street Historic District (Beedle 2007). The proposed contributors to the West Downtown Castillo Street Historic District, including 314 W. Ortega, have been formally listed on the Potential Historic Resources list on May 22, 2013 on appendix C-2 a.

4. SITE HISTORY

The land comprising present-day Santa Barbara originally was the home of the Barbareño Chumash, who settled along the coast from Carpinteria to Goleta. A Chumash village, Syukhtun, was located along Cabrillo Boulevard and a second, Taynayan, inland near Pedregosa (Mission) Creek on the upper East side. When Spain began to colonize California with missions and pueblos, this land was claimed by King Carlos of Spain and then granted to the Franciscan fathers when the Presidio and Mission were founded in Santa Barbara between 1782- 1786. The area became part of the Pueblo lands of Santa Barbara to be used by the Mission and the Presidio.

When Mexico became independent from Spain in 1822, it secularized the missions and sold off their lands in an attempt to break the Spanish hold in California. When California became a state in 1850, the newly-established City of Santa Barbara inherited the Pueblo lands and hired Captain Salisbury Haley to survey the town, laying upon the former winding streets of the pueblo an American grid pattern composed of blocks, streets, and parks. A three-member committee consisting of Eugene Lies, Antonio Maria De la Guerra and Joaquin Carrillo was appointed by the mayor and Common Council to name the new streets created by the Haley survey. Because two of the members of this committee were Californios, many of the street names referred to names of early explorers, settlers, or events related to the history of Santa Barbara from its inception in 1782 until the survey in 1851. Ortega Street was named for Jose Francisco de Ortega, a founder of Santa Barbara and the first comandante of the Presidio (Days 1986: 195).

The 1870s became a time of great growth and change in downtown Santa Barbara. This change was fueled in part by the advertising of journalist Charles Nordhoff, working for the *New York Tribune*, who visited Santa Barbara in 1872 and then wrote *California -A Book for Travelers and Settlers*, which introduced the benefits of the Santa Barbara climate. As well the construction of Stearns Wharf, with its ability to handle both passenger ships and freighters, enabled redwood to be shipped cheaply from northern California to provide building materials for new houses, which were modeled on eastern and Midwestern architectural styles, such as Italianate, Eastlake and Queen Anne, rather than the earlier Hispanic adobe houses.

The population of Santa Barbara rapidly expanded, as Anglos settled and developed the downtown State Street area, from Gutierrez to Ortega Streets, with brick commercial buildings housing all the services a fledgling town needed, such as hotels, restaurants, grocery stores, billiard parlors, saloons, variety stores, livery stables, dry goods shops, millinery shops, a post office, liquor stores, drug stores, butcher shops, barber shops, cigar stores, and lumber yards. By 1887 the railroad came through town, spurring a development boom. In the late nineteenth century, the area west of State Street along West Ortega Street became developed with one and two-story houses.

5. ARCHITECTURAL AND SOCIAL HISTORY

The land where 314 West Ortega Street is located lies in Block 196 of the City, a block laid out in 1850 by the Haley Survey. The area in the 300 block of West Ortega was settled in the late nineteenth century, with the majority of two story houses built circa 1890 in the Italianate, Queen Anne, and vernacular styles. In 1889 the Stringfield family, who owned other lots in the neighborhood, owned the property at 314. The owner in 1913 was A. St. Craig (Beedle 2007). In the 1918-19 City Directory, Mrs. Marie Carrillo was identified as the occupant of 314 West Ortega Street. In 1920 the occupants were Martha and Joseph Martinez, and, beginning in 1926 through 1938, Minnie and Stephen L. Grinnell were listed as living there. The owner in 1943 was A. W. Morganfield of 2917 Paseo Tranquillo, That year, according to the City Directory, the house was vacant. From 1945 until 1948, the occupants of the house were Sarah and Joseph Brock. William and Ilene Cherry occupied it from 1951 through 1953; the City Directory listed William's occupation as a cook. In 1954, the house was again vacant, but in 1955, Alfred and Carolina Mares came to reside in the house. Occupations for members of the Mares family were identified as follows over the years: lab worker for Western Motors, engineering contractors; stockman for Hunts China Shop; construction worker; maid; gardener. The property remained in the Mares family until its purchase by Dr. Young in 2013 (Bookspan 2015).

6. FIELD INVENTORY

Setting

The property is located on the west bank of Mission Creek, at West Ortega Street just to the west of Bath Street. It is set within a neighborhood of one and two-story house dating by and large from the 1890s, including vernacular, Italianate, and Queen Anne styles.

Description

Site

The two-story T-shaped single family house is set back from the sidewalk behind a low hedge. The façade faces Ortega Street. To the east is Mission Creek, reached by a steep embankment which is partially protected by a high concrete retaining wall. The property, comprising a right triangle, faces Ortega Street and extends northward along the creek, which serves the as the hypotenuse of the triangle.

Building

The house is a two-story wood-framed building designed in the vernacular style. Oriented north/south, it has a one-story wing extending to the east and two one-story shed-roof ells to the north, at the rear. The foundation under the main block is a reinforced concrete footing, while along the east wing and north additions the building is set on posts and piers open to view. The wood siding is ship-lap, the earliest wood siding to be introduced when lumber was shipped down from northern California. The gabled roof is clad in modern composition shingles. The original front door has been replaced with a modern wood and glass door. The original door, wood-frame with four recessed panels, has been moved to a new door opening

on the front facade. The windows on the first floor are two-over-two double-hung and the windows on the second floor are six-over-six double-hung set in wood surrounds. The original small L-shaped porch, delineated by the present carved posts, has been enlarged to encompass the façade.

Alterations

According to the 1892 Sanborn Map, the house was a rectangular two stories oriented north/south with an L-shaped porch on the façade, a one-story wing to the east, and a shallow one-story bay at the northwest corner (see Plate 2). Between 1907 and 1930 a rear shed-roof one-story porch was added at the northeast corner and a square garage was added behind the house at the northwest corner (see Plate 3). In 1943 the northeast porch was infilled with beaded tongue-and-groove siding and a bathroom was added. A door and exterior stairs connected this addition to the outside (City Permit B-6852, February 8, 1943).

At unknown dates, in the modern era, presumably during the time period from 1953 to 2013 when the Mares family owned the house, the following changes were made to the house:

Façade. The porch was expanded to cover the entire front of the house, cutting off the decorative lintel on the window in the east wing. The new posts to support the widened porch were simple square wood. The porch stairs were removed and the decking was altered to plywood. A new door was added on the main block, and the original front door was moved there. A new modern door was added at the original front door entry in the east wing. The original decorative porch posts have been repainted with a rough-finish non-historic paint.

West elevation. A new high door was cut into this elevation, with a flight of stairs which have since been removed.

North elevation. The stairs at the northeast infilled porch were removed. The shed roof bay at the northwest corner was added onto for a storage room, and its west side was stuccoed. Its rear doorway is missing.

7. DETERMINATION OF SIGNIFICANCE

Criteria of Significance

To judge whether a building is significant, the City's Master Environmental Assessment *Guidelines* uses criteria provided by CEQA and City Guidelines. Under CEQA Guideline §15064.5(a) historic resources include the following:

- (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 (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.)
- (2) A resource included in a local register of historical resources, as defined in §5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of §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.

- (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, providing 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 Historic Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

(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 a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historic 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 §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.

Under City of Santa Barbara Guidance, a significant historic resource includes but is not limited to:

1. Any structure, site or object designated on the most current version of the following lists: National Historic Landmarks, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, City of Santa Barbara Landmarks, City of Santa Barbara Structures of Merit.
2. Selected structures that are representative of particular styles including vernacular as well as high styles, architectural styles that were popular fifty or more years ago, or structures that are embodiments of outstanding attention to architectural design, detail, materials, or craftsmanship.
3. Any structure, site or object meeting any or all criteria established for a City Landmark and a City Structure of Merit (Municipal Code, Chapter 22.22.040, Ord. 3900 ¶1, 1977), as follows:
 - A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;

- B. Its location as the site of a significant historic event;
 - 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 as the best remaining architectural type in its 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, or craftsmanship;
 - H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
 - I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
 - J. Its potential of yielding significant information of archaeological interest;
 - K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.
4. Any structure, site or object meeting any or all of the criteria provided for the National Register of Historic Places and the California Historical Landmark list, as follows:
The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and
- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. That are associated with the lives of persons significant in our past; or
 - C. That 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 distinguishable entity whose components may lack individual distinction; or
 - D. That have yielded, or may be likely to yield, information important in prehistory or history.
5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural,

educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15064.5(a)(3)].

8. FINDINGS OF SIGNIFICANCE

Summary

The building is not designated on the most current version of the following lists: National Historic Landmark, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, a City Landmark or Structure of Merit. It is listed as a contributing property to the West Downtown Castillo Street Historic District determined during a Historic Resources Evaluation Report for the Replacement of the Ortega Street Bridge, prepared by Peggy Beedle of Applied Earthworks in 2007. According to this analysis, the building was considered significant under criterion 3D of the City Landmark criteria for its particular architectural style, and under criterion 6 for its contribution to the overall nineteenth century character of the 300-block of West Ortega Street. The HLC accepted the results of the West Downtown Survey by Applied Earthworks and added to the Potential Historic Resources List properties identified as contributing structures to the proposed historic Castillo Street Historic District, including 314 W. Ortega, on May 22, 2013.

In my professional opinion, the integrity of its original vernacular style has been sufficiently compromised by later alterations and additions that it is no longer significant under criterion 3D and criterion 6 of the City Landmark criteria, and it does not reach a sufficient architectural threshold to qualify as a historic resource as a contributing building to the West Downtown Castillo Street Historic District.

Analysis of Significance

City of Santa Barbara Landmark or Structure of Merit

The building retains integrity of location, because it has not been moved. It does not retain integrity of materials because of its many additions which did not follow historic materials. Because of the many alterations and modern additions, it no longer retains integrity of design. It retains integrity of setting, within a neighborhood of multi-family residences.

Criterion A. The building is not eligible under Criterion A because it is not significant as part of the heritage of Santa Barbara.

Criterion B. The building was not the location of a significant event. It is not eligible under Criterion B.

Criterion C. The building is not associated with a person or persons who significantly contributed to the culture and development of the City. The owners and renters were trades people who did not significantly contribute to the culture and development of the City, the State or the Nation. It is not eligible under Criterion C.

Criterion D. Because of its alterations and additions over time, the building no longer retains integrity of design and is not considered a significant example of the Vernacular or National style of architecture. It is not eligible under Criterion D.

Criterion E. Because of its alterations and additions over time, this building is not considered the best remaining architectural type in its neighborhood. It is not eligible under Criterion E.

Criterion F. The building was constructed by an unknown carpenter. The building is not eligible under Criterion F.

Criterion G. Because of its alterations and additions over time, this building does not embody elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship. It is not eligible under Criterion G.

Criterion H. This building is not immediately adjacent to any City Landmark. It is not eligible under Criterion H.

Criterion I. Although it is a familiar visual feature of the neighborhood, because of its alterations, it is not considered contributing to the neighborhood. It is not eligible under Criterion I.

Criterion J. This criterion is not applicable under the purview of this report.

Criterion K. This criterion is not applicable under the purview of this report.

Criterion 1. The building is not eligible under Criterion 1 because it is not listed on the National Register of Historic Places and the California Register of Historic Resources.

Criterion 2. The building is not eligible under Criterion 2 because it does not embody outstanding attention to architectural design, detail, materials, or craftsmanship.

Criterion 4. The building is not eligible under criterion 4 because it was not determined eligible under Criterion C of the NRHP guidelines.

Criterion 5. The building is not eligible under Criterion 5 because it is not associated with a traditional way of life nor does it illustrate broad patterns of cultural, social, political, economic, or industrial history.

Criterion 6. The building is not eligible under Criterion 6. Because of its alterations, it no longer contributes to the overall visual character of the neighborhood. Within the immediate vicinity is a two-story house at 329 West Ortega which retains the architectural details of the National style and is listed as a contributing member to the potential district (see Plate 14).

Criterion 7. The building is not eligible under Criterion 7 because it is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or

geographical research.

Criterion 8. The building is not eligible under Criterion 8 because it is not listed on the CRHR.

Conclusion

The building is not considered an historic resource according to CEQA standards. Therefore any proposed changes to it would not constitute a potential adverse effect.

9. BIBLIOGRAPHY

Beedle, Peggy. 2007. "314 West Ortega Street" DPR523 form, January 18.

Bookspan, Rochelle, 2015. "314 W. Ortega Street, Preliminary Report of Findings", February 11. Prepared for Dr. Kipp Young.

City of Santa Barbara. 2002. *Master Environmental Assessment. Guidelines for Archaeological Resources and Historic Structures and Sites*. Santa Barbara.

Days, Mary Louise. "Street Name Glossary" in Conard, Rebecca and Nelson, Christopher H. 1986. *Santa Barbara, A Guide to the El Pueblo Viejo*. Santa Barbara: City of Santa Barbara.

Morlet, Aubrie. 2012. "Downtown Historic Buildings Survey." Prepared for City of S.B. Community Development Department. Planning Division.

Security-First National Bank. 1930. *Santa Barbara. Tierra Adorada*. Los Angeles: Laurance L. Hill.

Weeks, Kay and Anne Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D. C.: U. S. Department of the Interior. National Park Service. Cultural Resource Stewardship and Partnerships. Heritage Preservation Services.

Maps

1892 Sanborn Fire Insurance Map
1907 Sanborn Fire Insurance Map
1930 Sanborn Fire Insurance Map

10. PLATES



Plate 4. Façade facing West Ortega Street. Facing northeast.



Plate 5. Detail showing replacement plywood decking at front porch. Facing northeast.



Plate 6. Detail showing new door opening at left, original door opening at rear, and turned posts showing the original L-shaped configuration of the entry porch. Facing north.



Plate 7. Detail showing porch extension with wood posts, and roof extension which has cut off the decorative lintel at the rear window. Facing north.



Plate 8. Detail of modern siding enclosing open foundation area at east elevation. Facing northwest.



Plate 9. 1943 porch enclosure at northeast corner. The stairs to this door have been removed. Facing southeast.



Plate 10. 1943 bathroom addition at northeast corner. Facing west.



Plate 11. Rear north elevation showing modern additions. Facing southeast.



Plate 12. Detail showing storage extension at northwest corner. Facing south.



Plate 13. Detail of west elevation showing door cut into the siding. Facing southeast



Plate 14. Vernacular house at 329 West Ortega Street determined a contributing property to the West Downtown Castillo Street Historic District. Facing southwest.

TABLE OF CONTENTS

1.	INTRODUCTION	2
2.	PROJECT DESCRIPTION	2
3.	DOCUMENTS REVIEW.....	2
4.	SITE HISTORY.....	4
5.	ARCHITECTURAL AND SOCIAL HISTORY.....	6
6.	FIELD INVENTORY.....	6
7.	DETERMINATION OF SIGNIFICANCE	8
8.	FINDINGS OF SIGNIFICANCE	11
9.	BIBLIOGRAPHY	13
10.	PLATES.....	14