PHASE 1 ARCHAEOLOGICAL RESOURCES REPORT

25 WEST COTA STREET
APN 037-171-011
SANTA BARBARA, CALIFORNIA

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1.0 EXECUTIVE SUMMARY

This report presents an evaluation of potential archaeological resources and impacts resulting from proposed development at 25 West Cota Street (APN 037-171-011) in Santa Barbara, California (see Figure 1). It satisfies the requirements of the City of Santa Barbara Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002) for a Phase 1 Investigation within the Spanish Colonial and Mexican Period (1782-1848), Historic-American Transition Period (1848-1870), American Period (1870-1900), and Early Twentieth Century (1900-1920) sensitivity zones. This investigation consisted of background research at the California Historical Resources Information System, Central Coast Information Center, University of California, Santa Barbara, the Santa Barbara Public Library, and fieldwork.

Twenty-eight cultural resource surveys have been completed on all sides of the project area within a 1/8 mile radius, but no archaeological sites have been recorded within this distance of the project site or within the project site itself. Historic background research suggests that development occurred on the project site at least by 1886. All proposed areas of disturbance are presently paved, such that no ground surface visibility was available during the intensive survey. However, based on the 28 archaeological investigations that did not record cultural resources, as well as the previous ground disturbance associated with construction of the existing commercial structure, the potential for subsurface intact prehistoric to exist within the project area is unlikely. Construction of the current Hendry Brothers Building in 1915 resulted in demolition and excavations that removed evidence of prior residential occupation dating to the late 19th century. As a result, impacts on archaeological resources from the proposed project would be less than significant. No other measures including construction monitoring are considered necessary.
FIGURE 1
Project Vicinity

Project Site

SOURCE: USGS Topo 7.5 Minute Series, Santa Barbara Quadrangle
Township 4N, Range 27W, Section 22

25 West Cota Street Phase 1 Archaeological Investigation
2.0 PROJECT DESCRIPTION

The proposed project provides for redevelopment of an existing commercial building located at 25 West Cota Street. Building improvements resulting in ground disturbances to the 9,744 square foot (s.f.) structure include the following (Figure 2):

- Reinforcement of and addition to existing structural system with Helica pilings, cantilever microlam floor framing, new steel beams and pipe columns;
- Removal of existing cement wall (between 25 West Cota Street and 530 Chapala Street properties) and construct plywood shearwalls;
- Construct second- and third-floor addition with third floor roof deck (3,000 s.f. net max. added);
- Install elevator;
- Construct generator yard (354 s.f.);
- Provide four parking spaces within the existing building footprint (2,624 s.f.); and
- Saw cut and remove existing driveway ramps on Cota and Fig Streets, and replace existing West Cota Street and Fig Avenue curb cuts, curbs and gutters.

Ground disturbances would exceed 5 feet from existing grade (DMHA 2014).

3.0 ARCHAEOLOGICAL AND ETHNOGRAPHIC BACKGROUND

The local prehistoric chronology is divided into four major periods – Paleoindian, Early Period, Middle Period, and Late Period. It is generally accepted that humans entered the New World during the latter part of the Wisconsin glaciation between 40,000 and 20,000 years before present (B.P.). The earliest unquestioned evidence of human occupation in southern Santa Barbara County is dated to between 10,000 to 8,000 B.P. (Erlandson and Colten 1991). Paleoindian groups during this time focused on hunting Pleistocene megafauna, including mammoth and bison. Plants and smaller animals were undoubtedly part of the Paleoindian diet as well, and when the availability of large game was reduced by climatic shifts near the end of the Pleistocene, the subsistence strategy changed to a greater reliance on these resources.
Post-Pleistocene changes in climate and environment are reflected in the local archaeological record by approximately 8,000 B.P., the beginning of the Early Period, as defined by Chester King (1981, 1979, 1974). The Early Period of the Santa Barbara Channel mainland was originally defined by Rogers (1929), who called it the “Oak Grove” Period. The diagnostic feature of this period is the mano and metate milling stones, which were used to grind hard seeds such as sage for consumption. Toward the end of the Early Period, sea mammal hunting appears to have supplemented subsistence strategies (Glassow et al. 1990).

The Middle Period (3,350 to 800 B.P.) is characterized by larger and more permanent settlements, related to a generally wetter environment. Materials from Middle Period sites reflect a greater reliance on marine resources and include marine shells, fish remains, and fishhooks. A major shift in vegetable food exploitation occurred, as the mano and metate milling stones were replaced by stone mortars and pestles. This indicates a transition from seed gathering to oak tree acorn gathering and processing, a result of cooler temperatures and more expansive oak woodland habitats. Toward the end of this period, the plank canoe was developed, making ocean fishing and trade with the Channel Islands safer and more efficient (Arnold 1987). Terrestrial resources continued to be exploited as evidenced by the presence of contracting-stemmed and corner-notched projectile points from Middle Period sites (Bamforth 1984).

The Late Period (800 to 150 B.P. or approximately A.D. 1150 to 1800) was a time of increased social and economic complexity. The increased number of permanent and semi-permanent villages clustered along the Santa Barbara Channel and on the Channel Islands, and the diversity of environmental site settings in which sites have been identified, indicates a substantial increase in prehistoric population. Intensification of terrestrial as well as marine resources occurred. Acorns continued to be processed, and land mammals were hunted with the bow and arrow, rather than exclusively by spear. Trade networks, probably controlled by village chiefs, expanded and played an important part in local Chumash culture, reinforcing status differences and encouraging craft specialization. Shell beads, found throughout the Early and Middle Periods, increased in number and variety, related to status and social value.
The protohistoric culture of the Chumash was terminated by the arrival of a Spanish expedition led by Gaspar de Portolá in 1769. Chumash culture changed dramatically with the establishment of the Missions of Santa Barbara, Santa Ynez, and La Purísima.

The historic occupation of the project vicinity can be divided into three settlement periods: the Mission Period (A.D. 1769 – 1830), the Rancho Period (ca. A.D. 1830 -1865), and the American Period (ca. A.D. 1865 – 1915). Construction of Mission Santa Barbara in 1786, Mission La Purísima Concepción in 1787, and Mission Santa Ynez in 1804, altered both the physical and cultural landscape of the region. The missions were the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Following the secularization of the Missions by the Mexican Government in 1821, California became part of the Republic of Mexico.

Secularization of lands and a focus on cattle raising marked the Rancho Period, where large land grants of Mission lands were ceded to wealthy, prominent Spanish families. Native Americans continued to work as laborers on ranchos during this period. With California statehood in 1850 and the advent of the American Period, farming and more intensive land uses steadily replaced cattle stock raising. Cattle ranching was substantially curtailed by a prolonged drought in the 1860s.

The Santa Barbara City street grid was established in 1851 by Captain Salisbury Haley who was hired by the city government to lay out an American geometric grid system of streets replacing the earlier more organic Hispanic settlement style (Hill 1930; Cole 2014). This allowed for the first mapping, or drawing of the American geometric street grid by Vitus Wackenrueder in 1953, indicating the location of the Rancho Period adobes constructed by the prominent Mexican families. As a result of the survey, Haley’s street grid eventually extended through the center of town causing the destruction and modification of numerous structures and properties dating to the inception of European settlement including many of the Rancho Period adobes and portions of the presidio.
Lured by the highly touted benefits of the Santa Barbara Mediterranean climate, Europeans and Americans from the east and Midwest began to migrate to the city. However, the Spanish and Mexican “Californios” were protective of the old pueblo area and coercing the newcomers to develop their businesses in the vacant areas along State Street south of Ortega Street. Soon after, the blocks between Ortega and Gutierrez streets along State Street became the “center of town” with every service a bustling new town could require. As more settlers moved to Santa Barbara, this area widened to include surrounding blocks like that of the Project Site’s located at Fig and Cota Streets (Cole 2014).

4.0 DOCUMENTS REVIEW AND IDENTIFICATION OF PREVIOUSLY RECORDED RESOURCES

4.1 Archaeological Records Search

An archaeological site records and literature search of the CCIC was conducted to identify all recorded archaeological sites and previous cultural resource surveys within 1/8-mile of the project site (see Appendix A). The CCIC records indicate that 28 cultural resource surveys have been undertaken within 1/8-mile of the project area. No archaeological sites have been recorded within this vicinity and the project area.

4.2 Historic Archival Research

Historic archival resources required to be consulted for the Spanish Colonial and Mexican Period (1782-1848), Historic-American Transition Period (1848-1870), American Period (1870-1900), and Early Twentieth Century (1900-1920) sensitivity zones as specified in the City MEA Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002) Section 1.4 and Appendix A, pages A-4 through A-11, were reviewed to determine the nature of previous land uses on the project site.
5.0 FIELD SURVEY INVENTORY

A survey of the project area was conducted on September 3, 2015 utilizing 1-meter (3.3-foot) transect intervals. The topography of the project area was level. The project area is a developed commercial structure that extends to the West Cota Street and Fig Avenue sidewalks. Ground surface visibility within the project area was nearly exclusively obscured by the existing structure and pavement. One small landscape strip area approximately 2-feet wide and 5-feet long existed along West Cota Street. This small strip provided excellent ground surface visibility (70-90 percent). Soil was a light brown, silty sand.

No prehistoric or historic cultural materials were identified during the survey. However, except for the small landscape strip along West Cota Street, the absence of ground surface visibility compromised the ability to identify the potential for unknown, subsurface cultural resources. The reliability of the intensive survey is therefore considered poor.

6.0 SITE HISTORY

The proposed project site is located on Lot 211 on the 1851 Wackenrueder Map. The project area is undeveloped. Additional archival research and documents required for projects in the Spanish Colonial and Mexican Period (1782-1848), Historic-American Transition Period (1848-1870), American Period (1870-1900), and Early Twentieth Century (1900-1920) sensitivity zones as specified in the City MEA Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002) Section 1.4 and Appendix A, pages A-4 through A-11, was undertaken for the proposed project’s Historic Structures Report prepared by Alexandra Cole (2014). The results of that research are presented below.

Early archival maps including the Bird’s Eye View of Santa Barbara (1877), Greenwell Map of 1878, and Sanborn Fire Insurance Maps of 1886, 1888, 1902, 1907, and 1930 were consulted, along with archives located in the Gledhill Historical Library and City of Santa Barbara Public Library including the City of Santa Barbara Street Files. Two residences are indicated within the project site in 1877. The project site is located within Block 203 on the 1878 Greenwell Map. Residences are located within and adjacent to the project site. The
1886 Sanborn Fire Insurance Map identifies the two single family residences onsite at 21/2 and 3 West Cota Street, and a small accessory structure on the southern property boundary of 3 West Cota Street (see Figure 3). By 1892, additional accessory structures existed on the 27 West Cota Street (formerly 21/2 West Cota Street), while no changes to the property within 23 West Cota Street (formerly 3 West Cota Street) had occurred (see Figure 4). The 1907 Sanborn Fire Insurance Map identifies no changes to either 23 West Cota Street or 27 West Cota Street (Cole 2014).

William Hendry began his blacksmithing business in 1906 at 20 West Cota Street, and expanded to the project site in 1915. The one-story wood frame residence was torn down in 1915 and the corrugated metal Hendry Brothers Building was constructed on both 23 and 27 West Cota Street (now known as 25 West Cota Street) (Cole 2014). At some point before 1925, an additional bay was added to the corrugated metal building along Fig Street. In 1925, the two-story wood frame residence that had been housing a dress making business and boarding house, was demolished to make way for a corrugated metal garage with an adjoining wall to the Hendry Brothers Building. The garage changed several hands over time: Rich McDonald 1925-1928, vacant from 1928-1930, Tanner Auto Tours Garage 1930-1933, and Anthony Safina (auto repair) 1933-1948. The 1930 Sanborn Fire Insurance Map shows that the former residences had been demolished and were replaced by a Blacksmith & Machine Shop on the 23 and 25 West Cota Street property (formerly the 23 West Cota Street property) and a Garage on the 27 West Cota property (see Figure 5).

The Hendry Brothers building at 25 and 27 West Cota Street is listed as a City Potential Historic Structure (City of Santa Barbara, 2014). Additional analysis is provided in the project Historic Resources Report (Cole 2014).
FIGURE 3
Sanborn Fire Insurance Map (1886)
25 West Cota Street Phase 1 Archaeological Investigation

SOURCE:
Sanborn Map 1886
FIGURE 3
Sanborn Fire Insurance Map (1886)
25 West Cota Street Phase 1 Archaeological Investigation

SOURCE: Sanborn Map 1886

Project Site

Meters

Feet

0 24

0 80
FIGURE 4
Sanborn Fire Insurance Map (1892)

SOURCE:
Sanborn Map 1892

Project Site

25 West Cota Street Phase 1 Archaeological Investigation
FIGURE 5
Sanborn Fire Insurance Map (1930)

25 West Cota Street Phase 1 Archaeological Investigation

SOURCE:
Sanborn Map 1930
7.0 ASSESSMENT OF POTENTIAL FOR UNRECORDED ARCHAEOLOGICAL RESOURCES

Twenty-eight cultural resource surveys have been conducted within 1/8-mile of the project area and no archaeological resources have been recorded. This indicates that the potential for encountering a prehistoric archaeological resource during proposed improvements is relatively low. The project site is not developed on the 1851 Wackenrueder Map, so there is little potential that there are unknown subsurface cultural resources onsite dating from the Spanish Colonial and Mexican Period (1782-1848) period.

The historic research suggests residential development on the Project Site occurred as early as 1877, with two single story residences and accessory structures. The structures would have been wooden, raised floor construction, and were completely demolished when the current Hendry Brothers Building was constructed in 1915. Demolition and excavations for the existing concrete slabs under the existing Hendry's Brothers Building would have also destroyed evidence of subsurface trash pits. This would have removed all evidence of occupation during the Historic-American Transition Period (1848-1870), American Period (1870-1900), and Early Twentieth Century (1900-1920). Therefore, the potential for unknown, unrecorded archaeological resources located below the existing structure and prior disturbances is considered unlikely.

8.0 ASSESSMENT OF ARCHAEOLOGICAL RESOURCES

The ground surface visibility conditions during the current intensive Phase 1 survey were poor, given that the project site is completely covered with pavement or structures. However, based on the 28 archaeological investigations prepared in the immediate vicinity of the project site and the absence of recorded cultural resources, as well as the previous ground disturbance associated with construction of the existing commercial structure, the potential for subsurface intact prehistoric archaeological resources to exist within the project area is unlikely. In the unlikely event that intact prehistoric remains are encountered, they would be potentially capable of meeting the criteria for listing on the California Register of Historical
Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852; California Environmental Quality Act Guidelines 15064.5[3]), including the following:

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

The potential for unknown, subsurface historical features including foundations and trash pits below existing structures and paving within the project site is also unlikely, given prior demolition of the wooden structures and excavations required for existing commercial building. In the event that intact historic trash remains were to exist below the existing building footprints they would only have limited potential to help interpret the early lifestyles and the understanding the lifeways of people in Santa Barbara. Historic remains disposed of in isolated underground trash pits are extremely common within Santa Barbara, and are not considered to provide unique information capable of meeting the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852; California Environmental Quality Act Guidelines 15064.5[3]), including the following:

(B) Is associated with the lives of persons important in our past; or
(D) Has yielded, or may be likely to yield, information important in history.

The former structures were also not owned or inhabited by an “important person in our past” nor were they designed or built by an “important creative individual” and are not considered to provide unique information capable of meeting the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852; California Environmental Quality Act Guidelines 15064.5[3]). Therefore, it is extremely unlikely that any significant historic archaeological resources would be encountered during proposed improvements.

9.0 EVALUATION OF POTENTIAL PROJECT EFFECTS

As stated in CEQA Guidelines Section 15064.5(b), a project causing a substantial adverse change in the significance of an historical resource is one that could result in the physical
demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, such that the significance of an historical resource would be materially impaired (i.e., altering those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources as determined by a lead agency [the City of Santa Barbara] for purposes of CEQA; or its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code). As stated previously, the potential for unknown prehistoric and historic cultural resources to exist below the existing Hendry Brothers Building is considered unlikely. Therefore, potential project effects on unknown cultural resources within the project area are considered less than significant.

10.0 RECOMMENDED ACTION / MITIGATION MEASURES

The following measure is recommended to address the unlikely but possible scenario that intact prehistoric archaeological resources are encountered during proposed ground disturbance activities.

1. If archaeological resources are encountered or suspected, work shall be halted immediately, and the City Environmental Analyst shall be notified. A city-qualified archaeologist shall be retained to assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List (in the unlikely case that the resource is prehistoric), etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the
most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts, materials, or human remains, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

The archaeologist shall determine the need for any other actions, including collecting a representative sample of prehistoric or historic remains, consistent with a Phase 3 Data Recovery excavation as defined in City MEA Guidelines for Archaeological Resources and Historic Structures and Sites criteria.

11.0 RESIDUAL IMPACTS

With integration of the measure defined in Section 10.0 above, the proposed project’s residual impact on unknown prehistoric archaeological resources would be less than significant.
12.0 RESOURCES UTILIZED IN REPORT PREPARATION

Section 3.0 Archaeological and Ethnographic Background


Section 4.2 Historic Archival Research

1. Wackenrueder Maps No. 1 and No. 2.
2. U.S. Coast and Geodetic Survey Maps from 1852, 1853, 1870, and 1888.
3. Bird’s Eye Sketch of the City of Santa Barbara, 1878 and 1888.
4. Presidio Map from the Vischer Papers.
5. Sketch of the City of Santa Barbara, California, William Greenwell.
7. City of Santa Barbara telephone directories from circa 1900 through 1931.
8. City of Santa Barbara, Community Development Department street files.

Williams, James, C. 1977. Old Town, Santa Barbara. A Narrative History of State Street from Gutierrez to Ortega, 1850-1975. Public History Monograph #1 The Graduate Program in Public Historical Studies, Department of History, University of California, Santa Barbara.
APPENDIX A

CCI C Records Search
September 9, 2015

To Whom It May Concern:

On the above date, Heather McDaniel performed a records search on behalf of Dudek for the 530 Chapala Street project in Santa Barbara County.

If you have any questions about this project, please contact me.

Sincerely,

Jessika Akmenkalns
Assistant Coordinator
FIGURE 1
Project Vicinity

SOURCE: USGS Topo 7.5 Minute Series, Santa Barbara Quadrangle
Township 4N, Range 27W, Section 22

530 Chapala Street Phase 1 Archaeological Investigation
FIGURE 1
Project Vicinity

SOURCE: USGS Topo 7.5 Minute Series, Santa Barbara Quadrangle
Township 4N, Range 27W, Section 22

530 Chapala Street Phase 1 Archaeological Investigation
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<td>SR-01292</td>
<td>1992</td>
<td>Wilcoxon, L.</td>
<td>An Archaeological Evaluation of Two Proposed Bathroom Additions to Existing Buildings at 501 State and 12 West Haley Streets, Santa Barbara, California</td>
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<td>1993</td>
<td>Carrico, R., Hazeltine, T., and Toren, G.</td>
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<td>SR-02122</td>
<td>1997</td>
<td>Toren, A. George and Santoro, Loren</td>
<td>Phase I Cultural Resources Study for 505 and 509 Chapala Street, Santa Barbara, California</td>
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<td>42-000026, 42-000027, 42-000028, 42-000029, 42-000133, 42-001958, 42-002145</td>
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<td>1997</td>
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<td>SR-02205</td>
<td>1997</td>
<td>Anderson, Karin</td>
<td>Phase I archaeological survey for proposed installation of cable San Pedro Creek Bike Trail and Goleta Beach county Park, Santa Barbara County, California</td>
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<td>SR-02256</td>
<td>1998</td>
<td>Stone, David</td>
<td>Phase I Archaeological Resources Report, Salvation Army Hospitality House, 423 and 425-429 Chapala Street, Santa Barbara</td>
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<td>SR-02430</td>
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<td>Macfarlane, Heather</td>
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<td>1999</td>
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<td>Stone, D. and L. Pfeiffer</td>
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<td>Stone, D.</td>
<td>Phase I Archaeological Resources Report, 617 Bradbury Avenue Santa Barbara, California APN: 037-122-006</td>
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<td>Stone, David</td>
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APPENDIX B

Project Site Photos
Photo 1. Hendry Brothers Building at West Cota and Fig Street intersection looking northwest

Photo 2. Hendry Brothers Building Fig Street side at corner of Fig and West Cota Streets looking southwest showing faint “Hendry Brothers”
Photo 3. Sidewalk and driveway ramps leading into Hendry Brothers Building along Fig Street looking Southwest

Photo 4. Sidewalk and driveway ramps leading into Hendry Brothers Building along Fig Street looking Southeast
Photo 5. Sidewalk and driveway ramps leading into Hendry Brothers Building along Cota Street looking Northeast showing exposed ground