

MEMORANDUM

To: Jim Colton, P.E., Public Works Department, City of Santa Barbara

From: Aubrie Morlet, M.A., Architectural Historian, Applied EarthWorks, Inc.

Date: October 1, 2015

Subject: **Quinientos Street Bridge Replacement:** Consistency of Historical Resources Evaluation Report (HRER) with the *City of Santa Barbara Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002), Historic Structures/Sites Report Requirements

1.0 Introduction

Per the attached *Historical Resources Evaluation Report (HRER)* prepared for the California Department of Transportation (Caltrans), the City of Santa Barbara (City), with funding from the Federal Highway Administration, proposes to replace the Quinientos Street Bridge (51C0285) over Sycamore Creek in the city of Santa Barbara, Santa Barbara County, California. The project will replace the existing functionally obsolete bridge with a new bridge at the same location. The proposed Quinientos Street Bridge Replacement Project involves removing the existing abutments and replacing the bridge deck with a longer and wider structure that will span Sycamore Creek. The project will include new pavement, curbs, gutters, street or pedestrian lighting, handicap ramps, and sidewalks adjacent to the replacement bridge. As currently designed, no permanent right-of-way acquisition is anticipated for the project. Contractor staging and laydown areas will be located along Quinientos, Clifton, and South Canada streets, resulting in temporary loss of on-street parking and vehicular access to driveways.

A total of five properties and one structure are located within the project architectural study area. Five properties were formally evaluated for their potential eligibility for inclusion in the National Register of Historic Places (NRHP). One structure, Bridge 51C0285, is listed in the California Historic Bridge Inventory as Category 5, not eligible for the NRHP. None of the buildings and structure appear to meet the criteria for listing in the NRHP, either individually or as a component of a district. One building appears to be eligible for listing as a City Structure of Merit and is therefore considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

As Caltrans is the agency responsible for ensuring compliance with federal regulations applicable to the Quinientos Street Bridge Replacement Project, Applied EarthWorks, Inc. prepared an HRER following the content and format guidelines specified in the Caltrans *Standard Environmental Reference (SER) Handbook, Vol. 2, Cultural Resources* (January 2015). As a result, the HRER does not specifically follow the City Master Environmental Assessment (MEA) guidelines for Historic Structures and Sites Reports. However, evaluation of buildings and structures for preparation of the HRER was conducted in a manner that adheres to the City's requirements. This memorandum provides summaries from the HRER and information augmenting those discussions. A separate memorandum addresses the project Archaeological Survey Report (ASR) which describes the inventory of the archaeological resources within the area of direct impact as required by the MEA.



2.0 Historic Structures and Sites Reports

Per the MEA: *A Historic Structures and Sites Report is an investigation intended to accomplish the following:*

- *Identify historical structures/sites on a proposed project site.*
- *Assess the significance of identified historic structures and/or sites.*
- *If significant historic resources are identified, evaluate potential project impacts to the significant historic resources.*
- *If the proposed project may potentially result in adverse impacts to identified historic resources, propose measures to mitigate the potential adverse impacts.*

Applied EarthWorks assessed potential project impacts to historical structures using criteria specified in the MEA, classifying them as significant unavoidable (Class I), potentially significant unless mitigated (Class II), or less than significant (Class III).

Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California (attached), details the significance evaluation of the properties surrounding the Quinientos Street Bridge. A total of five properties and one structure are located within the project architectural study area. All five properties, possessing a total of 11 buildings, were formally evaluated for historical significance by applying the criteria of the NRHP. Each is itemized in the HRER and further described on the appropriate California Department of Parks and Recreation (DPR) inventory forms: Primary Records (DPR523A) and Building, Structure, and Object Records (DPR 523B). The table below summarizes the findings for each property and its relationship to the project Area of Potential Effects (APE).

Property Identified	Relationship to Project APE	Level of Significance	Potential Impact	Mitigation Proposed
1221 Quinientos Street	Adjacent	Not significant	None	No
1232 Quinientos Street	Adjacent	Not significant	None	No
14 S. Canada Street	Adjacent	Structure of Merit	Class III	No
15 S. Canada Street	Adjacent	Not significant	None	No
1304 Clifton Street	Adjacent	Not significant	None	No
Quinientos Street Bridge	Within	Not significant	None	No

Below, each historic resource is identified, assessed for significance, evaluated for impacts, and where necessary, mitigation is proposed.

1221 Quinientos Street (moved to the site in 1945)

The subject property contains a single-story dwelling located near the street, a two-story duplex at the rear of the parcel, and a detached carport in the center of the lot. Constructed in 1986, the duplex and



carport are less than 45 years of age and as such, are not further described. In 1945, the single-story dwelling was moved to this parcel from an unknown location. Prior to the relocation, the subject parcel was undeveloped.

In June 1945, the City of Santa Barbara issued Mary E. Brown building permit C-763 to authorize the relocation of a dwelling and garage from an undocumented location to the vacant lot at 1221 Quinientos Street. Based on the layout of the dwelling, it appears that the building was sited in a different orientation with the original front façade placed on the west side facing away from the street (Figure 1). From 1945 to 1957, Mary Brown owned/resided at the property. Although she retained ownership, the property served as a rental from 1958 to 1966. According to city directories, Brown worked as a nurse at the County Health Department from 1937 to 1965. From 1967 to 1984, Alice Heath owned the property. No additional biographical information was found for Brown or Heath. In 1968, owner Alice Heath received permit 22148 for interior modifications to the existing residence, and 1979 City records indicate Heath undertook a series of improvements, including application of a new roof and exterior paint. In 2015, the garage windows were replaced with modern sliding windows.



Figure 1. South and west façades of 1221 Quinientos Street.

The dwelling illustrates a very basic building style commonly found in Santa Barbara and California. The building does not appear to be significant for association with individuals important in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The property is not adjacent to any listed City Landmark or Structure of Merit nor does the building represent an established and familiar visual feature of a neighborhood. Therefore, the dwelling at 1221 Quinientos Street does not appear to be eligible for listing as a City Landmark or Structures of Merit under the MEA criteria.



1232 Quinientos Street (circa 1920)

The subject property contains a single-story dwelling near the street, a detached garage, and a secondary dwelling south of the main dwelling. Based on listings in Santa Barbara city directories, the main dwelling was first occupied in 1923 (Figure 2). Although the original building permit was not located, the City of Santa Barbara issued Mary Celestin building permit 6327 to construct an addition to the building on July 8, 1922. The first known illustration of the physical layout of the property is demonstrated on the 1930 Sanborn map. On that map, three buildings are illustrated: two single-family dwellings and a detached garage. The 1950 Sanborn map illustrates that the rear dwelling is partially demolished, and the remaining portion of the rear building is labeled as an outhouse. In 1952, the City of Santa Barbara issued property owner Hugh H. Hazard building permit E-2831 to add a rear dining room, utility room, and hallway to the main dwelling. In 1956, the City issued Hazard building permit F-4453 to construct a kitchen and bathroom in the rear dwelling unit (Figure 3). Prior to 1997, the property address was 1226 Quinientos Street.



Figure 2. View looking at the north (street-facing) façade of the main dwelling.

City directories list French immigrant Alcides F. Celestin, a gardener, and spouse Mary as the initial occupants of the property. The Celestin's resided at the property until Alcides' death in December 1928. For the next 16 years, the property was occupied by several renters until Hugh H. Hazard took ownership in 1945. Hazard resided at two other neighborhood properties before relocating to the subject property. Hazard was an experienced local carpenter who resided with his spouse, Geraldine, at the subject property until his death in 1976. No additional biographical information was located for Celestin or Hazard.

The main dwelling is an example of the Craftsman architectural style of which there are many good examples in Santa Barbara. The main dwelling front porch, one of the most iconic character-defining features of the style, has been enclosed. The secondary residence displays some Italianate style



character-defining features but is not a good example of the architectural style. The detached garage is utilitarian in design and construction materials. The buildings do not appear to be significant for their association with individuals significant in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The property is not adjacent to any listed City Landmark or Structure of Merit nor does the building represent an established and familiar visual feature of a neighborhood. Therefore, the buildings at 1232 Quinientos Street do not appear to be eligible for listing as City Landmarks or Structures of Merit under the MEA criteria.



Figure 3. Looking south at the north and east façades of the rear secondary dwelling unit.

14 S. Canada Street (1931)

The subject property contains a single-family dwelling, detached garage, and workshop. On February 2, 1931, the City of Santa Barbara issued Hugh H. Hazard building permit A-6496 to construct a single-family dwelling and detached garage (Figure 4). Serving as owner-builder, Hazard constructed the subject dwelling and garage. On February 10, 1939, Hazard was issued permit B-3241 for the construction of a workshop (Figure 5). Hazard resided at the subject property until 1945. From 1945 to 1954, the property experienced a high turn-over of residents, including local aviator Frederick Stearns II who resided on the property from 1948 to 1949. In 1955, Yoshio Aoi, a gardener, and spouse Mitsuko took ownership of the property. Aoi emigrated from Japan in 1931, when he was 16 years old, and the couple was interned at the Gila River War Relocation Camp during World War II, where their son Kenneth was born in 1943. Aoi's U.S. military service records indicate that he enlisted in the U.S. Army in March 1941, 9 months before the Japanese attack on Pearl Harbor, Hawaii. The Aoi's resided at the subject property until at least 1993. No additional biographical information was located for Hazard or Aoi.



Figure 4. East (street-facing) façade of 14 S. Canada Street.

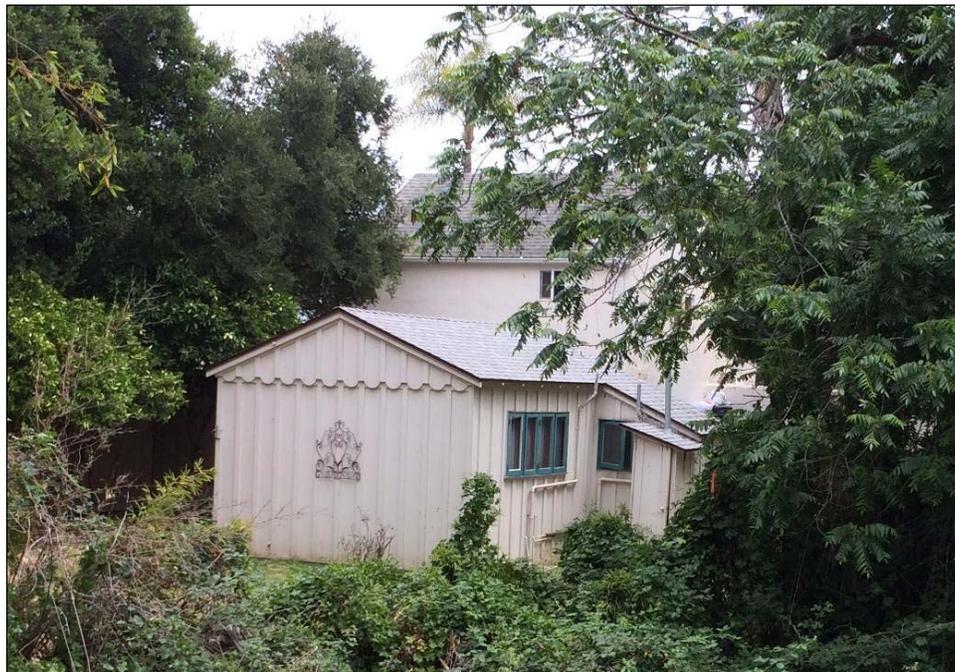


Figure 5. Looking south from Quinientos Street at the north and west façades of the workshop building located north of the detached garage. Mature foliage conceals the building from S. Canada Street.

The dwelling is a simple example of the Spanish Revival architectural style. Character-defining features of the residential building include cross-gable roof, sloping chimney, smooth plaster cladding, decorative lintels over the two front windows, arched entrance door, and clay pipe vents in the gable peak. The Spanish Revival style dwelling is constructed with character-defining features that would have been affordable for a middle class family desiring to emulate a more expensive architectural style popular in the city during the 1920s and 1930s. Based on a windshield survey, the character-defining



lintels do not appear on any other example of the style in the Eastside Neighborhood. As the dwelling possesses character, interest, and value as a significant part of the city's heritage and it exemplifies a particular architectural style important to the City, the property appears to be eligible for listing as a City Structure of Merit under MEA Criteria 3a and 3d.

The property does not appear to be significant for its association with individuals significant in the culture and development of Santa Barbara. Although many of the residents possess an interesting history, the subject property was not their place of residence when these events took place. The property does not appear to have been involved in any significant events. The property is not adjacent to any listed City Landmarks or Structures of Merit nor does the building represent an established and familiar visual feature of a neighborhood.

15 S. Canada Street (1966)

The subject parcel contains a two-story duplex with attached carports on the north and south façades (Figure 6). The property is located in the Eddy Tract, a subdivision created in 1888 by Arthur Briggs, John Culling, and Willard Harrington. Based on historical maps and aerial photographs, residential development of the tract was slow. The subject parcel was not a part of the original 1888 subdivision. The parcel at 15 S. Canada Street is the result of a later subdivision; it represents the southwest portion of a large lot (Block A, Lot 11) associated with 1304 Clifton Street. The subject parcel remained undeveloped until 1966 when the City of Santa Barbara approved the lot split and the two-story duplex was constructed by owner/contractor Paul Godkin (building permit 17312). No biographical information was located for Godkin.



Figure 6. North and west façades of the duplex located at 15 S. Canada Street.

The building is utilitarian in design and construction materials. The building does not appear to be significant for association with individuals important in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The property is not adjacent to any listed City



Landmark or Structure of Merit nor do the buildings represent an established and familiar visual feature of a neighborhood. Therefore, the building at 15 S. Canada Street does not appear to be eligible for listing as City Landmark or Structure of Merit under the MEA criteria.

1304 Clifton Street (circa 1920)

The subject parcel contains a single-story dwelling and a detached garage with adjacent living quarters at the rear of the property (Figures 7 and 8). The subject property is located in the Eddy Tract, a subdivision created in 1888 by Arthur Briggs, John Culling, and Willard Harrington. Based on historical maps and aerial photographs, residential development of the tract was slow. The subject parcel remained undeveloped until the construction of the single-family dwelling in circa 1920. According to the Santa Barbara County Assessor's Office, the dwelling was constructed in 1918. The property address first appears in the 1921 Santa Barbara City Directory as occupied by A. J. (Alfred James) Avery. The 1912 map of Santa Barbara compiled by Walter Barry records Eddy Tract Block A, Lot 11 under the ownership of Alfred Avery. Unfortunately, the Barry map does not include a middle initial to distinguish between Alfred James and Alfred Howard Avery, who were both active building contractors in Santa Barbara during the 1910s and 1920s. While no building permit were located, it is likely that the dwelling was constructed by either Alfred James or Alfred Howard Avery.



Figure 7. North (street-facing) façade of 1304 Clifton Street.

Born in England in 1851, Alfred James (A. J.) Avery immigrated to the United States when he was 17. In the 1880s and 1890s, A.J. Avery worked as a contractor in different parts of the United States, including Atchison (Kansas), San Francisco, Seattle, and St. Joseph (Missouri), before permanently relocating to Santa Barbara in 1904 with his family. He established “Avery’s,” the family-owned construction company with son’s Alfred Howard (A. H.) and George Avery. He continued in the regional residential and commercial construction trade, including the construction of homes and agricultural structures on Santa Cruz Island, which today is part of Channel Islands National Park. In the 1920



federal census, A.H. is listed as the owner of the family business and George continued in the local construction trade. Although A. J. Avery died in 1929, both A. H. and George Avery continued working as construction contractors well into the 1930s.

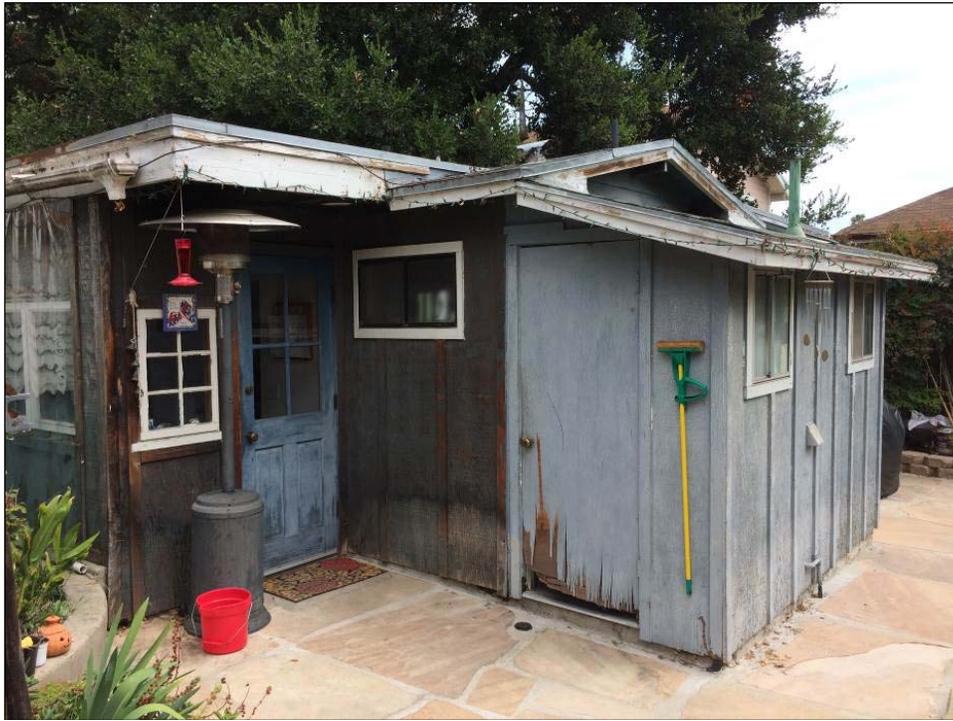


Figure 8. Looking east at the western half of the detached garage with separate living quarters.

By 1925, the Bebout family appears to have assumed ownership of the subject property. Frederick A. Bebout was a woodworker in the furniture industry who resided at the property with son Frederick N. Bebout and his spouse Florence. The Bebout's appear to have resided at the property until Frederick A. died in 1943. By 1948, Gilbert M. Jennings with spouse Esther owned and resided at the subject property. Jennings, a postal worker, lived at the property until 1965. Subsequent property owners include: Paul Godkin (1968–1972), Peggy Mansfield-Jones (1972–1984), and William and Norma Green (1984–present). No additional biographical information was located for Bebout, Jennings, Godkin, Mansfield-Jones, or Green.

The dwelling is a late example of the National Folk Pyramidal architectural style of which there are many in Santa Barbara. The detached garage with adjacent living quarters is utilitarian in design and construction materials. The buildings do not appear to be significant for their association with individuals significant in the culture and development of Santa Barbara. Although it is likely that the dwelling was constructed by either Alfred James or Alfred Howard Avery, the property is not a good example of their work. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The property is not adjacent to any listed City Landmark or Structure of Merit nor does the building represent an established and familiar visual feature of a neighborhood. Therefore, the buildings at 1304 Clifton Street do not appear to be eligible for listing as City Landmarks or Structures of Merit under the MEA criteria.



Quinientos Street Bridge (1926)

The Quinientos Street Bridge crosses Sycamore Creek at Quinientos Street, between South Soledad and South Canada streets (Figures 9 and 10). Although the banks have been modified, the creek has not been channelized in the area. Vertical concrete abutments support the simple span concrete tee-beam bridge (Figures 11 and 12). As Sycamore Creek is situated several miles east of the early urban core of Santa Barbara, historical maps do not depict bridges on the creek until near the end of the nineteenth century.



Figure 9. View looking east from the bridge at the Clifton streetscape.



Figure 10. Taken from the bridge, this view illustrates Quinientos streetscape looking west.



Figure 11. View looking at the south rail of the Quinientos Street Bridge.



Figure 12. View looking south under the Quinientos Street Bridge and the north bridge rail.

The 1889 Mensch map illustrates Sycamore Creek bridge crossings at Yanonali, Mason, Quinientos, Cacique, and Punta Gorda streets. Although not illustrated on this map, the Southern Pacific Railroad track crosses the creek just south of Pitos Street. The type of bridge at each location is not identified. Sanborn maps, which usually provide more detailed information, do not cover the Eastside Neighborhood until 1930. By that time, many bridges in the city had been replaced, although the bridge at East Mason Street was still a wood bridge. Stone bridges, likely the same bridges present today, are illustrated at East Yanonali/Montecito and Alameda Padre Serra.



As reported in the *Morning Press* on January 27, 1914, the Quinientos Street Bridge survived the January 1914 flooding of Santa Barbara. While the Cacique Bridge was replaced as part of the city-wide reconstruction plan approved in 1914, it appears that the Quinientos Street Bridge was not reconstructed for another decade. In September 1925, the Santa Barbara City Council approved the sale of \$60,000 of bonds for bridge improvements in the city. The City also hired a structural draftsman to draw plans for the new bridges, the first of which was advertised for bids in December.

On December 1, 1925, the Santa Barbara City Council approved plans and specifications for the new Quinientos Street Bridge. Based on the rail design, it appears that plans drawn for bridges constructed in 1914 were simply revised for the 1926 projects. While the updated design retained the general shape and height of the 1914 design, the recessed panels on the rails were reduced in size, drawing the viewer's attention to the panels instead of the minimalist pilasters from the older design. On February 4, 1926, N. E. Marsh won the contract for the construction of the Quinientos Street Bridge with a bid of \$11,774.00. Following an extension of his contract in June, the bridge was completed in September 1926. The Punta Gorda Bridge on Sycamore Creek was also replaced under the 1925 bond.

The Quinientos Street Bridge does not appear to be significant for its association with individuals significant in the culture and development of Santa Barbara. The bridge does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The bridge is not adjacent to any listed City Landmark or Structure of Merit nor does the bridge represent an established and familiar visual feature of a neighborhood. The bridge is not a good example of its type nor is it identified as the creation, design, or work of a person whose effort has significantly influenced the heritage of the city, state, or nation. Therefore, the Quinientos Street Bridge does not appear to be eligible for listing as a City Landmark or Structure of Merit under the MEA criteria.

Eastside Neighborhood

To ascertain the setting and types of built environment resources, this study included a windshield survey of the entire Eastside Neighborhood. As defined by the City of Santa Barbara Community Development Department, the neighborhood is bounded by East Canon Perdido to the north, Alameda Padre Serra/Salinas Street to the east, State Route 101 to the south, and Milpas Street to the west. The majority of the 70 blocks contain urban residential buildings originally constructed from circa 1920 to 1960. Commercial properties are primarily located on Milpas Street, and several community service buildings are located at the center of the neighborhood. The survey revealed that approximately 50 percent of the older homes have been significantly remodeled or replaced during the last 50 years. As such, the Eastside Neighborhood does not appear to possess the integrity required for consideration as a historic district.

Although the neighborhood does not appear to have the potential for a historic district, there are many good examples of the Spanish Colonial Revival architectural style within the Eastside Neighborhood. Specifically, the 500 block of Casitas Road contains six dwellings, each with stylistic variations, which appear to retain good integrity and may be eligible for listing as Structures of Merit: 510 Casitas Road (1933), 517 Casitas Road (1925), 523 Casitas Road (1923), 524 Casitas Road (1926), 525 Casitas Road (1923), and 528 Casitas Road (1923). Additional examples of the style are also located at the north end of Casitas Road at 1211 East Cota Street (1930), 1217 East Cota Street (1925), and 1225 East Cota Street (1930). The properties on Casitas Road and East Cota Street have not been formally evaluated for



historical significance but are suggested for further research and eligibility consideration. It is recommended that the properties be placed on the potential historic resources list.

3.0 Content and Format

Applied EarthWorks Architectural Historian Aubrie Morlet (M.A.) performed background archival research, conducted the architectural field survey, and prepared the HRER and this memorandum. Applied EarthWorks Senior Architectural Historian M. Colleen Hamilton (M.A., RPA) as Project Manager completed a technical review of the documents. Following review and approval by Caltrans, City regulatory personnel, and the Historic Landmarks Commission, the final documents will be filed at the City Community Development and Public Works departments, the Gledhill Library at the Santa Barbara Historical Museum, and the Central Coast Information Center of the California Historical Resources Information System at the University of California, Santa Barbara.

The HRER cover page lists the name and address of the applicant and the consultant preparing the report, along with the date the report was prepared. Jim Colton, Project Engineer, is the point of contact for the City Public Works Department. His telephone number is 805-564-5537; his e-mail address is JColton@SantaBarbaraCA.gov. Telephone and e-mail contact information for Aubrie Morlet is 559-229-1856, amorlet@appliedearthworks.com. M. Colleen Hamilton can be contacted at 951-766-2000 or mchamilton@appliedearthworks.com.

The addresses for the properties within the project study area are listed in the table on page 2 and are illustrated on Map 3 of the attached HRER.

In compliance with City Historic Structures and Site Report requirements, the Caltrans HRER contains the following.

- Table of contents, project description, documents review and identification of previously recorded resources; identification and description of resources in the vicinity.
- A review of all the required information sources listed in MEA Section 2.4—within the MEA-designated sensitivity zones: Spanish Colonial and Mexican Period; Hispanic-American Transition Period; American Period; and Early Twentieth Century.
- A site history, including neighborhood context, lot, historic events, associated persons, etc., along with architectural and social history of each structure detailed on the respective DPR Record.
- A field inventory, identifying previously and newly recorded resources, including DPR record forms (as detailed above).
- Photographs of buildings, structures, and objects, including surrounding streetscapes.
- An assessment of historic structures/sites, based on results of documents review and field inventory. Additional assessments for local eligibility criteria are detailed within this memorandum.
- An evaluation of potential project impacts are detailed above.



- Recommended action/mitigation measures are not included in the HRER, as required by Caltrans, but have been provided in detail above.
- No residual impacts are expected.
- A list of research resources utilized in report preparation is provided in the HRER and includes all resources required in the MEA.
- Appendices: including maps, Caltrans Bridge Inventory Sheet, and DPR forms.

Please consider the above additional information and contact me if you have any questions or concerns.