

HISTORICAL RESOURCES EVALUATION REPORT

Replacement of the Quinientos Street Bridge Over Sycamore Creek (51C0285) City of Santa Barbara, Santa Barbara County, California

BRLO-5007(063)

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SUMMARY OF FINDINGS

The City of Santa Barbara (City), with funding from the Federal Highway Administration, proposes to replace the Quinientos Street Bridge over Sycamore Creek (51C0285) in the city of Santa Barbara, Santa Barbara County, California. The project will replace a bridge that has been determined to be functionally obsolete with a new bridge at the same location. In support of the project, Applied EarthWorks, Inc. (Æ) prepared this Historical Resources Evaluation Report (HRER) under subcontract to Bengal Engineering, Inc., at the request of the City. This report discusses only those resources identified within the project's Area of Potential Effects (APE).

Five properties were formally evaluated for their potential eligibility for inclusion in the National Register of Historic Places (NRHP). These resources are discussed in detail on California Department of Parks and Recreation cultural resource record forms appended to this report. 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 structures within the APE appears to meet the eligibility criteria for listing in the NRHP, either individually or as a component of a district.

Architectural Historian Aubrie Morlet, M.A., who is appropriately qualified under the Secretary of the Interior's Standards and Guidelines for conducting architectural historical studies, determined that all other built environment resources within the study area do not meet the minimum requirements to warrant evaluation. As such, no further studies of these resources are required. In addition, Æ has evaluated the resources in accordance with Section 15064.5 (a)(2)–(3) of the California Environmental Quality Act (CEQA) Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that one property, 14 S. Canada Street, appears to be eligible for local listing and, therefore, is considered a historical resource for the purpose of CEQA. None of the other properties within the APE are considered historical resources for the purposes of CEQA.

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1 PROJECT DESCRIPTION

The proposed project will replace the Quinientos Street Bridge with a new vehicular bridge at the same location. The current bridge has been determined to be functionally obsolete due to extensive spall. Located in California Department of Transportation (Caltrans) District 5, the proposed project is in the southeastern part of the city of Santa Barbara in Santa Barbara County (Map 1). It lies within an unsectioned portion of Township 4 North, Range 27 West as shown on the U.S. Geological Survey (USGS) Santa Barbara, Calif., 7.5-minute topographic quadrangle (Map 2). The setting features a densely populated urban area with residential, community, and educational buildings typically seen within the city of Santa Barbara. Developed in consultation with the City of Santa Barbara Public Works Department, the Architectural Area of Potential Effects (APE) is bounded by the 1200 block of East Quinientos Street, the 1300 block of Clifton Street, and the 10 block of South Canada Street encompassing the entire parcel and all properties situated in and adjacent to the Archaeological APE (Map 3). For purposes of this project, Quinientos and Clifton streets are discussed as generally running east to west and Sycamore Creek flows from north to south within the project site.

The existing Quinientos Street Bridge is a 36-foot-long simple span concrete tee-beam bridge on reinforced concrete abutments. According to the minutes of the Santa Barbara City Council, the bridge was constructed in 1926. The existing abutment walls are extended to footings below the creek bed. There are no as-built plans available for the bridge. The foundation details are currently unknown. The bridge is about 36 feet wide. The travel way from curb-to-curb is 24 feet wide. It carries two 12-foot traffic lanes with no shoulders and without any on-street parking. It has 5-foot-wide sidewalks with 1-foot-wide concrete barrier rails on each side of the bridge.

Sycamore Creek, in the vicinity of the bridge, has a natural channel bottom and flows to the ocean approximately 1 mile south of the bridge. A group of medium to large sycamore trees stand approximately 50 feet from the bridge on the northwest bank. Three large and mature willow trees, 20–30 inches in diameter, are located 10–40 feet from the northeast corner of the bridge. A 30-inch-diameter Norfolk Island pine is located 20 feet southwest of the western abutment, within the existing sidewalk. Santa Barbara County Flood Control has an access point to enter Sycamore Creek northeast of the existing bridge. This access point will be retained for routine maintenance and emergency use.

During the wet season, from October to April, creek flow is typically contained within the creek channel banks along the upstream east side of the creek transitioning around the curve under the bridge to the west side of the creek downstream of the existing bridge. With the recent lack of significant rainfall, Sycamore Creek has been dry in the summer.

The new structure will be a cast-in-place reinforced concrete slab bridge. The bridge length will be approximately 45 feet and will clear span over Sycamore Creek. The overall width of the bridge will be 52 feet. The deck width will consist of two 12-foot-wide travel lanes and two 6-foot-wide shoulders. The sidewalk between curb and barrier railing will be 6.5 feet wide. The barrier railing will be designed to meet current specifications for vehicular bridge railings and will be 1.5 feet wide on each side of the bridge.

The replacement bridge abutments will be supported by pile foundations. Cast-In-Drilled-Hole (CIDH) piles will likely be 24 inches in diameter and will be required for both abutments.

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Approximately 20 piles will be needed for each abutment. This type of foundation will require excavation for the abutment walls approximately 18–20 feet deep prior to pile installation. The distance between the abutments for the replacement bridge will be 45 feet wide for flood conveyance. Abutment excavation may require dewatering to keep the excavation dry. Groundwater will be encountered during drilling for the CIDH piles.

The cast-in-place concrete bridge falsework will be erected on timber pads supported in the dewatered creek channel. Forms will be constructed on the falsework, and concrete and reinforcement will be placed for the new bridge. Falsework will be removed from the channel and concrete surfaces will be finished.

Tree removals will be required on the northeast, southwest, and southeast. Specifically, two willow trees on the northeast corner within the public right-of-way will be removed along with palm tree and Norfolk Island pine tree on private property within the setback limits on the southwest corner. An additional five palm trees will be removed from private property within the public right-of-way setback on the southeast side. These trees are located within the excavation zone for bridge abutment construction.

Some creek side slopes may be extended under the longer replacement bridge in order to maintain the existing toe-to-toe channel bottom width. Rock slope protection will be placed on the channel slopes under the bridge to prevent the channel slopes from being undermined. The channel transition between the new bridge and the existing channel will be designed to conform to the upstream/downstream cross section. Revegetation of the creek banks will utilize local native riparian species planted in all areas disturbed by construction activities.

Reinforced concrete wingwalls will be constructed on all four sides immediately upstream and downstream of the bridge. The wingwalls will extend an average of 20 feet in each direction. Rock slope protection will be placed at the toe of reconstructed creek banks. The toe rocks will be buried below scour depths to protect the integrity of the embankments under large flood events. Rock slope protection will be placed at a 1.5 horizontal to 1 vertical eventually grading out to a 2 horizontal to 1 vertical soil slope conforming to existing channel grades. A soil mattress will be placed on top of the rock slope protection. All the embankments disturbed would be revegetated with local native riparian species. Maximum depth for revegetation excavation should be 3 feet below grade.

The project will include new pavement, curbs, gutters, street or pedestrian lighting, handicap ramps, and sidewalks adjacent to the replacement bridge. The project will conform back to the existing street/sidewalks within approximately 150 feet from each side of the bridge. The sidewalk approaches will transition as necessary to conform to the width of the sidewalks on the bridge. Excavation for the transitions will be to a maximum depth of 3 feet below grade.

The new bridge deck surface will be at approximately the same vertical elevation as the existing bridge deck. As appropriate, to improve localized drainage on the bridge, minor approach roadway profile grading will be required to conform back to the existing roadway elevations. The existing drainage inlets near the bridge will be relocated to a new low point in the roadway to collect storm water runoff. Driveways in the approach limits will be reconstructed to conform to the existing driveways. Private property hardscape and landscape will be removed immediately adjacent to the corners of the bridge to accommodate construction.

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Fencing will be used in the City right-of-way and also along the top of the creek bank, where appropriate, to replace current fencing outside the City right-of-way. Fencing will likely use concrete footings with a maximum depth of 2–3 feet.

The new bridge structure and street improvements will be located close to the existing footprint, with some increases to the width and length. The channel transition work and wing walls will require temporary construction and possible permanent easements. Full parcel right-of-way acquisitions and relocations due to channel work are not anticipated. Temporary construction easements or permits to enter and construct will be required for driveway reconstruction and sidewalk replacements. Contractor laydown and staging areas will be located on the street.

2 RESEARCH AND FIELD METHODS

Æ’s research and field methods fulfill two basic needs to identify and evaluate the historical significance of built environment properties within the APE. The first task involved background archival research to gather previous evaluations and available information on the development history of the properties and surrounding neighborhood. Second, Æ’s architectural historian reviewed the surrounding neighborhood and visited each property determined to be more than 45 years of age. Each of these buildings and structures was recorded. Each of these tasks is described in greater detail below.

2.1 RECORDS AND LITERATURE SEARCH

On January 14, 2015, Æ Staff Archaeologist Eric Nocerino completed a records search at the Central Coast Information Center (CCIC) of the California Historical Resources Information System housed at the University of California, Santa Barbara. He reviewed documentation of all recorded historical structures/buildings, archaeological sites, prior resource surveys, and archaeological excavations within a 0.25-mile radius of the bridge. In addition, Nocerino examined the National Register of Historic Places and updates, California Register of Historical Resources, State Historic Landmarks, and California Points of Historical Interest listings for resources within the project APE. He also inspected the State Historic Properties Data File. This search did not identify any listed buildings or structures in the APE.

Æ Architectural Historian Aubrie Morlet conducted archival research in repositories located in the City of Santa Barbara to gather information specific to each of the properties within the project APE. Research focused on historical maps, written histories, previous cultural resource studies, City of Santa Barbara Building Permits, Official Minutes of the Santa Barbara City Council, and the Official Records of Santa Barbara County. She visited the following repositories to gather information for preparation of this report:

- Santa Barbara County Clerk, Recorder, and Assessor, Santa Barbara (official record books);
- Santa Barbara County Surveyor’s Office, Santa Barbara (official survey maps);
- City of Santa Barbara Public Works Department (engineering archival vault, street files-building permits);

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- City of Santa Barbara Community Development Department (previous studies);
- City of Santa Barbara Clerk's Office (minutes of City Council meetings);
- Central Library, Santa Barbara Public Library, Santa Barbara (city directories and vertical subject files);
- Gledhill Library, Santa Barbara Historical Museum, Santa Barbara (historical documents, newspapers, maps, and photographs);
- Special Collections, Davidson Library, University of California, Santa Barbara (Eastside neighborhood, City parks, and City planning documents);
- Map and Imagery Laboratory, Davidson Library, University of California, Santa Barbara (aerial photographs and historical maps).

In addition, Caltrans District 5 in San Luis Obispo provided information from the Caltrans bridge evaluation and bridge maintenance records for the Quinientos Street Bridge over Sycamore Creek (51C0285).

2.2 ARCHITECTURAL FIELD SURVEY

Morlet conducted the architectural field survey on April 23, 2015. This included a windshield survey of the entire Eastside neighborhood as defined by the City of Santa Barbara Community Development Department and a reconnaissance survey of the properties located within the Architectural APE. She photographed the properties using a digital camera and recorded them on the appropriate California Department of Parks and Recreation (DPR 523) forms. These forms are provided in Appendix C. Results of both the field study and archival research were used to compile a historic context for the general area and to assess the original physical characteristics of the existing buildings.

3 HISTORICAL OVERVIEW

The project area is located in the eastern part of the city of Santa Barbara. The City of Santa Barbara Community Development Department defines this area as the Eastside neighborhood. The neighborhood is bounded by East Canon Perdido to the north, Alameda Padre Serra/Salinas Street to the east, State Highway 101 to the south, and Milpas Street to the west. Development of this primarily residential neighborhood occurred between 1920 and 1960.

3.1 EARLY HISTORY

Exploration of the California coast in the sixteenth and seventeenth centuries was the basis for the Spanish claim to the region. In the eighteenth century, Spain recognized that it would have to settle Alta California to preclude encroachment by the Russians and British. Therefore, in the latter half of the eighteenth century Spain founded a series of presidios, or military camps, along the California coast, and the Franciscan Order established a chain of missions beginning at San Diego in 1769.

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Spanish occupation of the study area began with the establishment of the Santa Barbara Presidio at a site selected by Governor Felipe de Neve and Lieutenant José Francisco Ortega in 1782. Mission Santa Barbara was established in 1786. Pueblo Santa Barbara grew around the presidio as a collection of scattered adobe buildings concentrated primarily south of the presidio. Mission Creek meandered its way to the ocean west of El Estero, a “salt-encrusted dry lake bed” (Cole 1999:4). Both flooded during the rainy season.

In 1821, Mexico opened the ports of San Diego and Monterey to foreign trade (Crouch et al. 1982:200). American ships docked at California ports to purchase tallow and hides, which were known as California banknotes. Americans also settled in California, some of them becoming citizens and owners of large ranchos. As Jedediah Smith, John C. Fremont, and other American trappers and explorers brought news of California’s favorable climate and bountiful natural resources eastward, the United States government began to view California as a region worth acquiring (Works Progress Administration 1939:49–50).

Conflicts between the Californios and the central government in Mexico City led to a series of uprisings culminating in the Bear Flag Revolt of June 1846. However, Mexican control of California had effectively ended the year before when the Californios expelled Manuel Micheltona, the last Mexican governor.

3.2 AMERICANS AND STATEHOOD

With the signing of the Treaty of Guadalupe-Hidalgo on February 2, 1848, California became a U.S. military district and 2 years later, on September 9, 1850, became the thirty-first state in the Union. Between those 2 years came a large influx of Americans seeking their fortunes, triggered by James Marshall’s 1848 discovery of gold at Sutter’s Mill. On April 9, 1850, the City of Santa Barbara was incorporated and the City’s first Common Council was established on August 26, 1850, although no business was conducted until after word of statehood reached the city.

Population figures indicate that at the time of statehood in 1850, Santa Barbara remained almost completely Spanish (Nelson 1979:46) and political control of the city remained with the old Spanish families (Williams 1977:7). The “Americanization” of Santa Barbara was a gradual, steady imposition of Anglo-American traditions on the town. The most noticeable physical example of this was the grid system that was laid out by Salisbury Haley and mapped by V. Wackenruder in 1853. It followed the shoreline, and therefore the streets were not aligned with the cardinal directions. Estado, or State Street, extends to the Pacific Ocean. The first pier was constructed at the foot of Chapala Street in 1868, but was not long enough to handle ocean-going ships. As a result, in 1871 John Stearns’ plans to construct a second wharf at the base of State Street that extended 1,500 feet were approved (Cole 1999:3–4). The second wharf was completed in 1872. An 1877 bird’s-eye view of Santa Barbara clearly shows State Street and the wharf, with some buildings west of State Street and a lumber yard east of State and south of Mission Creek (Glover 1877).

In 1887, the Southern Pacific Railroad completed track from Los Angeles to Santa Barbara; by 1901 it was connected to San Francisco. The establishment of Stearns Wharf and the coming of the railroad were significant influences on Santa Barbara during the latter half of the nineteenth century. The most important influence was the growing number of travelers then able to visit the city. Tourism soon became a principal economic activity as wealthy easterners were encouraged

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to spend winters in Santa Barbara (Tompkins 1975). While many tourists returned home in the spring, others became permanent residents, bringing with them the brick and wood-framed building styles popular in the east during the nineteenth century. These changes were lamented, but not halted:

The old landmarks and the most charming characteristics of Santa Barbara are disappearing before the march of “improvements” and though our practical people cannot move mountains, nor change scenes, nor spoil climate, they are doing all they can to despoil the quaint beauty of the place and make it just [another] commonplace American town [Daily Press 1874, quoted in Conard and Nelson 1986:10].

In the early years of the twentieth century, the City planned such civic improvements as a city-wide street-paving program (Williams 1977:131). On October 25, 1912, the City Council passed an ordinance creating a special bridge fund. In addition to these practical improvements, the City hired Charles Cheney to complete a major traffic street, boulevard, and park system plan. He in turn brought the Olmsted Brothers to the project. Originally founded by Frederick Law Olmsted, his son and stepson continued the business, becoming the largest and most prestigious landscape architecture firm in the country by the 1920s. The Santa Barbara plan focused on improving the aesthetic appeal of the waterfront area and connecting the city with a circuit of parkways (Cheney and Olmsted Brothers 1924:21). Before the plan could be implemented, the earthquake of 1925 damaged much of the city.

Following the earthquake, the Plans and Planting Committee of the Santa Barbara Community Arts Association supported the creation of an Architectural Review Board and City Planning Commission that would establish design controls for new construction within the city (Streatfield 2005:121–122). As a result, much of the post-earthquake construction was designed in the Spanish Colonial Revival and other Mediterranean architectural styles. Areas of the city developed prior to the post-earthquake era were designed in the Victorian styles popular in the late nineteenth century and the Arts and Crafts styles of the early twentieth century. The mixture of architectural styles found in the Eastside neighborhood is reflective of the organic nature of the residential development over a long period of time.

3.3 INCREASED URBANIZATION AND RESIDENTIAL DEVELOPMENT

At the time of incorporation in 1850, there was little development outside of the area surrounding the old Presidio. At this time, City of Santa Barbara Common Council Ordinance 2 declared the center of town bound by Figueroa, Santa Barbara, Ortega, and Chapala streets (Southworth 1920). This 12-block area encompassed the majority of the existing Spanish development; therefore, newcomers sought new areas within which to establish American businesses. Bound by Mission Creek on the west and El Estero on the east, urban residential development by American newcomers expanded east and west from State Street. Primarily developed by American and European immigrants between 1855 and 1870, businesses located on lower State Street between Ortega Street and Mason Street catered to the needs of residents building homes nearby.

The 1870s brought significant changes to the city. During this decade, Santa Barbara connected to the Overland Telegraph, the first commercial bank opened, Stearns Wharf was completed, and gas lights were installed on State Street with the establishment of the first manufacture gas plant.

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The County Court House and City Hall were constructed and public improvements such as piped water and wood sidewalks were installed. From 1872 to 1874, a small real estate boom occurred due to the widely advertised beauty and climate of Santa Barbara. Prior to the boom, subdivided city lots closer to State Street could be purchased for as little as \$1 each in 1856 and \$10 each in 1860 (Williams 1977:34; Works Progress Administration 1941:38). By 1873, vacant lots within new residential subdivisions could be acquired for \$150, and a single lot with a newly constructed house could be purchased for a price of \$1,000 (*Santa Barbara Weekly Press* 1873). At a time when skilled laborers such as carpenters, bricklayers, plasterers, machinists, and blacksmiths made \$3–\$4 a day, a workingman’s family might still be able to afford to purchase land and build a home. A drought that occurred over the winter of 1876–1877 caused a drop in real estate value that would persist for the next several years.

Starting in the summer of 1875, the City’s first public transportation system went into operation. Initially, the mule-drawn trolley traveled only on State Street between Victoria Street and Mason Street, but branch lines extended north to Valerio and Pedregosa streets by 1887. In 1896 the trolley line was converted to electric cars and the line was again extended to reach areas farther north and east as residential development continued to extend outward (Everett and Coombs 1984:13, 36). Although the expansion of public transportation directly influenced residential development in the northern part of the city, the trolley routes never crossed Milpas Street into the Eastside neighborhood prior to being discontinued in 1929.

3.4 EASTSIDE NEIGHBORHOOD

Separated from downtown by the Estero, the Eastside neighborhood primarily contained small farms with single-family dwellings and agricultural buildings from 1870 through 1910. Although a few subdivisions were filed with the County Recorder during this time, the area remained under cultivation into the twentieth century. The most notable subdivision, the Eddy Tract, was recorded in 1888. Although the lots were presumably available for purchase, the 1912 Barry map illustrates that more than half of the lots were still owned by the original owners and several lots were owned by building contractors active in the city at that time.

The arrival of the railroad and increase in population expanded the types of businesses present in the city. Commercial and light industrial businesses such as lumber yards, auto wreckers, home furnishing center, paint and coffin factories, machine shops, electronics firms, van and storage warehouses, commercial laundries and agricultural warehouses provided significant employment of skilled and unskilled labor in the east downtown area south of Gutierrez Street (Tompkins 1993:104). As housing in the Eastside neighborhood became available, many of these workers appeared to settle in the area during the 1920s and 1930s. To meet the educational needs of the new residents, Franklin Elementary School was completed at North Voluntario and East Yanonali Streets in 1924.

From 1919 to 1932, the Santa Barbara County Recorder’s Office filed a considerable number of residential subdivision tracts in the Eastside neighborhood. The majority of the subdivisions covered a single city block, and a few encompassed several blocks. Subdivisions filed during this period include:

- 1919 Milpas Gardens

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- 1921 Around the City Boulevard Tract
- 1921 Packard Home Gardens
- 1921 J. M. Warren and C. L. Vivian Tract
- 1922 Casitas Tract
- 1922 Sycamore Tract
- 1923 Harbor View Heights
- 1923 Independence Square
- 1925 Terrace Vista
- 1926 Las Casitas No. 6
- 1932 Arata Heights

The increase in subdivisions and new building permit applications does not appear to have been limited to the Eastside area. On February 11, 1926, the *Morning Press* (1926c) headlined that “Santa Barbara Sets Pace For New Buildings” and reported that the City experienced a 32 percent increase in building activity compared to the previous year. Newspaper advertisements from February 9–10, 1926, illustrate the varying costs of property:

Cacique Street Bargain, Modern bungalow on lot 50x150. This is in the business zone and is a good investment at \$5,250, reasonable terms can be arranged [*Morning Press* 1926a].

Lot Bargain, Level lot, 50x100, in good residential section. Paving and all improvements in and paid for. Price \$2000, terms [*Morning Press* 1926b].

Working Man’s Home, East side 2 bedrooms, modern conveniences, garage and shop, including furniture. Price reduced to \$3500 by out-of-town owner. Small down payment and easy terms for balance [*Morning Press* 1926b].

A 1928 aerial photograph of the Eastside neighborhood shows that approximately half of the Eastside neighborhood was developed with residential buildings at that time. On the 1930 Sanborn map, only 16 of the 70 blocks in the Eastside neighborhood appear to show room for additional subdivision (Sanborn 1930). Although many residential buildings were still present on Milpas Street, the Sanborn maps illustrate a well-developed commercial corridor between East De la Guerra and East Montecito streets. Following World War II, the postwar housing boom appears to have filled in the open areas within the Eastside neighborhood. The only open land visible in the 1959 aerial photograph is adjacent to Franklin Elementary School and a half block at the southeast corner of South Soledad and Cacique streets. Both of these areas would see additional development soon after.

The Eastside neighborhood experienced a second period of development between 1968 and 1978. Due to overcrowding and deteriorating facilities, a new Franklin Elementary School was

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completed in May 1968. The new school is just one block south of the previous location. The old school site is currently occupied by the Eastside Branch Library built in 1973, the Franklin Neighborhood Center was added in 1974–1975. Sunflower Park in the 1100 block of East Mason Street was acquired in 1972, and Eastside Neighborhood Park in the 100 block of North Soledad Street was developed in 1978. It is interesting to note that currently only one commercial business is located within the entire Eastside neighborhood beyond those on Milpas Street. Located across the street from the library and Franklin Neighborhood Center, this small general store has undergone many alterations to its façades, but a building with the same footprint is depicted on the 1930 Sanborn map. Several other corner stores have graced the neighborhood over the years, but this property appears to be the only one remaining.

3.5 SYCAMORE CREEK

Early maps of Santa Barbara show Sycamore Creek, formerly named Alisos Creek, as much broader between Mason and Cacique streets than it is today, although the general alignment of the creek appears to be similar. As Sycamore Creek is situated several miles east from the early urban core of Santa Barbara, historical maps do not depict bridges on the creek until near the end of the nineteenth century. 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.

A severe storm hit Santa Barbara beginning on January 23 and culminating on Sunday, January 25, 1914, during which Mission Creek flooded:

[I]t left its banks, crossed Hollister Avenue, pouring through a broad spread of properties, flooding the floors of homes, tearing out fences and smaller buildings and continuing on his [its] havoc-creating career to the sea, spending itself in various sorts of furies [Morning Press 1914a].

While Mission Creek and the Santa Ynez River were assigned much of the blame for temporarily inundating the town, a few small articles report damage along Sycamore Creek. On January 27, the *Morning Press* reported that only one road, Punta Gorda Street, was open for travel between Montecito and Santa Barbara. The article further explained that the Cacique bridge was completely gone and that the bridge below Eucalyptus Hill (Quinientos) may have been salvageable but was impassable at the time (*Morning Press* 1914b). A second article in the same edition reported that many felled Sycamore trees blocked the roads and creek farther into Sycamore Canyon, trapping the residents at home (*Morning Press* 1914e).

In February, a *Morning Press* article discussed the merits of concrete bridges, reporting that “while several antiquated bridges were carried out by the Mission creek flood three weeks ago, all the concrete spans were uninjured” (*Morning Press* 1914c). As the article expresses that Santa Barbara plans to only use this type of structure in the future, it is not surprising to find that all bridges built after the 1914 flood were constructed of reinforced concrete. On March 10, 1914, the citizens of Santa Barbara approved a special tax levy of \$150,000 to repair the storm damage, including reconstruction of the damaged bridges (*Morning Press* 1914d). As a result of the tax approval, a new bridge was constructed on Sycamore Creek at Cacique Street in 1915.

3.6 QUINIENTOS STREET BRIDGE

The Quinientos Street Bridge crosses Sycamore Creek at Quinientos Street between South Soledad and South Canada streets. Although the banks have been modified, the creek has not been channelized in the area. The 1889 Mensch map illustrates Sycamore Creek bridge crossings at Yanonali, Mason, Quinientos, Cacique, and Punta Gorda streets. 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* (1914b), 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 (Santa Barbara City Council 1925).

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 (Santa Barbara City Council 1926). 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.

4 DESCRIPTION OF RESOURCES

Five properties within the APE that are more than 45 years old require formal evaluation. Four of the properties contain single-story residential dwellings, three of which also contain secondary residential dwellings at the rear of the parcels. One property contains a two-story duplex. Appendix C provides detailed descriptions of all the properties. The general vicinity consists of urban residential buildings constructed from circa 1920 to 1997. Development over an extended period of time resulted in a mixture of architectural styles, including Spanish Colonial Revival, Craftsman, and a vernacular apartment building. Completed in 1997, three two-story residential condominiums at 1226 Quinientos Street are the newest development in the project area. Constructed in 1926, a 36-foot-long by 36-foot-wide concrete girder bridge (51C0285) replaced an earlier (presumably wood) bridge at Quinientos Street between South Soledad and South Canada streets. The 1926 two-lane concrete bridge remains and carries traffic over Sycamore Creek at the east end of the block.

5 FINDINGS AND CONCLUSIONS

5.1 FINDINGS

Æ identified a total of five residential properties and one structure within the proposed project APE. The properties fall into the following categories:

- (a) **Properties listed within the NRHP:** There are no National Register listed historic properties within the APE.
- (b) **Properties previously determined eligible for the NRHP:** There are no cultural resources in this category.
- (c) **Properties previously determined not eligible for the NRHP:** There is one cultural resource in this category (Table 1; see Appendix B).

Table 1
Properties Previously Determined Ineligible for the NRHP

Name	Address/Location	Community	OHP Status*	Map Ref. #
Quinientos Street Bridge (51C0285)	Quinientos Street between Soledad and Canada streets	Santa Barbara, CA	6Z	3

- (d) **Properties determined eligible for the NRHP as a result of the current study:** There are no cultural resource in this category.
- (e) **Properties determined not eligible for the NRHP as a result of the current study:** There are five cultural resources in this category (Table 2; see Appendix C).

Table 2
Properties Determined Ineligible for the NRHP as a Result of the Current Study

Name	Address/Location	Community	OHP Status*	Map Ref. #
Green Property	1304 Clifton Street	Santa Barbara, CA	6Z	6
Godkin Property	15 S. Canada Street	Santa Barbara, CA	6Z	5
Carrera Property	14 S. Canada Street	Santa Barbara, CA	5S3	4
Harris Property	1232 Quinientos Street	Santa Barbara, CA	6Z	2
Mayo Property	1221 Quinientos Street	Santa Barbara, CA	6Z	1

- (f) **Properties for which further study is needed because evaluation was not possible:** There are no cultural resources in this category.
- (g) **Properties that are historical resources for the purposes of CEQA:** There is one cultural resource in this category, Map Reference #4 at 14 S. Canada Street.

* The California Office of Historic Preservation (OHP) prepared the California Register Status Code Conversion List in 2003. Status Code 6Z indicates that the property was found ineligible for the NRHP, CRHR, and local designation through survey evaluation. The State Historic Preservation Officer must concur with this finding.

HISTORICAL RESOURCES EVALUATION REPORT

- (h) **Properties that are not historical resources for the purposes of CEQA, in accordance with Section 15064.5 (a)(2)–(3) of the CEQA Guidelines, because they do not meet the California Register criteria as outlined in Section 5024.1 of the California Public Resources Code:** There are five cultural resources in this category (Tables 1 and 2; see Appendices B and C).

Alexandra Bevk, Caltrans Architectural Historian, is certified as Professionally Qualified Staff under Caltrans Section 106 PA Attachment 1, and has determined that the only other properties present within the APE, including state-owned resources, meet the criteria for Section 106 PA Attachment 4 (Properties Exempt from Evaluation). Several of these properties are excluded from evaluation due to their age.

5.2 CONCLUSIONS

Five properties in the project APE were formally evaluated in this study per the terms of Programmatic Agreement Stipulation VIII.C.2. One structure, Bridge 51C0285, is listed in the California Historic Bridge Inventory as Category 5, not eligible for the NRHP. The properties were also evaluated in accordance with CEQA Guidelines Section 15064.5 (a)(2)–(3), using criteria outlined in California Public Resources Code Section 5024.1. None of the properties within the project APE were found to be eligible for inclusion in the NRHP. One property at 14 S. Canada Street appears eligible for listing on a local register and, therefore, is considered a historical resource for the purposes of California Environmental Quality Act (CEQA). None of the other properties are considered historical resources for the purposes of CEQA.

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, 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.

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HISTORICAL RESOURCES EVALUATION REPORT

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1914c Concrete Highway Bridges Is The Only Modern Method. 13 February:5. Santa Barbara, California.

1914d Progress Scores Victory at Polls. 11 March:1. Santa Barbara, California.

1914e Upper Valley Changed By Storm. 27 January:3. Santa Barbara, California.

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Street Files, City of Santa Barbara Public Works Department.

7 PREPARER'S QUALIFICATIONS

Aubrie Morlet (M.A., Public History, California State University, Sacramento) is an Architectural Historian practicing in San Luis Obispo, California. She meets the Professional Qualifications Standards as determined by the Secretary of the Interior. Morlet has 9 years' experience researching California history and architecture.

HISTORICAL RESOURCES EVALUATION REPORT

APPENDIX A

Maps

HISTORICAL RESOURCES EVALUATION REPORT



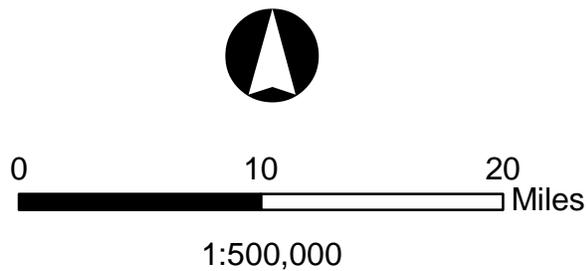
Map 1

Project Vicinity

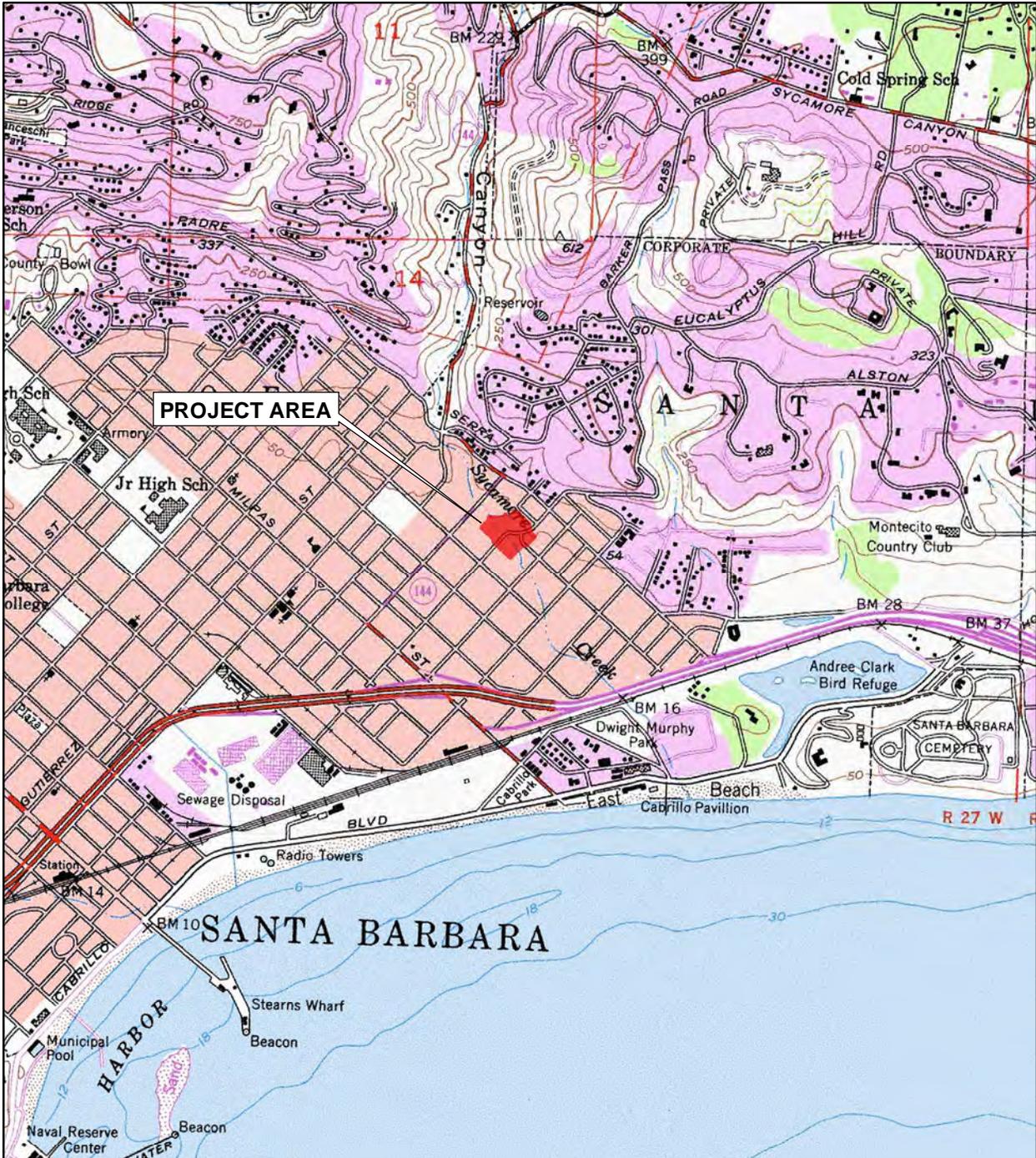
**Replacement of the Quinientos Street Bridge
Over Sycamore Creek (51C0285)**

City of Santa Barbara, Santa Barbara County, California

BRLO-5007(063)



HISTORICAL RESOURCES EVALUATION REPORT



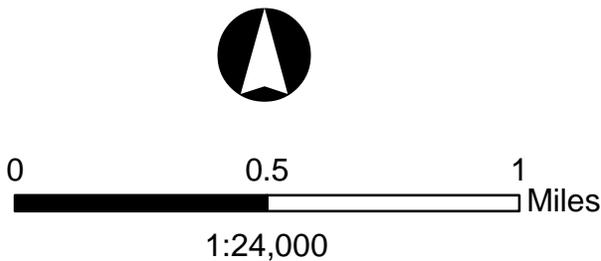
Basemap: Santa Barbara, CA 7.5' USGS Topographic Quadrangle 1952 (PR 1988)

Map 2

Project Location

**Replacement of the Quinientos Street Bridge
Over Sycamore Creek (51C0285)**

City of Santa Barbara, Santa Barbara County, California



HISTORICAL RESOURCES EVALUATION REPORT



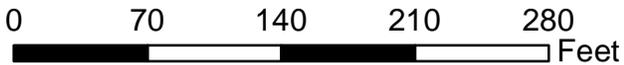
Map 3

Area of Potential Effects

**Replacement of the Quinientos Street Bridge
Over Sycamore Creek (51C0285)**

City of Santa Barbara, Santa Barbara County, California

BRLO-5007(063)



1:1,200

APPENDIX B

California Historic Bridge Inventory Sheet for Quientos Street Bridge (51C0285)



Structure Maintenance & Investigations



Historical Significance - Local Agency Bridges

District 05

Santa Barbara County

Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
51C0190	HAPPY CANYON CREEK	0.13 MI S HAPPY CANYON RD	5. Bridge not eligible for NRHP	1969	
51C0191	SAN ANTONIO CREEK	0.13 MI N OF SH 135	5. Bridge not eligible for NRHP	1969	
51C0192	CARNEROS CREEK	0.15 MI W LOS CARNEROS R	5. Bridge not eligible for NRHP	1971	
51C0194	SAN JOSE CREEK	EAST OF KELLOG AVE	5. Bridge not eligible for NRHP	1964	
51C0195	LOS CANEROS ROAD PUC	NORTH EL COLEGIO RD	5. Bridge not eligible for NRHP	1973	
51C0200	BUENA VISTA CREEK	NORTH TOLLIS AVE	5. Bridge not eligible for NRHP	1965	
51C0201	CARPINTERIA CREEK	0.08 MI N OF SR 192	5. Bridge not eligible for NRHP	1973	
51C0202	SAN YSIDRO CREEK	0.25 MI W OF PARK LN	5. Bridge not eligible for NRHP	1964	
51C0203	HOT SPRINGS CREEK	AT RIVEN ROCK RD	5. Bridge not eligible for NRHP	1965	
51C0204	BUENA VISTA CREEK	0.17 MI N OF E VALLEY RD	5. Bridge not eligible for NRHP	1965	
51C0209	GLEN ANNIE CREEK	0.04 MI W GLEN ANNIE RD	5. Bridge not eligible for NRHP	1965	
51C0212	LAS VEGAS CREEK	0.2 MI W FAIRVIEW AVE	5. Bridge not eligible for NRHP	1961	
51C0215	SAN JOSE CREEK	0.1 MI WEST OF SR 154	5. Bridge not eligible for NRHP	1950	1988
51C0216	CIENEGUITAS CREEK	0.25 MI S HOLLISTER AVE	5. Bridge not eligible for NRHP	1993	
51C0217	SANTA YNEZ RIVER	1.52 MI S SR 246	5. Bridge not eligible for NRHP	1985	
51C0218	REFUGIO CREEK	0.3 MI N OF SH 101	5. Bridge not eligible for NRHP	1959	1969
51C0219	MARIA YGNACIA CREEK	0.2 MI E PATTERSON AVE	5. Bridge not eligible for NRHP	2003	
51C0220	TECOLOTE CREEK	WEST OF LEYENDA	5. Bridge not eligible for NRHP	1961	
51C0221	TECOLOTE CREEK	0.15 MI N VEREDA DEL PAD	5. Bridge not eligible for NRHP	1961	
51C0222	TECOLOTE CREEK	0.15 MI N VEREDA GALERIA	5. Bridge not eligible for NRHP	1961	
51C0223	SAN ANTONIO CREEK	0.2 MI N OF SH 135	5. Bridge not eligible for NRHP	1962	
51C0224	RODEO SAN PASQUAL CHANNEL	WEST DOUGLAS AVENUE	5. Bridge not eligible for NRHP	1962	
51C0230	BONITA SCHOOL ROAD LOW WATER CROSSING	0.3 MI N SR 166	5. Bridge not eligible for NRHP	2002	
51C0234	GRACIOSA CANYON CREEK	0.02 MI W BLOSSER RD	5. Bridge not eligible for NRHP	1965	
51C0236	BUENA VISTA CREEK	BET OAK DR AND LILAC DR	5. Bridge not eligible for NRHP	1965	
51C0240	TECOLOTITO CREEK	0.1 MI N HOLLISTER AVE	5. Bridge not eligible for NRHP	1989	
51C0241	OAK CREEK	0.1 MI E OF SAN YSIDRO RD	5. Bridge not eligible for NRHP	1973	
51C0242	SAN ROQUE CREEK	0.15 W OF ONTARE RD	5. Bridge not eligible for NRHP	1962	
51C0243	MISSION CREEK	SOUTH OF STATE ST	5. Bridge not eligible for NRHP	1930	1979
51C0244	MISSION CREEK	0.1 MI N ALAMAR AVE	5. Bridge not eligible for NRHP	1916	1926
51C0245	MISSION CREEK	0.1 MI W OAK PARK LANE	5. Bridge not eligible for NRHP	1958	
51C0246	MISSION CREEK	BTWN BATH & DE LA VINA	5. Bridge not eligible for NRHP	1926	
51C0249	MISSION CREEK	0.05 MI W CHAPALA ST	5. Bridge not eligible for NRHP	1915	
51C0260	MISSION CREEK	0.01 MIN INTX RTE 225	5. Bridge not eligible for NRHP	1991	
51C0261	SAN PEDRO CREEK	WEST OF FAIRVIEW AVE	5. Bridge not eligible for NRHP	1980	
51C0266	SAN ANTONIO CREEK	@ CATHEDRAL OAKS RD	5. Bridge not eligible for NRHP	1976	
51C0285	SYCAMORE CREEK	SOLEDAD ST AND CANADA ST	5. Bridge not eligible for NRHP	1930	
51C0287	MISSION CREEK	BTWN CHAPALA & STATE ST	5. Bridge not eligible for NRHP	1955	
51C0288	ARROYO BURRO CREEK	SOUTH OF BARCELONA DR	5. Bridge not eligible for NRHP	1965	
51C0289	MISSION CREEK	AT CASTILLO ST	5. Bridge not eligible for NRHP	1982	
51C0290	MISSION CREEK	AT CASTILLO ST	5. Bridge not eligible for NRHP	1968	
51C0291	SYCAMORE CREEK	S ENTR TO EL ESCORIAL	5. Bridge not eligible for NRHP	1964	
51C0292	SYCAMORE CREEK	N ENTR TO EL ESCORIAL	5. Bridge not eligible for NRHP	1964	



View looking west at the Quinientos Street Bridge.



View looking west at the south bridge rail.



View looking northeast at the north bridge rail.



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



View looking east at the Clifton streetscape.



Looking southwest at the Quientos streetscape.

APPENDIX C

California DPR Forms

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4

Resource Name or #: 1221 Quinientos Street

Map Reference #: 1

P1. Other Identifier:

- *P2. Location: a. County: Santa Barbara Not for Publication Unrestricted
 b. USGS 7.5' Quad: Santa Barbara, CA Date 1995 T 4N, R 27W; Unsectioned
 c. Address: 1221 Quinientos Street, Santa Barbara, California 93105
 d. UTM: NAD, Zone; mE / mN
 e. Other Locational Data: APN # 017-142-020

*P3a. Description: 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 remaining single-story dwelling was moved to this parcel from an unknown location.

The single-story dwelling rests on a concrete foundation with a rectangular footprint. The wood-constructed walls are clad with vertical-channel plywood siding. The gable roof is covered with composition shingles and the eaves are open. Knee braces support a decorative cross-gable roof extension on the west façade. The west façade gable peak exhibits two fixed windows with a wood casement window below. Additional fenestration includes 6/6 wood casement windows, metal sliding windows with wood casing, and a roll-up metal garage door. The main entrance to the dwelling is on the north facade.

*P3b. Resource Attributes: HP3 Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



*P5b. Description of Photo: Looking northeast at the south and west façades of the single-family dwelling.

*P6. Date Constructed/Age and Sources: 1945 Santa Barbara building permits
 Prehistoric Historic Both

*P7. Owner and Address:
 Linda Mayo
 510 Casitas Pass
 Santa Barbara, CA 93103

*P8. Recorded By: Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

*P9. Date Recorded: April 23, 2015

*P10. Survey Type: Intensive
 Reconnaissance Other
 Describe:

***P11. Report Citation:** Morlet, Aubrie

2015 *Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California, BRLO-5007(063)*. Applied EarthWorks, Inc., Lompoc, California. Prepared for the City of Santa Barbara Department of Public Works. Submitted to California Department of Transportation, District 5, San Luis Obispo.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

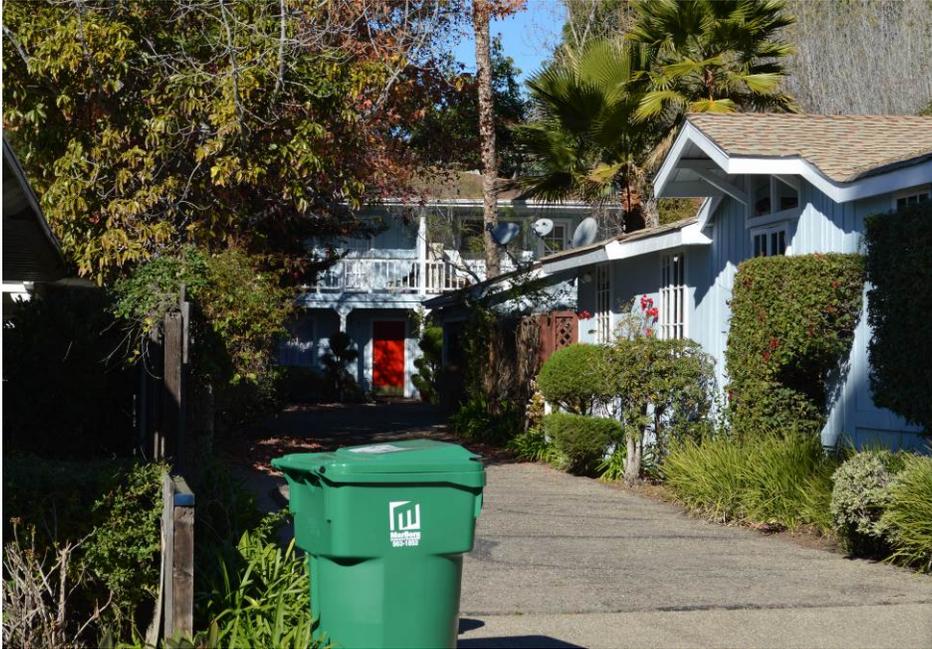
Page 2 of 4

Resource Name or #: 1221 Quinientos Street

Map Reference #: 1

Continuation

Update



P5c. Description of Photo: Looking north at the west façade of the single story dwelling and the south façade of the two-story duplex at the rear of the parcel.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #/Trinomial

*NRHP Status Code 6Z

Page 3 of 4

Resource Name or #: 1221 Quinientos Street

Map Reference #: 1

B1. Historic Name:

B2. Common Name: none

B3. Original Use: Single-family residence **B4. Present Use:** same

***B5. Architectural Style:** Vernacular

***B6. Construction History (construction date, alterations, and dates of alterations):** 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. The site plan for the relocation notes that the residence was situated on the west side of the lot to accommodate future construction in the east portion of the lot. The 1950 Sanborn Fire Insurance Map for the property demonstrates the single-family residence and attached garage in its current configuration. In 1956, Brown received City approval to divide the lot into two parcels and construct the single family dwelling at 1231 Quinientos. In 1968 owner Alice Heath received Permit #22148 for interior modifications to the existing residence and in 1979 City records indicate Heath undertook a series of improvements, including application of a new roof and exterior paint. In 1986, owner Linda Mayo received City approval to construct a two-story duplex and carport at the rear of the parcel.

***B7. Moved?:** No Yes Unknown Date: June 14–18, 1945 Original Location: Permit notes the La Mesa area but no specific address is provided.

***B8. Related Features:** Two-story duplex building located at the rear of the parcel.

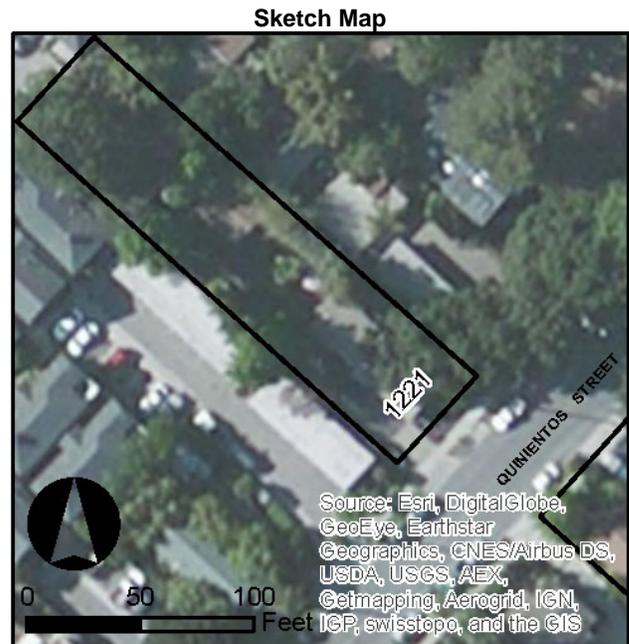
B9. a. Architect: unknown **b. Builder:** unknown

***B10. Significance:** Theme: n/a Area: n/a Property Type: n/a Applicable Criteria: n/a
 Period of Significance: n/a

The property is in Block 310, lot 3 of the Eastside neighborhood in Santa Barbara. The parcel is not part of a formal tract but is the result of lot splits by individual property owners. The 1889 Mensch Map illustrates that E.M. Hoit owned the property and the entire block. The 1912 Barry Map illustrates that Nellie K. Longstreet owned the parcel. The subject parcel remained undeveloped until the relocation of a single-family dwelling to 1221 Quinientos Street in 1945. Prior to 1910, the Eastside was characterized by small farms with approximately one residential dwelling per block.

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.

This space reserved for official comments.



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DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #/Trinomial

*NRHP Status Code 6Z

Page 4 of 4

Resource Name or #: 1221 Quinientos Street

Map Reference #: 1

***B10. Significance (cont.):** The building is of a common construction type and does not appear to be associated with a significant event or person(s) (Criteria A & B). The property does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master, nor possess high artistic values (Criterion C). Thus, the property is not eligible for listing in the National Register and is not a historical resource for the purpose of CEQA.

B11. Additional Resource Attributes (list attributes and codes): None.

***B12. References:** Santa Barbara County Assessor; City of Santa Barbara Public Works Street Files (building permits); Santa Barbara Library City Directories 1937–1975.

B13. Remarks:

***B14. Evaluator:** Aubrie Morlet, M.A.
Applied EarthWorks, Inc.
811 El Capitan Way, Suite 100
San Luis Obispo, CA 93401

Date of Evaluation: June 2015

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 7

Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

P1. Other Identifier:

- *P2. Location: a. County: Santa Barbara Not for Publication Unrestricted
 b. USGS 7.5' Quad: Santa Barbara, CA Date 1995 T 4N, R 27W; Unsectioned
 c. Address: 1232 Quinientos Street, Santa Barbara, California 93105
 d. UTM: NAD, Zone ; mE / mN
 e. Other Locational Data: APN # 017-183-005

*P3a. Description: The subject property contains a single-story dwelling near the street, a detached garage, and a secondary dwelling south of the main dwelling. The single-story dwelling rests on a raised concrete wall and wood-pier foundation with a rectangular footprint. The wood constructed walls are clad with lapped wood boards that extend into the gable peaks. The rear addition to the dwelling is clad with board and batten with dog-eared board and batten on the rear gable ends. The parallel gables roof is covered with composition shingles and the eaves are open. The south façade gable peak displays a square wood vent. The front porch may at one time have been open but the 1930 Sanborn depicts it is already enclosed. Fenestration includes wood-framed fixed windows with 6 lights in the top, wood-framed casement windows with 4 or 6 lights in the top, wood-framed sash windows, steel-framed casement windows, modern box bay windows, a metal sliding window, a wood panel door with stained glass in the center panel, and a Dutch door with 4 lights in the upper door half. Metal sliding glass doors are present on the west façade. (Continued on page 2)

*P3b. Resource Attributes: HP3 Multiple family property, HP4 Ancillary building

*P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



*P5b. Description of Photo: Looking south at the north (street-facing) façade of the main dwelling.

*P6. Date Constructed/Age and Sources: circa 1920 City of Santa Barbara building permits and city directories. Prehistoric Historic Both

*P7. Owner and Address: Donald R. Harris
 1232 Quinientos Street
 Santa Barbara, CA 93105

*P8. Recorded By: Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

*P9. Date Recorded: April 23, 2015

*P10. Survey Type: Intensive Reconnaissance Other
 Describe:

***P11. Report Citation:** Morlet, Aubrie

2015 *Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California, BRLO-5007(063)*. Applied EarthWorks, Inc., Lompoc, California. Prepared for the City of Santa Barbara Department of Public Works. Submitted to California Department of Transportation, District 5, San Luis Obispo.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 7

Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

Continuation

Update

***P3a. Description (continued from page 1):** Two concrete steps lead to the front stoop. Masonry walls with metal pipe rails enclose the sides of the brick topped stairs and stoop. Four concrete steps capped with masonry lead to the rear porch. A single wood posts support the rear entrance porch recessed under the gable roof. Adjacent to the extended gable end on the south façade is a brick-lined flower bed.

The single-story, secondary dwelling is located south of the main dwelling. Based on the Italianate architecture style of the building, it might have been move to this location. The building rests on a concrete wall and wood-pier foundation which form a rectangular footprint. The wood constructed walls are clad with simple drop wood bards. The west and south shed roof additions are clad with board and batten. The pyramidal and shed roofs are covered with composition shingles. The shed roof eaves are exposed. The wide eaves on the older portion of the building are boxed with a bracketed cornice. Two wood posts support a shed roof at the north façade entrance porch. The north and east walls of the entrance porch are clad with wood lattice work. Fenestration includes wood-framed casement windows, aluminum sliding windows, and a single wood-framed glass door.

The detached garage is located east of the dwelling. The building rests on a concrete foundation with a rectangular footprint. The wood constructed walls are clad with lapped wood boards. The gable front and shed roof is covered with composition shingles and the eaves are open. Fenestration includes wood-framed awning windows on the west and east façades, wood-framed fixed window and plywood pedestrian door on the south façade, and two pairs of wood constructed, swinging doors on the north façade.



P5c. Description of Photo: Looking north at the south (rear) façade of the main dwelling.

Page 3 of 7

Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

Continuation

Update



P5c. Description of Photo: Looking north at the west façade of the main dwelling.



P5c. Description of Photo: Looking south at the north and east façades of the rear dwelling unit.

Page 4 of 7

Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

Continuation

Update



P5c. Description of Photo: Looking southeast at the north façade of the rear dwelling unit.



P5c. Description of Photo: Looking northwest at the south façade of the detached garage.

Continuation

Update



P5c. Description of Photo: Looking south at the north (street-facing) façade of the detached garage.



P5c. Description of Photo: Looking south at the north (street-facing) façade of the detached garage.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #/Trinomial

*NRHP Status Code 6Z

Page 6 of 7

Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single family dwellings

B4. Present Use: same

***B5. Architectural Style:** Craftsman, Italianate

***B6. Construction History (construction date, alterations, and dates of alterations):** According to the Santa Barbara City directories, the dwelling was first occupied in 1923. 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 1912 map of Santa Barbara compiled by Walter Barry, records A.F. Celestin as the owner of the subject property at Block 327, Lot 1 (later subdivided and identified as Lot 11). Based on this information, the subject dwelling was likely constructed before 1922 or circa 1920. The first known illustration of the physical layout of 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 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. Modern box bay windows are present on each the west and east façades. No other known modifications to the property were identified. Prior to 1997, the property address was 1226 Quinientos Street.

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** The front yard is surrounded by a wood-picket fence with gate at the sidewalk and driveway.

B9. a. Architect: Unknown

b. Builder: Unknown

***B10. Significance:** Theme: n/a

Area: n/a

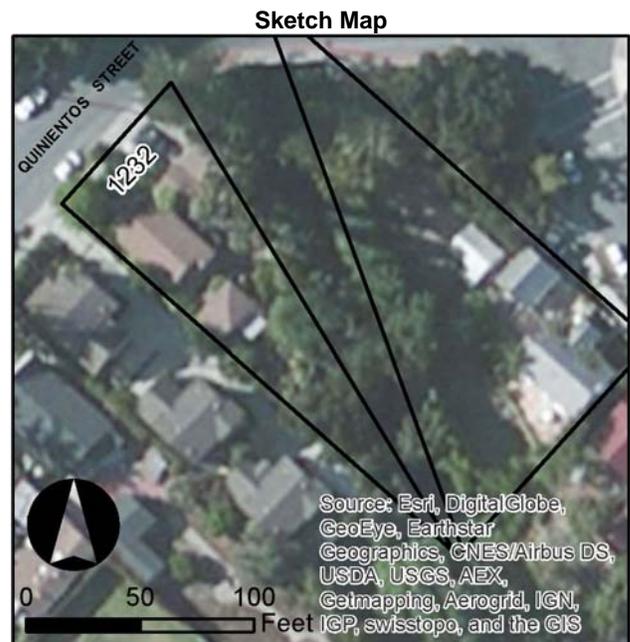
Period of Significance: n/a

Property Type: n/a

Applicable Criteria: n/a

The subject property is located on Block 327, Lot 1 in the Eastside neighborhood of Santa Barbara. The parcel is not part of a formal tract but is the result of lot splits by individual property owners. The 1889 Mensch Map illustrates that Sarah E. Golman owned the property, including three-quarters of the block. The 1912 Barry Map illustrates that A.F. Celestin owned the parcel. The subject parcel remained undeveloped until the construction of the single-family dwelling at 1226 Quinientos Street in circa 1920. Prior to 1910, the Eastside was characterized by small farms with approximately one residential dwelling per block.

This space reserved for official comments.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*NRHP Status Code 6Z

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Resource Name or #: 1232 Quinientos Street

Map Reference #: 2

- *B10. Significance (cont.):** 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 next door at 1224 Quinientos Street until the early 1930s before relocating to the residence at 1226 Quinientos. 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 buildings are of a common construction type and do not appear to be associated with a significant event or person(s) (Criteria A & B). The property does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master, nor possess high artistic values (Criterion C). Thus, the property is not eligible for listing in the National Register and is not a historical resource for the purpose of CEQA.
- B11. Additional Resource Attributes (list attributes and codes):** None.
- *B12. References:** Santa Barbara County Assessor; City of Santa Barbara Public Works Street Files and Building Permit Log Books; Santa Barbara Library City Directories 1918-78.
- B13. Remarks:**
- *B14. Evaluator:** Aubrie Morlet, M.A.
Applied EarthWorks, Inc.
811 El Capitan Way, Suite 100
San Luis Obispo, CA 93401
- Date of Evaluation:** June 2015

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 5S3

Other Listings
 Review Code Reviewer Date

Page 1 of 5 Resource Name or #: 14 S. Canada Street Map Reference #: 4

P1. Other Identifier:

- *P2. Location: a. County: Santa Barbara Not for Publication Unrestricted
- b. USGS 7.5' Quad: Santa Barbara, CA Date 1995 T 4N, R 27W; Unsectioned
- c. Address: 14 S. Canada Street, Santa Barbara, California 93105
- d. UTM: NAD, Zone; mE / mN
- e. Other Locational Data: APN # 017-183-007

*P3a. Description: The subject property contains a single-family dwelling, detached garage, and workshop. The single-story dwelling rests on a concrete wall and wood pier foundation with a side-gable and wing footprint. The wood constructed walls are clad with smooth plaster. The steep-pitched, cross-gable roof is covered with composition shingles and the eaves are enclosed. Decorative clay pipes in the gable peaks vent the attic. A plaster covered chimney, sloping in shape, is attached to the south façade. A shed roof room, original to the design, extends from the north façade. A side entrance to the dwelling is shaded by a shed roof attached to the north façade, dropped below the shed roof room. Fenestration includes a large fixed window and casement window with prominent wood lintels on the north façade, steel casement windows on all façades, round-arch main entrance door, and wood door with a fixed light in the upper half on the north façade.

*P3b. Resource Attributes: HP2 Single family property; HP4 Ancillary buildings

*P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



***P5b. Description of Photo:** Looking west at the street-facing east façade.

*P6. Date Constructed/Age and Sources: 1931 dwelling & garage; City of Santa Barbara building permit
 Prehistoric Historic Both

*P7. Owner and Address: Zahida Carrera
 14 S. Canada Street
 Santa Barbara, CA 93105

*P8. Recorded By: Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

*P9. Date Recorded: April 23, 2015

*P10. Survey Type: Intensive
 Reconnaissance Other

Describe:

***P11. Report Citation:** Morlet, Aubrie

2015 *Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California, BRLO-5007(063)*. Applied EarthWorks, Inc., Lompoc, California. Prepared for the City of Santa Barbara Department of Public Works. Submitted to California Department of Transportation, District 5, San Luis Obispo.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 5

Resource Name or #: 14 S. Canada Street

Map Reference #: 4

Continuation

Update

***P3a. Description:** A two-car, detached garage is located north of the dwelling. The building rests on a concrete foundation and measures 18 by 20 feet. The gable-front roof is covered with composition shingles and the eaves are enclosed. Electric lights are present in the gable peak and next to the pedestrian door. Fenestration includes a wide roll-up garage door on the east façade and a single pedestrian door on the south façade.

A workshop, located to the north of the detached garage, is concealed from the street by mature foliage. The single-story workshop rests on a concrete slab foundation with a rectangular footprint. The wood-constructed wall are clad with board-and-batten siding. The gable roof is covered with composition shingles and the eaves are exposed. Based on the original drawing, the room extension on the west façade is an addition although, based on materials, the addition was constructed not long after the workshop. Several wood-framed casement windows are present on the west façade. Additional fenestration is not visible from the public right-of-way.



P5c. Description of Photo: Looking southwest at the north and east façades of the dwelling.

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Resource Name or #: 14 S. Canada Street

Map Reference #: 4

Continuation

Update



P5d. Description of Photo: Looking northwest at the south and east façades of the detached garage.



P5e. Description of Photo: 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 Canada Street.

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Primary #
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*NRHP Status Code 5S3

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Resource Name or #: 14 S. Canada Street

Map Reference #: 4

B1. Historic Name:

B2. Common Name: none

B3. Original Use: Single-family residence

B4. Present Use: same

***B5. Architectural Style:** Spanish Revival

***B6. Construction History (construction date, alterations, and dates of alterations):** 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. The building permit indicates that the roof will be covered with wood shingles. Hazard is listed as the contractor. The estimated construction cost of the dwelling was \$3000 and garage \$500. On February 10, 1939, Hazard was issued Permit B-3241 for the construction of a workshop. Hazard is again listed as the contractor and the estimated cost of construction is \$250. No other permits were located for this property. Except for newer composition shingles on the roof and a new garage door, the dwelling, garage, and workshop appear unaltered.

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** Three feet high plaster clad wall surrounds the front yard. The northern half of the fence is topped with wood-pickets to conceal the back yard. A small, decorative pergola extends from the southeast corner of the garage over a rounded, wood gate in the fence.

B9. a. Architect: unknown

b. Builder: Hugh Hazard

***B10. Significance:** Theme: n/a

Area: n/a

Period of Significance: n/a

Property Type: n/a

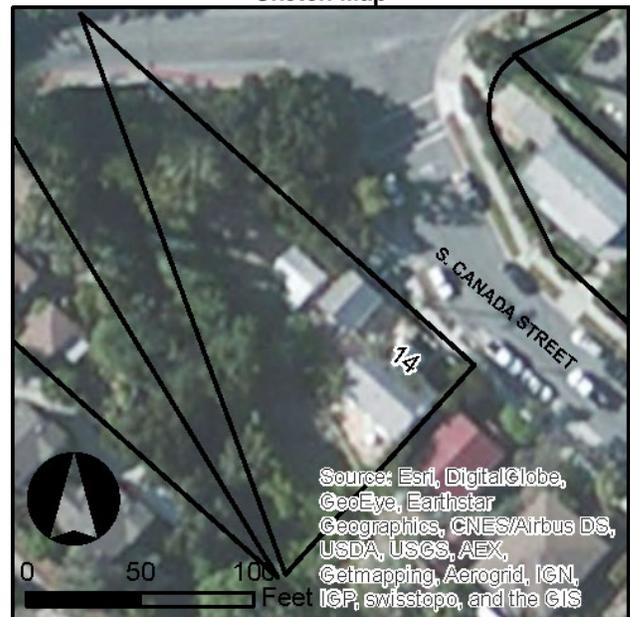
Applicable Criteria: n/a

The subject property is located on Block 327, lot 11 in the Eastside neighborhood of Santa Barbara. Although the property is located on Canada Street, it is not within the Eddy Tract or any other formal tract. The parcel is the result of lot splits by individual property owners. The 1889 Mensch Map illustrates that Sarah E. Golman owned the property, including three-quarters of the block. The 1912 Barry Map illustrates that A.F. Celestin owned the parcel. The subject parcel remained undeveloped until the construction of the single-family dwelling at 14 South Canada Street in 1931. Prior to 1910, the Eastside was characterized by small farms with approximately one residential dwelling per block.

From 1920 to 1931, Hugh Herman Hazard and spouse Geraldine M. Hazard resided nearby at 1224 Quinientos Street. Serving as owner-builder, Hazard constructed the subject dwelling and garage in 1931. 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. Mr. Aoi emigrated from Japan in 1931, when he was 16 years old and both Mr. and Mrs. Aoi were 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, HI. The Aoi's resided at the subject property until at least 1993. No additional biographical information was located for Hazard or Aoi.

This space reserved for official comments.

Sketch Map



***B10. Significance (cont.):**The buildings are of a common construction type and do not appear to be associated with a significant event or person(s) (Criteria A & B). The property does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master, nor possess high artistic values (Criterion C). Thus, the property is not eligible for listing in the National Register.

The building at 14 S. Canada Street also was evaluated for eligibility as a City of Santa Barbara Structure of Merit under the criteria established in the *City of Santa Barbara Master Environmental Assessment, Guidelines for Archaeological Resources and Historic Structures and Sites* (MEA 2002).

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 Structures of Merit under MEA Criteria 3a and 3d.

Because the property appears to be eligible for listing as a City Structure of Merit, it is also considered to be a historical resource for the purpose of CEQA.

B11. Additional Resource Attributes (list attributes and codes):

***B12. References:** Santa Barbara County Assessor; City of Santa Barbara Public Works Street Files (building permits); Santa Barbara Library City Directories 1929–1989.

B13. Remarks:

***B14. Evaluator:** Aubrie Morlet, M.A.
Applied EarthWorks, Inc.
811 El Capitan Way, Suite 100
San Luis Obispo, CA 93401

Date of Evaluation: September 2015

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

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Resource Name or #: 15 S Canada Street

Map Reference #: 5

P1. Other Identifier:

- *P2. Location: a. County: Santa Barbara Not for Publication Unrestricted
 b. USGS 7.5' Quad: Santa Barbara, CA Date 1995 T 4N, R 27W; Unsectioned
 c. Address: 15 S. Canada Street, Santa Barbara, California 93105
 d. UTM: NAD, Zone; mE / mN
 e. Other Locational Data: APN # 017-154-015

*P3a. Description: The two-story duplex building rests on a concrete foundation with a rectangular footprint. The wood constructed walls are clad with stucco on the ground floor and wood-panel siding on the upper story. The side gable roof is covered with composition shingles and the eaves are exposed. Fenestration includes metal sliding windows on all façades and wood entrance doors on the west and east façades. Wood casing surrounds the second story windows. To shelter the main entrance doors, two wood posts support an attached shed roof at the center of the west façade. A pergola shades the sidewalk adjacent to the north and west façades. A concrete driveway leads from Clifton Street to a wood-constructed carport located at the northeast corner of the building. A second wood-constructed carport is attached to the south façade and appears to extend the entire length of the façade. A concrete driveway from South Canada Street accesses the second carport. Mature landscaping is present along Canada and Clifton streets. A concrete-block retaining wall supports the western edge of the landscape area.

*P3b. Resource Attributes: HP3 Multiple family property

- *P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



P5b. Description of Photo: Looking southeast at the north and west façades.

*P6. Date Constructed/Age and Sources: 1966 Santa Barbara building permit
 Prehistoric Historic Both

*P7. Owner and Address: Godkin Trust-Richard Godkin
 3033 Lomita Road
 Santa Barbara, CA 93105

*P8. Recorded By: Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

*P9. Date Recorded: April 23, 2015

*P10. Survey Type: Intensive
 Reconnaissance Other

Describe:

*P11. Report Citation: Morlet, Aubrie

2015 *Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California, BRLO-5007(063)*. Applied EarthWorks, Inc., Lompoc, California. Prepared for the City of Santa Barbara Department of Public Works. Submitted to California Department of Transportation, District 5, San Luis Obispo.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 3

Resource Name or #: 15 S. Canada Street

Map Reference #: 5

Continuation

Update



P5b. Description of Photo: Looking south at the north façade.

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 HRI #/Trinomial

*NRHP Status Code 6Z

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Resource Name or #: 15 S. Canada Street

Map Reference #: 5

B1. Historic Name:

B2. Common Name: none

B3. Original Use: Multiple-family residence **B4. Present Use:** same

***B5. Architectural Style:** Vernacular

***B6. Construction History (construction date, alterations, and dates of alterations):** In March 1966, the City of Santa Barbara approved a lot split for the property located at 1304 Clifton Street. This created the parcel on which the subject property was constructed. On April 4, 1966, the City of Santa Barbara issued Paul Godkin Building Permit #17312 to construct the two-story duplex building. The windows and roof shingles have been replaced at an unknown time; otherwise the building appears unaltered.

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** none.

B9. a. Architect: unknown **b. Builder:** Paul Godkin

***B10. Significance:** Theme: n/a Area: n/a
 Period of Significance: n/a Property Type: n/a Applicable Criteria: n/a

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. In 1912, more than half of the tract was still owned by Willard Harrington and contractor Alfred Avery (and family) owned eight of the sixteen lots in Block A, including the subject property. The subject parcel was not a part of the 1888 subdivision. Originally, the property at 15 S. Canada Street was the southwest portion of a large lot (Block A, Lot 11) associated with 1304 Clifton Street. The subject parcel remained undeveloped until in 1966 when the City of Santa Barbara approved the lot split and the two-story duplex was constructed by owner/contractor Paul Godkin. No biographical information was located for Godkin.

The building is utilitarian in design and construction materials and does not appear to be associated with a significant event or person(s) (Criteria A & B) and the property does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master, nor possess high artistic values (Criterion C). Thus, the property is not eligible for listing in the National Register and is not a historical resource for the purpose of CEQA.

B11. Additional Resource Attributes: None.

***B12. References:** Santa Barbara County Assessor; City of Santa Barbara Public Works Street Files (building permits); Santa Barbara Library City Directories 1965–75.

B13. Remarks:

***B14. Evaluator:** Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

Date of Evaluation: June 2015

This space reserved for official comments.

Sketch Map



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

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Resource Name or #: 1304 Clifton Street

Map Reference #: 6

P1. Other Identifier:

- *P2. Location: a. County: Santa Barbara Not for Publication Unrestricted
 b. USGS 7.5' Quad: Santa Barbara, CA Date 1995 T 4N, R 27W; Unsectioned
 c. Address: 1304 Clifton Street, Santa Barbara, California 93105
 d. UTM: NAD, Zone; mE / mN
 e. Other Locational Data: APN # 017-154-014

*P3a. Description: The subject property contains a single-story dwelling and a detached garage with adjacent living quarters at the rear of the parcel. The single-family dwelling rests on a raised concrete wall and wood-pier foundation which forms a rectangular footprint. The wood constructed walls are clad with lapped wood boards. The gable-on-hip roof is crossed at the northern end. The roof is covered with composition shingles and the eaves are exposed except for the fascia boards on the gable ends. The gable peaks are clad with plywood and display a square wood-constructed vent. Fenestration includes large, wood-framed fixed windows on the north façade, double-hung wood sash windows, single-hung wood sash windows with 15 lights in the upper sash, modern metal-frame sliding and sash windows, wood casement windows, and wood-panel doors. Five concrete steps lead to a utility room on the west façade. Three wood steps lead to a wood porch with wood balustrade on the east façade. A wood-panel door with a fixed light in the upper half and side lights enters the dwelling from the deck. (Continued on page 2)

*P3b. Resource Attributes: HP2 Single family property

- *P4. Resources Present: Building Structure Object Site District Element of District Other:

*P5a. Photograph



*P5b. Description of Photo: Looking east at the north and west façades.

*P6. Date Constructed/Age and Sources: circa 1920 Santa Barbara County Assessor and City Directories.
 Prehistoric Historic Both

*P7. Owner and Address:
 Norma Green
 1304 Clifton Street
 Santa Barbara, CA 93105

*P8. Recorded By: Aubrie Morlet, M.A.
 Applied EarthWorks, Inc.
 811 El Capitan Way, Suite 100
 San Luis Obispo, CA 93401

*P9. Date Recorded: April 23, 2015

*P10. Survey Type: Intensive
 Reconnaissance Other

Describe:

*P11. Report Citation: Morlet, Aubrie

2015 *Historical Resources Evaluation Report, Replacement of the Quinientos Street Bridge over Sycamore Creek (51C0285), City of Santa Barbara, Santa Barbara County, California, BRLO-5007(063)*. Applied EarthWorks, Inc., Lompoc, California. Prepared for the City of Santa Barbara Department of Public Works. Submitted to California Department of Transportation, District 5, San Luis Obispo.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 5

Resource Name or #: 1304 Clifton Street

Map Reference #: 6

Continuation

Update

***P3a. Description (cont.):** Wood boards and modern windows enclose a patio on the south façade.

The wood-framed detached garage rests on a concrete slab foundation and is clad with plywood. The shed roof is covered with rolled roofing materials. The window openings appear to be filled with wood-framed glass doors and metal screen covers the openings directly below the roof eaves. A wood-framed, shed-roof addition to the rear of the garage is clad with corrugated plastic sheets and plywood.

The living quarters appears to occupy the western half of the garage and two subsequent additions were made to the west façade. The first addition displays a small gable roof in the center of the west façade while the second addition displays a shed roof dropped below the gable ends. The living quarters building is clad with board-and-batten siding. The roof is covered with rolled roofing materials. Fenestration includes metal sliding windows, a six-light wood casement window, a flat wood door, and a wood-panel door with four lights in the upper half.



P5c. Description of Photo: Looking west at the east façade.



P5d. Description of Photo: Looking south at the east façade of the detached garage.



P5e. Description of Photo: Looking east at the western half of the detached garage with separate living quarters.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
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Primary #
 HRI #/Trinomial

*NRHP Status Code 6Z

Page 4 of 5

Resource Name or #: 1304 Clifton Street

Map Reference #: 6

B1. Historic Name:

B2. Common Name: none

B3. Original Use: Single family dwelling

B4. Present Use: same

***B5. Architectural Style:** Vernacular, Craftsman influence

***B6. Construction History (construction date, alterations, and dates of alterations):** 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. In 1940, Florence M. Reed-Bebout hired George Avery to construct a side porch on the east façade (Building Permit # B-5526). In 1966, the City of Santa Barbara approved an application to divide the corner lot.

In September 1925, the City of Santa Barbara Building issued Ms. Reed Building Permit #A578 for the construction of a detached garage. In 1971, this building was demolished to make room for a new detached carport and storage room (Building Permit # 35925). In 1972, a utility room was added to the west façade of the new storage room (Building Permit # 41264). At an unknown time, the storage and utility rooms were converted to living quarters.

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** none

B9. a. Architect: unknown

b. Builder: Alfred Avery

***B10. Significance:** Theme: n/a

Area: n/a

Period of Significance: n/a

Property Type: n/a

Applicable Criteria: n/a

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. In 1912, more than half of the tract was still owned by Willard Harrington and contractor Alfred Avery (and family) owned eight of the sixteen lots in Block A, including the subject property. The subject parcel remained undeveloped until the construction of the single-family dwelling at 1304 Clifton Street in circa 1920. Prior to 1910, the Eastside was characterized by small farms with approximately one residential dwelling per block.

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, California, Seattle, Washington, and St. Joseph, Missouri, before permanently relocating to Santa Barbara in 1904 with his family.

This space reserved for official comments.

Sketch Map



***B10. Significance (cont.):** 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.

The Bebout family appears to have assumed ownership of the subject property by 1925. Frederick A. Bebout was a wood worker 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 building is of a very common construction type and does not appear to be associated with a significant event or person(s) (Criteria A & B) and the property does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master, nor possess high artistic values (Criterion C). Thus, the property is not eligible for listing in the National Register and is not a historical resource for the purpose of CEQA.

B11. Additional Resource Attributes (list attributes and codes): None.

***B12. References:** Santa Barbara County Assessor; City of Santa Barbara Public Works Street Files and Building Permit Log Books; Santa Barbara Library City Directories 1918–1970.

B13. Remarks:

***B14. Evaluator:** Aubrie Morlet, M.A.
Applied EarthWorks, Inc.
811 El Capitan Way, Suite 100
San Luis Obispo, CA 93401

Date of Evaluation: June 2015

