



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 11, 2007
AGENDA DATE: October 18, 2007
PROJECT ADDRESS: 540 W. Pueblo Street (MST2007-00092)
 Cancer Center of Santa Barbara
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

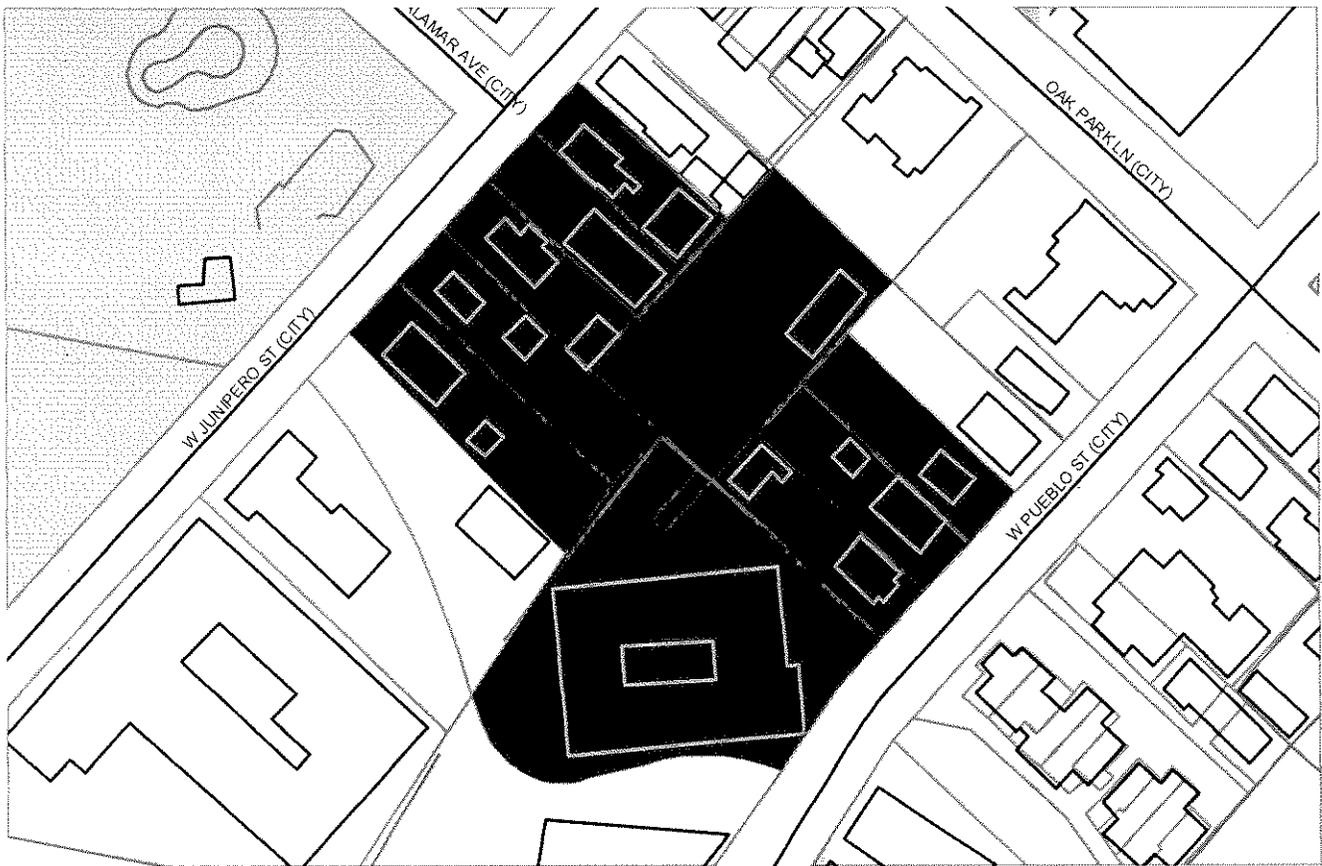
I. PROJECT DESCRIPTION

The proposed project involves an addition to the existing Cancer Center facility located at 540 W. Pueblo Street. The proposed new development will include the demolition of 14,119 square feet of existing floor area and the construction of 42,947 square feet of new commercial space. The project proposes to remove eight existing residential units and construct 12 new residential units to be leased as apartments to Cancer Center employees and/or members of the public. Approximately 141 new parking spaces are proposed, including 84 covered parking spaces and 52 uncovered parking spaces. (Exhibit A and B)

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Development Plan Approval to allow non-residential development that exceeds 3,000 square feet (SBMC§28.87.300);
2. Modification to allow less than the required parking (SBMC§28.90.100);
3. Design Review Approval by the Architectural Board of Review (SBMC §22.68); and
4. Preliminary and Final Community Priority Designation and Allocation from the Community Priority Measure E Category.

No action on the project will be taken at this time, nor will any determination be made regarding environmental review of the proposed project.



VICINITY MAP FOR THE CANCER CENTER OF SANTA BARBARA PROJECT SITE

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kenneth Marshall, Dudek	Property Owner:	American Baptist Homes of the West
Parcel Number:	025-090-005, -008, -022, -023, -024, -031, -039, -040, -046, -047	Lot Area:	3.22 acres
General Plan:	Major Public and Institutional	Zoning:	C-O, Medical Offices
Existing Use:	Cancer Treatment Facility	Topography:	>1%
Adjacent Land Uses:			
North – Oak Park, Residential		East – Medical Offices	
South - Residential		West – Mission Creek, Child Care Center	

B. PROJECT STATISTICS

	Existing		Proposed	
Commercial/Medical Offices	33,698 SF		42,947 SF (net)	
Residential Component	10 Units		14 Units	
Parking	68 Spaces		141 Spaces	
Lot Coverage				
-Building	57,170 SF	40.8%	60,729 SF	43.3%
-Paving/Driveway	43,494 SF	31.0%	37,389 SF	26.6%
-Landscaping	39,732 SF	28.2%	42,215 SF	30.1%

III. PROJECT BACKGROUND/INFORMATION

The Cancer Center of Santa Barbara has been located on the Cottage Hospital campus since its inception in 1949. In 2006, the Cancer Center purchased property at 540 W. Pueblo Street. Currently, the Center operates two separate campuses, one at Cottage Hospital and the other at 540 W. Pueblo Street. It is intended that the Cancer Center will ultimately occupy three locations; two at Cottage and one at the proposed project site. The majority of the Radiation Oncology functions currently conducted at Cottage Hospital will be relocated to 540 W. Pueblo Street and the Nuclear Medicine Department will operate at three locations, which include its current location within Cottage Hospital, at a new location adjacent to the hospital's emergency room, and at the project site. The two Cottage locations will be used to care for in-patients and emergency patients, and the project site location will be the outpatient facility.

The project site is comprised of ten separate parcel totaling 3.22 acres and is bounded on the north by Junipero Street, on the south by Pueblo Street, commercial and medical offices on the east and a pre-school and Mission Creek on the west. Presently, the Cancer Center facility located at 540 W. Pueblo Street occupies approximately 17,000 square feet and houses both medical (Medical Oncology Department) and office space. There are five other commercial buildings occupying the project site, which are primary support functions for the Cancer Center. Five apartment units also exist on the project site and house employees of the Center. There are also three uninhabitable buildings, which are proposed for demolition as part of the project. There are 68 parking spaces on site.

Numerous mature oaks and other tree species on the project site have large canopies, which provide ample shade as well as a distinctive vegetated environment. The project design would incorporate as many of the existing trees as feasible; however, as many as eleven trees, including six mature oak trees would be removed by the proposed development.

Normal hours of operation are Monday through Friday from 8 a.m. to 5 p.m. However, some instances require the staff to arrive prior to 8 a.m. and leave after 5 p.m. The clinic is an outpatient clinic and only operational during weekdays. Weekend and after hours work would only occur in case of an emergency. There are no overnight stays of any patients. There are currently 96 employees and no plans for increasing this number.

IV. ISSUES

A. NEIGHBORHOOD COMPATIBILITY

General Plan Discussion

The General Plan designation of the Cancer Center site is Major Public and Institutional and the existing zoning designation is C-O, Medical Office. The Cancer Center project site is located in the Oak Park Neighborhood, an area delineated in the City's General Plan by Mission Creek on the west, Sola Street on the east, State Street on the north and Highway 101 on the west.

Presently, the Oak Park Neighborhood is characterized by both commercial and residential development as well as numerous public and institutional uses, such as Oak Park, Schott Center, Braille Institute, Rehabilitation Institute, Samarkand Retirement facility, Sansum Clinic, Cottage Hospital, and various other medical uses. As indicated by the General Plan, almost half of the Park Oak Neighborhood land that is in residential use is zoned R-4 and the residential land adjacent to the project site is R-3.

The City's General Plan acknowledges that, within the Oak Park Neighborhood, Cottage Hospital and the medical uses surrounding it have influenced development in the northern section above Mission Street. The neighborhood has been experiencing a continuous transition from residential to office and apartment use. Further, the General Plan points out that the C-O zoning around Cottage Hospital has been necessary to accommodate doctor's offices, clinics, and laboratories. Further, the General Plan states that the City of Santa Barbara has become a medical center of considerable importance and supports the provision of independent medical facilities such as doctor's offices, clinics, laboratories, convalescent hospitals, etc., in the vicinity of the hospital.

Size, Bulk, and Scale

As proposed, the new development would be primarily two stories, with a subterranean parking lot proposed under the Cancer Center building footprint. The Architectural Board of Review (ABR) has not yet reviewed the project's architectural design and layout. As the project proceeds through the development review process, the ABR will have an opportunity to review it and provide comments related to the proposal's compatibility with the neighborhood and size, bulk and scale.

The project plans do not contain sufficient information for Staff to identify issues regarding size, bulk and scale, nor to determine whether potential significant visual changes within the context of the existing setting and surrounding neighborhood would occur. Staff has therefore requested that photo simulations of the proposed project within the existing Junipero and Pueblo streetscapes be prepared to assist in assessing the potential visual changes of the streetscape and surrounding neighborhood. However, although the C-O zone allows three-story development, the Cancer Center is proposing one and two-story development, which is more consistent with the character of this part of the Oak Park neighborhood. In addition, the Applicant is committed to doing as much as possible to best preserve the building that can be

incorporated into the design and replace those that cannot with a similar feel in order to retain the charm of the surrounding neighborhood.

As part of project approval, the Planning Commission will be required to make Development Plan Approval findings related to the project's: 1) consistency with the General Plan and Zoning Ordinance; 2) consistency with the principles of sound community planning; 3) compatibility with neighborhood aesthetics and character; and 4) potential adverse impacts to housing, water and traffic. Therefore, Staff requests that the Planning Commission provide comments related to the project's scope, size, bulk, and scale and neighborhood compatibility.

B. HISTORIC RESOURCES

A draft Historic Structures Report prepared by Shelley Bookspan, Ph.D., was submitted to Staff for preliminary review (Exhibit D). The report identified six properties with the proposed project site that would qualify under the California Environmental Quality Act (CEQA) as rising to a level of historical significance and, therefore, requiring mitigation if they are to be demolished. The properties identified as potentially significant are the following:

Street Address	Significance	Disposition
519 W. Junipero Street	Qualifies for Structure of Merit	To be Removed
525 W. Junipero Street	Qualified for Structure of Merit	To Remain
529 W. Junipero Street	Qualifies for Structure of Merit	To be Removed
520 W. Pueblo Street	Qualified for Structure of Merit	To be Removed
524 W. Pueblo Street	Qualifies for Structure of Merit	To be Removed
526 W. Pueblo Street	Not Discussed	Not Discussed

The report states that none of the structures rises to the level of requiring landmark protection; however, it points out that they contribute to the "*character of the neighborhood and they are mutually supportive of one another in that way.*" Therefore, the report recommends that, in order to render the best solution for the site and achieve optimal preservation benefits, mitigation for the loss of these structures should be viewed comprehensively and not structure-by-structure. It should also be noted that City records indicate that previously prepared reports for the site conclude that removal of the structure located at 529 Junipero Street has the potential to result in an adverse impact.

The draft Historic Structures Report concludes that, because the disposition of these structures is not certain, planning for the site should consider the following recommended mitigations in descending order of their ability to mitigate Class II and Class III impacts associated with the potential loss of the structures identified as historically significant:

1. Preserving the Structures of Merit *in situ* as working elements of the site's Master Plan.
2. Preserving and reusing the W. Junipero Structures of Merit *in situ* while relocating and reusing the W. Pueblo Structures of Merit to new sites on W. Junipero.
3. Preserving and reusing as many of the Structures of Merit as is feasible.

The Applicant has been directed to submit the Historic Structures Report in draft form for review by the City's Urban Historian prior to it being submitted for review and acceptance by the Historic Landmark Commission. It was also requested that the report be revised to include the historic assessment for the structure located at 526 W. Junipero Street, which appears to have been omitted from the analysis. Staff has also asked that a structural integrity report be prepared for all structures determined to qualify as Structures of Merit and proposed to be demolished. It appears that a few of these structures may not be salvageable and that other mitigation measures may be appropriate. This report shall be submitted for review prior to the acceptance of the Historic Structures Report by the HLC.

C. TREES

The Applicant states that preserving the mature oak trees, to the extent feasible, is a priority, and therefore the odd design and configuration of the building and parking are a result of attempting to incorporate as many trees into the design as possible. However, due to the number of trees on the project site and the basic needs required by the Cancer Center, eleven trees, including six oak trees, two avocado trees, one ash tree, and one pecan tree would be removed. The Applicant is working with Duke McPherson, Certified Arborist to more accurately determine the number of trees that would be affected by the project. At this time, the following oak trees are proposed to be removed:

Tree #	Name	Location	Size DBH	Health Level	Comments
5	Oak	NW edge of 526 W. Pueblo	16"	Excellent	To be removed
13	Oak	One of 5 specimens in a line NW of Center	18"	Excellent	To be removed
15	Oak	One of 5 specimens in a line NW of Center	13"	Excellent	To be removed
16	Oak	Last tree in the line of trees NW of Center	12"	Excellent	To be removed
17	Oak	East of the above line of trees	24"	Excellent	To be removed
21	Oak	East side of 529 W. Junipero Street	12"	Excellent	To be removed

The Visual Resources section of the Conservation Element states that mature trees should be integrated into the project's design rather than removed, and that all feasible options should be exhausted prior to removal of the trees. Therefore, the removal of the mature oaks could potentially result in a General Plan inconsistency. The number of trees to be removed will be further refined as the project proceeds through the review process and potential impacts associated with the loss of trees will be evaluated in the Initial Study prepared for the project.

Staff has requested that a Tree Protection Plan, consisting of an Existing Tree Survey, a Tree Retention Plan and a Tree Removal and Impact Mitigation Plan be prepared for the project.

Staff would recommend that the applicant consider preserving as many of the trees as possible. Therefore, Staff would strongly request that the trees identified for removal remain until the appropriate mitigation is identified to offset the loss of the trees or there is a project redesign to preserve some or all of the trees.

D. MISSION CREEK

The existing Cancer Center building, which is proposed to remain, is located near the top of bank of Mission Creek immediately upstream of the West Pueblo Avenue Bridge. The proposed project layout would be designed to provide the minimum 50-foot building setback from the Mission Creek top of bank. A Creek Stability Analysis was prepared for the project by Questa Engineering Corp., to evaluate current conditions of the streambed and banks and provide recommendations for stability of the channel and bank on the project site (Exhibit D). The report concluded that, the Mission Creek channel through the project site appears to be in decent shape and is exhibiting normal erosion features. The report indicates that any type of bank grading and stabilization project may create more of an erosion issue and therefore recommends that no major bank stabilization work be done on the site at this time.

Due to the project's proximity to Mission Creek, designing for water quality and drainage will be critical. The project will be required to direct drainage runoff into a bios-wale type area or landscape features, such as planter beds and/or lawns to increase soil filtration. In addition, sufficient engineered design and adequate measures will be required to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutant would result from the project.

E. TRAFFIC/PARKING

Staff anticipates that the project will result in significant traffic impacts, which will be evaluated as part of the environmental document for the project. It is expected that the environmental analysis would address traffic, access, circulation, safety and parking.

The project is proposing 141 spaces, 84 covered spaces and 52 uncovered spaces. Based on the information provided by the Applicant, the parking requirement for the project would be 193 parking spaces, including 175 spaces for the commercial space, 14 spaces for the residential units, and four guest parking spaces. Therefore, a parking modification is required to allow less than the required number of parking spaces for the project.

The Applicant indicates that employee parking would be provided on site with assigned parking for certain individuals, such as physicians. A parking demand analysis is being prepared for the project by Associated Transportation Engineers (ATE). The Applicant emphasizes, that it is important to recognize that the Cancer Center contains square footage that has "no demand" (i.e., two linear accelerators proposed to be 1,600 square feet each) to justify having to park the entire amount of commercial square footage. Such equipment is used throughout the day by multiple people. Therefore, the space is not occupied in the same sense as an office, but rather functions more like common space. It is anticipated that the analysis being prepared by ATE will utilize this logic to determine the parking demand for the study.

F. MEASURE E/COMMUNITY PRIORITY SQUARE FOOTAGE

Staff has not yet determined the Measure E non-residential development potential for the project, which would include square footage from the demolition credit and the minor and small addition allocated for each parcel associated with the project site. In the event that the project does not have enough square footage required for the proposed development, square footage from the Community Priority Category would be requested. Staff has requested that the Applicant provide documentation regarding non-residential square footage demolition credit, in order to verify whether, with the demolition information and a minor and small addition allocation of non-residential floor area, the project will have adequate commercial development potential.

V. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments regarding the issues outlined in this report. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

Exhibits:

- A. Concept Review Request Letter dated September 6, 2007
- B. Project Site Plans
- C. Historic Structures Report dated November 10, 2006
- D. Creek Stability Analysis dated January 23, 2007

DUDEK

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RECEIVED

SEP 10 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

September 6, 2007

HAND DELIVERED

City of Santa Barbara Planning Division
Attn: Jan Hubbell
P. O. Box 1990
Santa Barbara, CA 93102-1990

SUBJECT: Planning Commission Conceptual Hearing Submittal for the Cancer Center of Santa Barbara's Master Plan project located at 540 W. Pueblo St., City of Santa Barbara. The Master Plan incorporates all of the following parcels and addresses:

APN	STREET ADDRESS	ACREAGE
025-090-005	601 W. Junipero	.30 acres
025-090-008	519 W. Junipero	.18 acres
025-090-022	520 W. Pueblo	.21 acres
025-090-023	524 W. Pueblo	.21 acres
025-090-024	526 W. Pueblo	.20 acres
025-090-031	529 W. Junipero	.27 acres
025-090-039	521 W. Junipero	.18 acres
025-090-040	525 W. Junipero	.18 acres
025-090-046	540 W. Pueblo	1.05 acres
025-090-047	2317 Oak Park Lane	.44 acres

Dear Ms. Hubbell:

The Cancer Center of Santa Barbara, a local non-profit cancer treatment facility, is submitting for P.C. Concept Review our conceptual master plan for a comprehensive cancer treatment campus on its property located between West Pueblo Street and West Junipero Street, in the Oak Park area. It is an exciting time for the Cancer Center and for this community as this project, once complete, will be one of the premier cancer treatment facilities in the country and a model for sustainable health care facilities.

The property is comprised of 10 parcels on approximately 3.22 acres. The majority of the project will be new development that is integrated into the existing building, located at 540 West Pueblo Street (which was approved and implemented in 2005 - 2006) and is carefully situated amongst the mature landscaping that exists on the property.

EXHIBIT A

Background:

The Cancer Center of Santa Barbara has been in the first floor of Cottage Hospital since its inception in 1949. The year 2006 marked an incredible milestone for the Cancer Center in that it purchased property for the first time with the intention of creating a stand-alone facility that will be state of the art continuing the legacy established of premier cancer care for the County of Santa Barbara and beyond.

Currently, the Cancer Center of Santa Barbara is operating from two separate campuses: one is on the first floor of Cottage Hospital (referenced above) and the other is on the property for which this project is proposed. The treatment facility in Cottage Hospital is where patients are treated by the Radiation Oncology and Nuclear Medicine departments. The Cancer Center occupies approximately 18,700 square feet in this facility. So long as the Cancer Center of Santa Barbara remains the cancer center for Cottage Hospital's in-patients, it will always have a presence within this space to treat patients. The majority of the Radiation Oncology functions currently conducted within the treatment facility in Cottage Hospital will be relocated to the proposed Master Plan location once it is completed. The Nuclear Medicine Department will end up in three locations, once this project is complete: the new Master Plan location, the current location within Cottage Hospital, and a new location adjacent to Cottage Hospital's new ER in the yet-to-be-built third pavilion (circa 2013). The two Cottage locations will be used to care for in-patients and emergency patients while the new Master Plan location will be the outpatient facility.

Surrounding Area:

The project site is bound by West Junipero Street on the north, West Pueblo Street on the south, Commercial and Medical Office Buildings on the east and the Oaks Parent Child Workshop (Pre-school) and Mission Creek on the west. The subject property contains ten (10) parcels (APN 025-090-005; 008; 022; 023; 024, 031; 039; 040, 046; and 047). The subject site is zoned C-O (Commercial Office).

Existing land uses to the north of the project site consist primarily of Oak Park and some single family residences where the properties are zoned R-3. To the east are medical office buildings between the subject property and Oak Park Lane (zoned C-O), and residences and medical offices zoned R-3. To the south are one apartment complex on the west side of Mission Creek and a condominium complex on the east side of Mission Creek. Both properties are zoned Residential (R-3). To the west of the property is Mission Creek and the Oaks Parent-Child workshop (preschool) zoned C-O. Beyond Mission Creek is additional Medical Office Space (Human Performance Center), zoned C-O.

Existing Conditions:

The project site is currently developed with a combination of medical office space, offices and residential units. The gross lot area of the Cancer Center is 140,396 sq. ft or 3.22 acres. Of that area, 46,285 sq. ft or 33.0% of the site is attributed to the medical office space and offices footprint, 10,885 sq. ft., or 7.8% is attributed to residential structures footprint, 43,494 sq. ft. or 31.0% is attributed to impervious/paved areas and 39,732 sq. ft or 28.3% is attributed to landscaping. The main building on the site is 540 W. Pueblo (parcel 025-090-032) measuring approximately 17,000 sq. ft. and is used as a combination of medical office (Medical Oncology) and office space. The Cancer Center renovated this building (permit MST2004-00781) to house the Medical Oncology department, which was relocated from the Cottage location, to bring together several other departments that had previously been working in other buildings: Wellness Department, Research Department, Patient Support Services Department, and some Administrative functions.

There are five (5) other buildings on the site currently occupied and used for commercial uses, primarily support functions for the Cancer Center of Santa Barbara. There are five (5) apartment units (one duplex and one triplex) three of which are occupied by employees of the Cancer Center. Three (3) buildings are currently unoccupied and are uninhabitable (located on parcels 025-090-022, 31 & 37.) The proposed Cancer Center of Santa Barbara's Master Plan project has maximized the amount of parking on-site in order to accommodate all staff and patient demands for the property, as well as to accommodate staff from the Cottage location as well. The Cancer Center currently has 68 parking spaces on site.

The setting for this development is among mature trees, oaks and other species, and will create an incredible environment in which patients and staff can work toward healing. The Cancer Center is committed to maintaining its property well and as a result, the landscaping has flourished. Working with the architects to incorporate, to the maximum extent feasible, any and all mature trees into the design has been a priority so as to preserve the beauty of this unique property. Additionally, this property also presents a unique environment in which to create a facility that is designed for sustainability and environmentally sound building practices to be a leader in health care design. As such, we have placed a premium on those building features that will best enable the Cancer Center to build "green."

Site Constraints:

The proposed site redesign is a result of comments from the PRT, comments from meetings with our adjacent neighbor, the Oaks Parent Child workshop, consideration of a number of development constraints imposed by existing site conditions and some self-imposed restraints to meet the sustainable design requirements. Physical constraints of the site are apparent given that the site is bound by public street frontage on two sides and Mission Creek along most of the west side. The boundary along the east is defined by commercial office buildings and residences. In considering where on the property new development should be placed, it became clear that a priority needed to be placed on the most magnificent of the oak trees and do all that could be done to preserve these trees into the design. The odd design and configuration of the building and parking are a result of our priority to keep as many trees as possible. However, because of the sheer number of oaks on the property and because of basic needs required by the Cancer Center, several trees will have to be removed and the impact of these removals will need to be mitigated. (See Tree Protection Plan by Duke McPherson) The proposed development has been designed to provide the space requirements for existing and future uses of the Cancer Center, the twelve (12) residential units to replace those being removed, retain the two (2) buildings that are both most beneficial and most appealing to the neighborhood and that house the Breast Cancer Resource Center, all the while accommodating the various constraints of the site, including appropriate development setbacks from Mission Creek, building area restrictions, and front yard and side yard setbacks along the property lines.

New buildings are proposed to be located on the West Pueblo street frontage and West Junipero Street frontage. The Cancer Center is committed to doing all it can to best preserve the buildings that can be incorporated into the design and replace those that cannot with a similar feel so as to retain the charm of the surrounding neighborhood. (See attached Historical Report, by Shelley Bookspan, Ph.D.,)

Setbacks:

The proposed building lay-out has also been designed to provide the minimum 50 foot building setback from the top of bank of Mission Creek for any new development. All standard front and side setbacks for the development are respected. At this time, no mitigation measures for Mission Creek are implemented, as recommended by Syd Temple, P.E., Geomorphologist (see attached report dated January 23, 2007).

PROPOSED DEVELOPMENT:

Treatment Center:

The Cancer Center of Santa Barbara is seeking approval of a Development Plan for the Cancer Center of Santa Barbara Master Plan. The proposed new development will be integrated into the existing building located at 540 W. Pueblo. It will be approximately 62,500 square feet and will be two stories in several areas, with a subterranean parking lot under the footprint. Due to patient needs and design criteria, the Radiation Oncology Department, Nuclear Medicine Department and Building Services will all be on the ground floor of the new building. Wellness, Research, Patient Support Services and Administration will be located throughout the facilities while the Medical Oncology Department will be the primary occupant of the second floor.

The Cancer Center's hours of operation are Monday through Friday 8:00 AM to 5:00 PM. However, the nature of medicine and providing cancer care for patients during normal business hours requires that some of the staff arrive prior to 8:00 a.m. and leave after 5:00 p.m. The clinic is an outpatient clinic and only operational during weekdays. There are no standard operating hours during the weekend. The exception to this is in an emergency when the doctors and technicians are on call and need to diagnose or treat a patient either during off-hours or on the weekend. There are no overnight stays of any patients, as all patients seen are outpatients.

There are currently 96 people who work for the Cancer Center within its multiple departments. At this time there are no plans for increasing this number and even if the patient load dramatically increased, the number of staff would only need to increase slightly to properly care for those patients.

Residences:

The Cancer Center is acutely aware of the housing situation in Santa Barbara, which is one of the many reasons why the housing on the property has been designated as employee housing. Besides the 12 residential units, 601 West Junipero (1,418 sq. ft.) will remain in its current location and modified both architecturally and internally to become a duplex. The intent of modifying 601 West Junipero is to be able to provide temporary housing for patients and their family as they receive treatment during the day. Many of the Cancer Center's patients come from distances that either require substantial driving time or an overnight stay. Having the option of providing needy families with an overnight stay is an enormous benefit physically and emotionally for both the patient and their family. 529 West Junipero (800 sq. ft) is uninhabitable and unsalvageable as a structure and will be replaced by a new residential building. 521 West Junipero (triplex, 3,500 sq ft.) and 519 West Junipero A & B (duplex, 1,950 sq. ft.) will be replaced by new residential housing. 519 West Junipero - C (Women's Health Center, 1,000 sq. ft.) will be replaced by new residential housing. It is a priority for the Cancer Center to provide its employees the opportunity to live in these residential units. If the units are not filled by employees, then the Cancer Center will lease these units to members of the public. At this point all of the proposed residential units will be apartments for lease. It is also a priority of the Cancer Center to insure that the new residential buildings will be compatible with the neighborhood modeling them after examples of residences of the bungalow style and period.

In total, approximately 8,550 sq. ft of residential buildings will be demolished and 12,860 sq. ft. of new residential sq. ft. will be added.

Other Oncology Resources:

It is the commitment of the Cancer Center to treat the whole patient and not just their disease. As a result, there are several other oncology-related agencies in Santa Barbara who have expressed an interest in having a presence within the Master Plan campus. The Cancer Center is committed to having the Breast Cancer Resource Center, currently at 525 West Junipero, stay at that location and remain operational during construction. This not only retains an excellent community resource for women, but also preserves a beautiful Queen Anne Victoria home, built around 1906, for the neighborhood. This again shows the commitment of the Cancer Center to build responsibly and help preserve the unique feel of the Oak Park neighborhood within its development.

Parking:

Parking resources for the proposed development are planned under three priorities: Patient, Visitors and Staff. As a patient comes to the Cancer Center off of West Pueblo Street, the goal is to provide them with parking that is easily accessible and provides the shortest distance to the department they intend to visit. We have proposed a drop off round-about that will allow drivers to deliver the patient to the front door of the facility and then proceed to one of the parking lots provided. In cases where the patients are driving themselves, but are very sick, we have proposed an underground parking lot that would allow patients the protection and comfort from the outside elements and would put them in close proximity to the elevator that would deliver them to the respective departments. In cases where the patient is being dropped off, the visitor will be able to park in either the underground lot provided or in the surface lot under the oak trees and walk the short distance to the building. We have found that for the patient the distance from the car to the waiting room is a critical distance and doing what we can to make this distance as short as possible benefits them greatly. The visitors to the Cancer Center are classified as relatives/friends of the patient or individuals who are visiting the Cancer Center for one of the many classes offered or to see one of the Cancer Center's professionals. This group of individuals isn't under treatment and we have tried to provide parking that will be close in proximity to the facility. As referenced above, one of the surface parking lots is proposed to accommodate the visitors, but if there is parking available underground they can utilize that as well. The surface parking would connect to the facility via walking paths clearly marked for ease of passage. Staff parking for the proposed development is anticipated to be on site, with assigned parking for certain individuals, such as physicians.

The Cancer Center has modified its original plan to accommodate 141 parking spaces to slightly exceed the requirements of the parking demand analysis (134 spaces). While this number is lower than the City's Municipal Code requirement for parking and as such would require a parking modification, we believe this approach is justified as the Cancer Center is very unique and does not fit within the typical theoretical medical office building parking demands. In evaluating the actual parking demand, it is imperative to note that the Cancer Center's space includes areas that have no "demand" to justify having to park the square footage. For example, the two (2) linear accelerators will be 1,600 square feet each. While they are in use throughout the day by multiple people, the space isn't occupied in the same sense as an office but rather functions more like common space. ATE is in the process of completing a calculation using this logic and evaluating the "occupied space" for parking demand. A total of 136 standard parking spaces would be provided in addition to 5 accessible parking spaces for a total of 141 parking spaces; comprised of 84 covered parking spaces and 52 uncovered parking spaces.

Sustainable Design:

As noted above, the Cancer Center is committed to sustainable design by incorporating any and all practical technologies and systems into the development plan. We are committed to meeting or exceeding the energy efficiency standards described in the "2030 Challenge". The Cancer Center of Santa Barbara intends to be a leader in the field of sustainable healthcare design as well as an example for projects within the City of Santa Barbara.

As part of its commitment to sustainable design, the Cancer Center is being designed to be as "green" as possible, including maximizing daylighting and installing a large rooftop photo voltaic array (solar panels) to minimize electrical usage. The goal is to create a facility that is highly efficient with its resources and capitalizes on the natural resources available.

The project will incorporate Best Management Practices into the development, including vegetated filter strips and the Cancer Center is considering the use of a Continuous Deflective Separation (CDS) filter system located in strategic locations on the site to reduce and treat stormwater runoff. Stormwater runoff from most impervious surfaces would be collected and conveyed to the CDS drainage system and treated prior to discharge via a single outlet into Mission Creek. Pervious surfaces are proposed throughout the property whenever possible.

The use of a CDS stormwater treatment system, green materials and responsible building practices, as well as improved development setbacks from the adjacent creek demonstrates that the Cancer Center is not only dedicated to patient wellness and employee excellence, but also to environmental protection and sustainable design.

I hope this information provides you with a good understanding of the proposed Master Plan for the Cancer Center of Santa Barbara, so that we can have a positive and productive conceptual review. Should you require any additional information, please do not hesitate to call me at 963-0651 ext. 3521 or April Verbanac at 963.0651 ext. 3532.

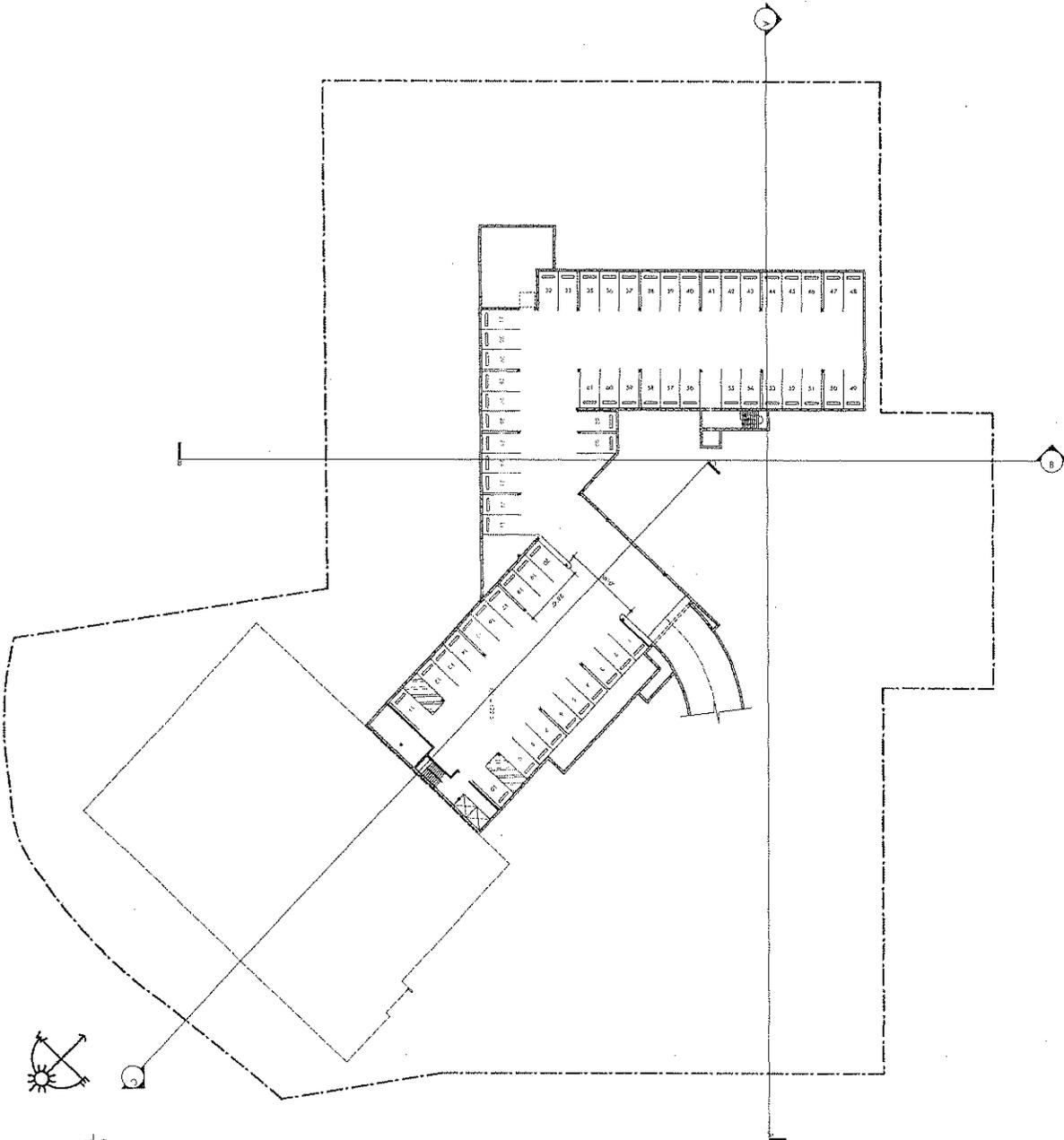
On behalf of the Cancer Center of Santa Barbara, we look forward to the opportunity of sharing our plans with you at a Planning Commission Concept Review hearing at the earliest opportunity.

Sincerely,



Kenneth E. Marshall, AICP
Senior Environmental Planner
Attachments

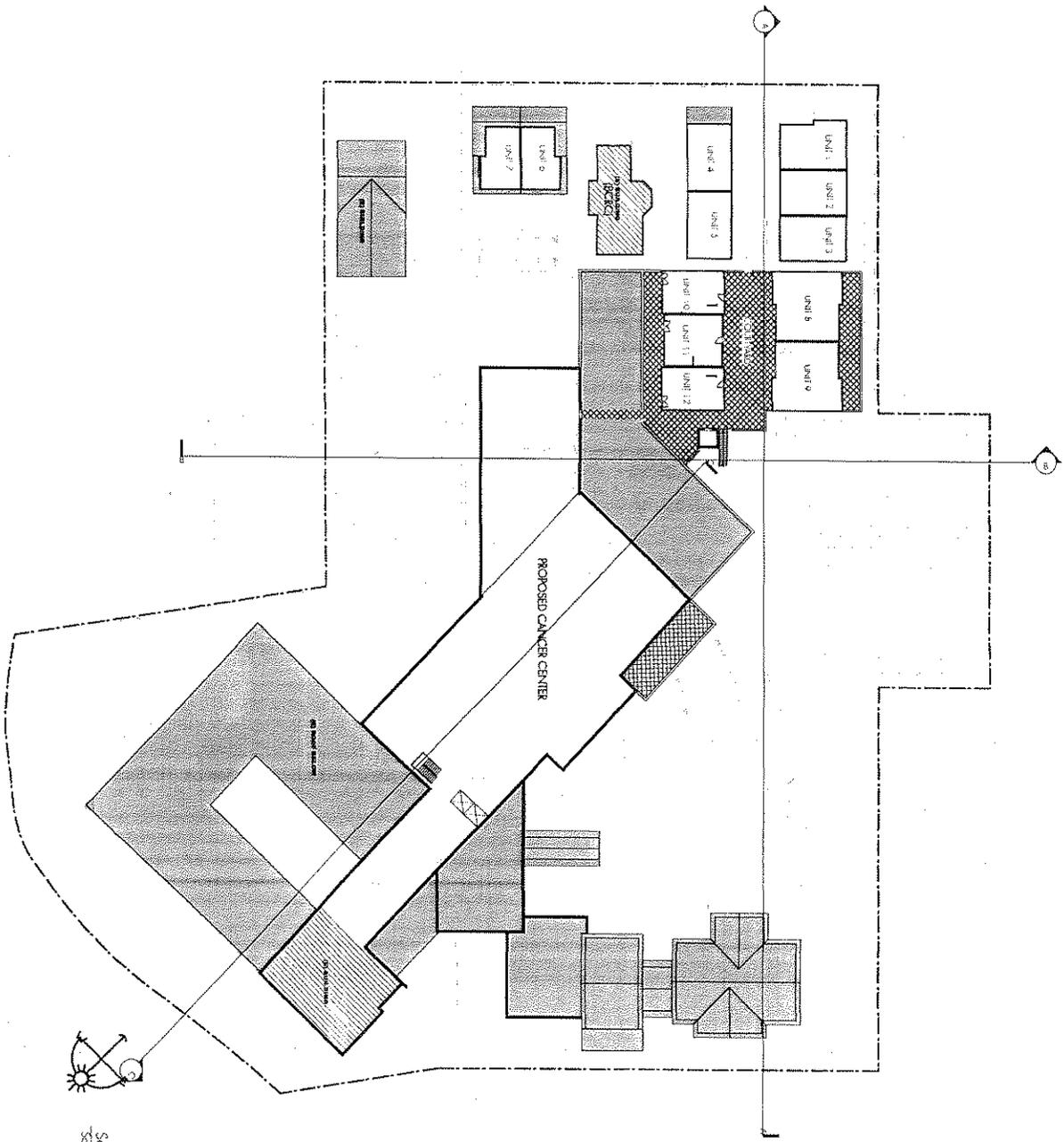
cc: Rick Scott
Brad Hess
Brian Cearnal, AIA
Curtis Chong, AIA



George Pilon
Scale: 1" = 20'-0"

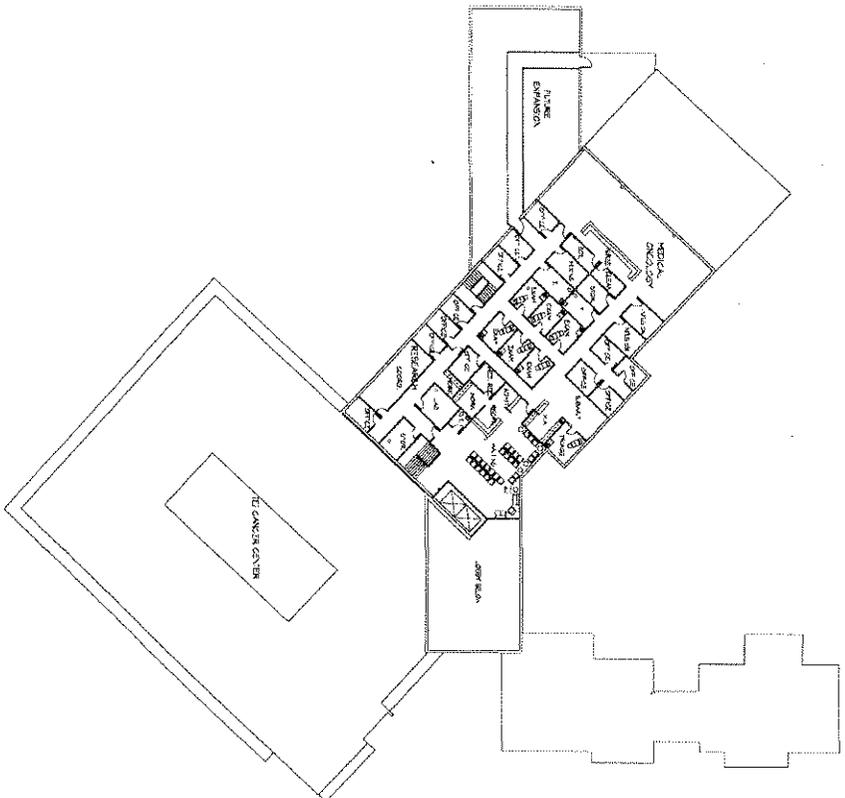
03 Special

		Proposed project for: CANCER CENTER 540 W. RUEBIO SANTA BARBARA, CA 93105		
JOB NUMBER: 0002 LOCATION: CANCER CTR. DRAWING: 001	DATE: 01/10/00 DRAWN BY: J.P. CHECKED BY: J.P. APPROVED BY: J.P.	SHEET NO.: 27 TOTAL SHEETS: 27	SCALE: 1" = 20'-0"	PROJECT NO.:



Second Floor Plan
Scale: 1" = 20' II

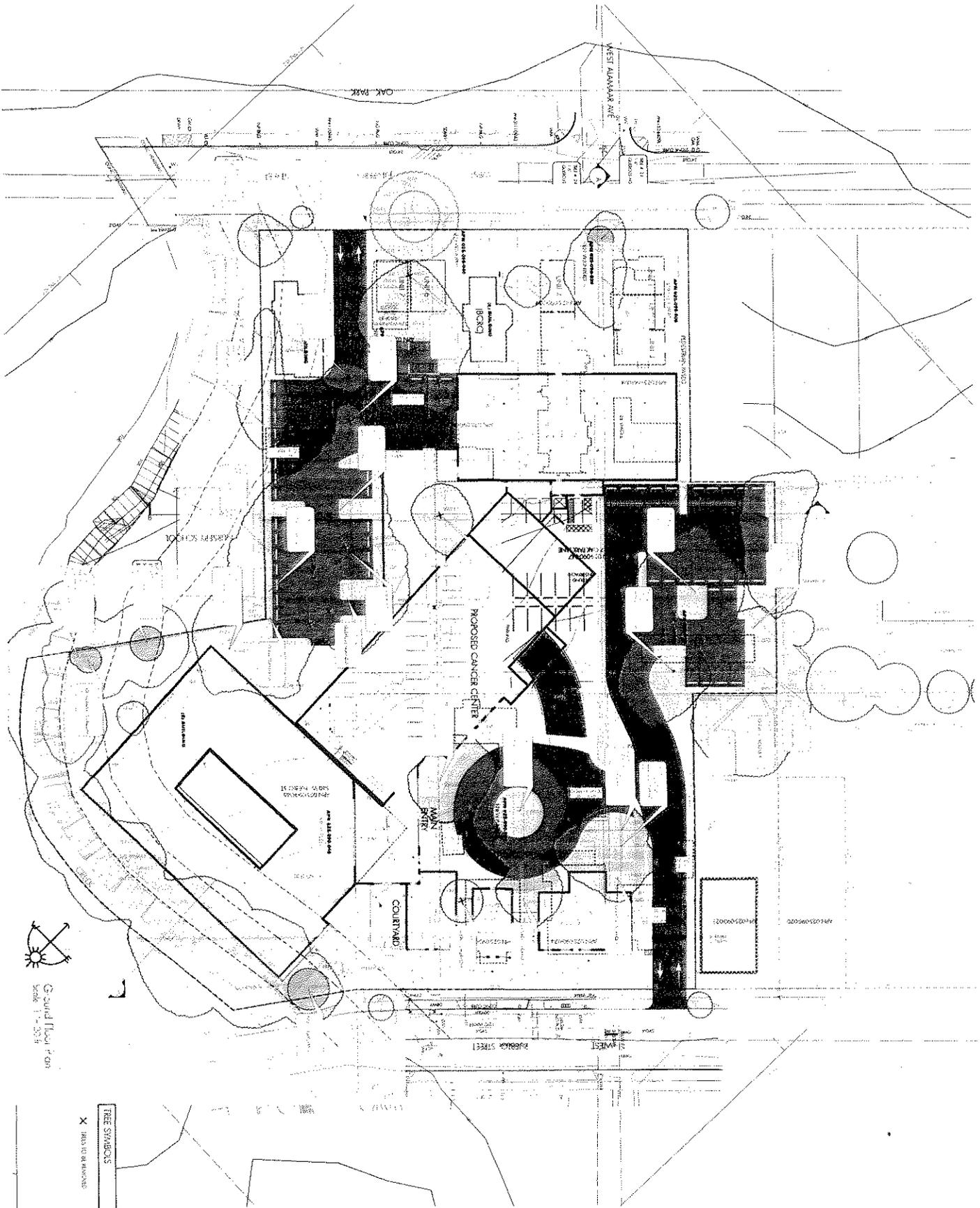
		Proposed project for CANCER CENTER 540 W. PUEBLO SANTA BARBARA, CA 93105	
SHEET NO. A-202	DATE 01/11/11	DRAWN BY J. [Name]	CHECKED BY [Name]
PROJECT NO. [Number]	CLIENT [Name]	ARCHITECT [Firm Name]	SCALE 1" = 20' II
TITLE SECOND FLOOR PLAN	LOCATION 540 W. PUEBLO, SANTA BARBARA, CA	DATE 01/11/11	DRAWN BY J. [Name]



2ND Floor Conceptual Space Plan
 Scale: 1" = 20'



	Proposed project for: CANCER CENTER 540 W. PLEBIO SANTA BARBARA, CA 93105
	PROJECT NO. 2005-001 DATE: 05/07/05 DRAWN BY: [Name] CHECKED BY: [Name]
SHEET NO. 02 TOTAL SHEETS: 02	A-402



Ground Floor Plan
Scale: 1" = 25'-0"

FREE STAIRWAYS
X SHOW TO BE REMOVED

	GENERAL ANATOMICAL ARCHITECTS 1000 W. PUEBLO STREET SANTA BARBARA, CA 93105
	Proposed project for: CANCER CENTER 540 W. PUEBLO SANTA BARBARA, CA 93105
DATE: 10/15/03 DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN SCALE: 1" = 25'-0" SHEET NO. A-403 TOTAL SHEETS: 4	PROJECT NO. 03-001 CLIENT: SANTA BARBARA COUNTY ARCHITECT: GENERAL ANATOMICAL ENGINEER: J. L. BROWN CONTRACT NO. 03-001

RECEIVED

FEB 22 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

DRAFT

Historic Structures Report

FOR

519 W. Junipero; 525 W. Junipero; 529 W. Junipero; 601 W.
Junipero; 2317 Oak Park Lane; 520 W. Pueblo; 524 W. Pueblo;
526 W. Pueblo

Assessor's Parcel Numbers:

025-090-008; 040; 031; 005; 047; 022; 023; 024

PREPARED FOR

The Santa Barbara Cancer Center

PREPARED BY

Shelley Bookspan, Ph.D.
1807 Lasuen Road
Santa Barbara, CA 93103
(805) 965-0429

November 10, 2006

EXHIBIT C

I. PROJECT DESCRIPTION

This historic structures report is preparatory to development of a plan for the construction of a new, integrated building or complex for the Santa Barbara Cancer Center. The Cancer Center is the owner of all of the properties under review. These properties are contiguous with one another and, when consolidated, form a "lot" extending from West Junipero Street on the north, West Pueblo Street on the south, and irregularly east to west, in all composing approximately three quarters (3/4th) of the city block from Oak Park Lane on the East and Mission Creek on the west. The following shows the project parcel map. [Project parcel map and site location map attached at end of report.]

The project area comprises ten parcels. They are, with their street addresses, as follows:

APN	STREET ADDRESS
025-090-005	601 W. Junipero
025-090-008	519 W. Junipero
025-090-023	524 W. Pueblo
025-090-024	526 W. Pueblo
025-090-031	529 W. Junipero
025-090-046	540 W. Pueblo
025-090-047	2317 Oak Park Lane
025-090-039	521 W. Junipero
025-090-040	525 W. Junipero
025-090-022	520 W. Pueblo

This report represents a consolidation of Historic Structure Reports for the on-site structures that originated at least fifty years ago. A field survey of all of the involved structures did not reveal other, younger ones with the potential to be considered extraordinary, either architecturally or historically. Not addressed in this report, therefore, are: 519 A and B West Junipero, the duplex in behind 519, built in 1962¹; 521 West Junipero, a three-family apartment building built in 1977²; 540 West Pueblo, the 17,000+ square foot main Cancer Center building, formerly Santa Barbara Convalescent Hospital, built in 1962 and since altered and expanded.³ In general, also, ancillary or out buildings are not addressed. Structures at the following addresses are studied in this report: 519 W. Junipero, 525 W. Junipero, 529 W. Junipero, 601 W. Junipero, 520 W. Pueblo, 524 W. Pueblo, 526 W. Pueblo, and 2317 Oak Park Lane.

¹ From City of Santa Barbara, Community Development Department, Building and Safety Division, Street files.

² Ibid.

³ Ibid.

These eight Historic Structure Reports are consolidated herein because all of the subject buildings belong to a single neighborhood, indeed, a portion of a single city block. The elements common to all of the structures are presented in the first four sections. That is, after introducing the site and the research process (Sections I and II), this report next presents an overview of the historic significance evaluation process (Section III); following that is a twofold discussion about the neighborhood: one is a neighborhood description, and the second is a neighborhood history (Section IV). Next the report addresses each study property specifically; each structure is described, a history of each is presented, and an evaluation of its historic significance follows. (Section V). Finally, the report presents an overview of its conclusions in light of the requirements of the California Environmental Quality Act (CEQA) and local Santa Barbara ordinances, and makes recommendations for mitigation measures to be undertaken to protect historic resources during the site planning, design, and development process (Section VI).

II. RECORDS REVIEW

As required by the City of Santa Barbara's Master Environmental Assessment document (MEA), this study was prepared by a qualified historian, Shelley Bookspan, Ph.D. Also as required, I searched inventories of designated historic sites, or sites proposed for designation, maintained by federal, state or local agencies. These included the most current available versions of the following lists: National Historic Landmarks; National Register of Historic Places; California Registered Historical Landmarks; California Register of Historical Resources; and City of Santa Barbara Landmarks, Structures of Merit and Potential Historic Structures. Of the study properties, only one, that with the street address 529 W. Junipero, appears on the City of Santa Barbara's list of Potential Historic Structures.⁴

In addition, I conducted research for this study at the following repositories of historical information:

City of Santa Barbara Community Development Department
Building and Safety Division (architectural plans; building permit street files)
Planning Division (designated sites lists; architectural survey reports; 1957 Sanborn map)
County of Santa Barbara, Recorder's Office
Microfilmed deed records
Santa Barbara Historical Museum, Gledhill Library (historic maps, clippings, biographical files, history volumes)
Santa Barbara Public Library (city directories, history volumes)
University of California, Santa Barbara, Library, Special Collections (historic maps)

⁴ City of Santa Barbara, "Master Environmental Assessment: Guidelines for Archaeological Resources and Historic Structures and Sites," January 2002.

Sources most relied on for this report are listed in the attached bibliography.

III. ASSESSMENT OF HISTORIC SIGNIFICANCE

Significance Criteria. As presented in the Master Environmental Assessment document of the City of Santa Barbara, the City defines significant historical resources to include, but not be limited to, the criteria listed below. A structure generally, but not in all cases, must be fifty years old, retain its integrity, and qualify under one or more of the following criteria, to be considered a historically significant resource. According to the MEA, a significant historical resource is:

3. Any structure meeting any or all of the criteria established for a City Landmark and a City Structure of Merit, as follows:
 - a) It possesses character, interest or value as a significant part of the heritage of the city, state or nation.
 - b) It is the site of a significant historical event.
 - c) It is identified with a culturally or historically significant individual.
 - d) It exemplifies a significant architectural style or way of life.
 - e) It exemplifies the best remaining architectural type in the neighborhood.
 - f) It is the creation or design of a significant individual.
 - g) It embodies outstanding design, detail, materials or craftsmanship.
 - h) It is essential to the preservation of another landmark.
 - i) It is an important visual feature of a neighborhood.
 - j) It has the potential for archeological significance.
 - k) It has integrity as a natural environment.
4. Any structure, site or object meeting any or all the criteria provided for the National Register of Historic Places and the California Historical Landmark list, which are very similar to the City criteria.
5. It is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large, or it illustrates broad patterns of history.
6. It conveys an important sense of time and place, or contributes to the overall visual character of the neighborhood or district.
7. It is able to yield important information to the community or is relevant to research.
8. It has been determined by the City to be significant.

Integrity Criteria. In evaluating significance, there is considerable weight attached to an analysis of a structure's integrity. If a structure is in excellent condition, if its setting, design, materials, workmanship, and such are very much intact from its origination and/or from the period from which it draws historic interest, then it is much likelier to be adjudged significant than one which has been allowed to deteriorate, or which has seen unsuitable alterations. Integrity is not only of importance in determining whether a structure remains historically significant, it is also a major factor in differentiating

between a potential Structure of Merit, which qualifies for lesser development restrictions, versus a potential City Landmark, which qualifies for greater restrictions and which cannot, except under unusual circumstances, be demolished.

The following seven areas are those for which each structure's integrity must be evaluated.

1. Integrity of Design. This is an evaluation of the extent to which the structure continues to reflect its original plan.
2. Integrity of Location. This means that the structure remains in its original location.
3. Integrity of Setting. This is an evaluation of the extent to which later development nearby the structure has left its original context intact.
4. Integrity of Materials. This evaluates whether original physical building materials remain and/or whether they have been replaced and, if they have been replaced, whether the replacements replicate the original materials.
5. Integrity of Workmanship: This is an evaluation of the extent to which the original construction values have been retained.
6. Integrity of Association. This is an evaluation of whether the structure retains and conveys a sense of association with an event, movement, or person important to the community.
7. Integrity of Feeling. This is an evaluation of the structure's ability to convey an architectural aesthetic and/or a historic sense of time and place.

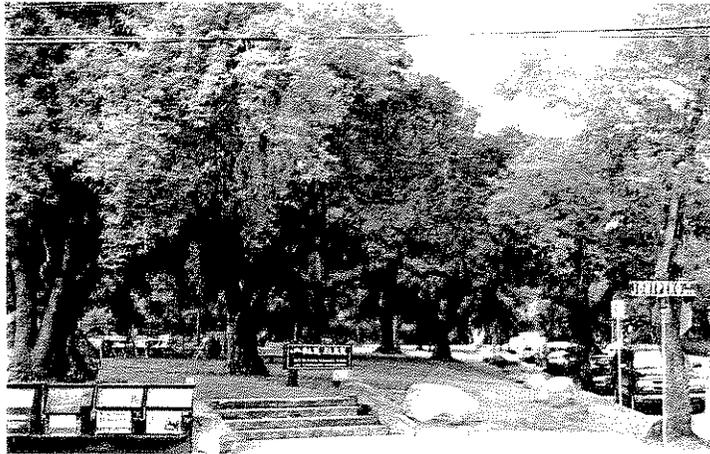
Each of the eight structures studied herein will be evaluated according to the above historic significance and integrity criteria.

IV. THE NEIGHBORHOOD

Neighborhood Description. The structures which are the subject of this study lie in the Oak Park neighborhood of the City of Santa Barbara, about two miles west of the downtown area. This neighborhood generally extends from Mission Creek on the north, the 101 Freeway on the west, Mission Street on the south, and De la Vina Street on the east. There are two distinct aesthetic and architecture forces influencing the look and feel of this neighborhood: one is Oak Park, a tree-rich neighborhood park of nearly 20 acres, in part straddling Mission Creek. This popular park provides picnic facilities, a wading pool and other children's play areas, a performance stage, and a venue for a variety of Citywide festivals, especially during the summertime. The structures immediately across from the park consist mostly of small residential structures. Alamar, the main east-west

street on the northern side of the neighborhood, forks off northwest from Junipero just across from the study area, and winds along the park's edge. The visual effect this creates is of a green area of trees, lawns, sidewalks, and well-tended, small homes. This aesthetic force, thus, renders a sense of a pleasant, residential neighborhood conducive to family life.

Photo 1: Oak Park, from Junipero Study Site



Cottage Hospital represents the second aesthetic force in the area. As its name implies, Cottage Hospital began its life in cottages, opening in 1891 on a small portion of its current location between Bath and Castillo Streets, Pueblo (then Third Avenue) and Junipero (then Fourth Avenue), near the current location of the emergency room. As Cottage Hospital has grown into a regional health care center over the past 115 years, its institutional aesthetic has become increasingly dominant in the area. The present 495-bed hospital with ancillary out-patient surgery and emergency room wings as well parking garages now define much of the area's land use, and construction on a completely new hospital building is soon to be underway. A large, new hospital building is now planned, and is to be located a block west of the current hospital structure, on the block immediately to the east of the study block.⁵ As the hospital has grown, and as the delivery of health care has become more procedure- and hospital-oriented, physicians have established medical offices in the area surrounding Cottage Hospital in order to attain all of the benefits of proximity. Many of the neighborhood's former residences have been converted into medical offices, while many others have been razed in order to clear the way for newer medical office buildings. Other health industry-related enterprises also occupy this area, including pharmacies and convalescent homes.

Thus, the neighborhood in which the Cancer Center site lies is a mix of small residences, former small residences now in use as medical offices, and larger,

⁵ Walker Tompkins, *Santa Barbara Neighborhoods*, "Westside." See Cottage Hospital WEB site for details regarding new hospital construction. www.sbch.org.

institutional-style medical and related buildings. This is a mix reflected in the array of properties lying within the study site proper, and in the immediate adjoining properties.

Photo 2: Non-Study Junipero Street Houses, with Medical Building in Background



Photo 3: Bungalow at Junipero and Oak Park Lane

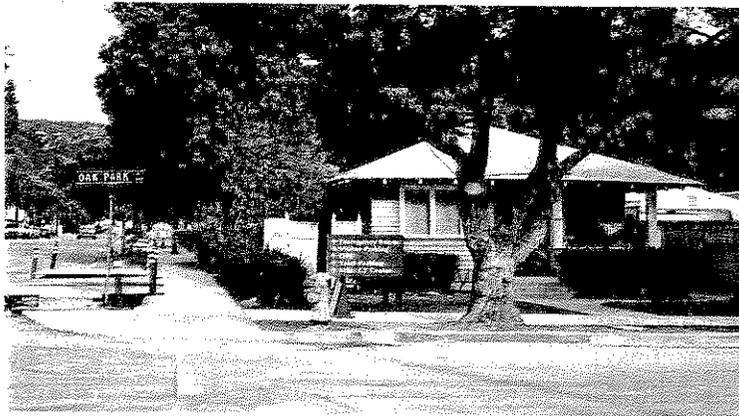


Photo 4: Cottage Hospital Parking Garage, from Pueblo and Oak Park Lane



Study Area History. The subject sites are all part of what was recorded as Neal's (sometimes spelled "Neale's") Addition to the City of Santa Barbara. Neal's addition was surveyed by James L. Barker and recorded in the County's surveyor's office on August 15, 1873, but this area of it was not subdivided into lots until July 1905.⁶ The Sanborn Fire Insurance Company, which produced block-by-block maps of cities across the country at various intervals beginning in 1875, published its first coverage of this area in its 1907 Santa Barbara map book. The study block was city block number 432, West Junipero was West 4th Street (or, sometimes, Avenue), West Pueblo was West 3rd Avenue.⁷ The 1907 map reveals that in 1907, just two years after the block was subdivided, there were wood-sided dwellings on six of the seventeen lots, including the addresses 519 and 527 (later changed to 525) W. Junipero and 526 and, possibly, 524 W. Pueblo, all of which are study properties. [Copy of map attached to this report.]

The map shows a denser scattering of single-story, wood-sided houses on the neighboring blocks as well. At the northwest corner of 4th (Junipero) and Castillo, Cottage Hospital can be seen; it is also wood-sided, with several two-story and single-story sections. Subsequent maps show that the Cottage Hospital influence continued to expand, but residential quality of the area did, also. Lots filled with mostly, but not exclusively, single-story, wood-sided homes. Eventually, the electric streetcar system, serving the downtown area starting in 1896, was extended to serve Cottage Hospital and the Oak Park neighborhood, coming down 4th Street and having Oak Park as its terminus. In this manner, the neighborhood became an integrated part of the greater City of Santa Barbara. Public buses have continued their service to the area since the streetcar ceased operating in 1929.⁸

As will be seen in the succeeding individual structure histories, five of the eight study properties in general fit the neighborhood pattern of small residential units providing housing for middle- and working-class families until their conversion into medical service units. Two of the remaining three have been vacant for quite some time, so they are not in use either as residences or as medical offices, and the remaining one seems to have retained its residential uses throughout its history.

Of particular note is the settlement of this neighborhood as representative of a larger historical movement. Prior to the end of the 19th Century, families typically lived either in distinctly rural environments or in the ever more densely populated urban

⁶ Wright Abstract Company, Abstract of Title, Neal's Addition, designated on map made by Jas. L. Barker, surveyor and recorded in office of County Recorder, Aug. 15, 1873, book "B" of misc. records, and "Geo. W. Bates' Subdivision of Block 1 and NW1/2 of Block 2, Neal's Addition, Santa Barbara," A.W. Dozier, surveyor, July 14, 1905. Oak Park might be the location of houses without the intervention of Henry Tallant, manager of the Hollister Estate Company, who, in 1904, organized a fund raising campaign to purchase seventeen acres adjoining the creek for the purpose of a park. Mary Louise Days, *Oak Park, Park Histories*, 1977.

⁷ Sanborn Fire Insurance, Santa Barbara, 1907, map book page 50.

⁸ Walker Tompkins, *Santa Barbara Neighborhoods*, "Westside," p. 114.

environments. Interrelated forces leading to a more diversified economy and more non-rural employment began to create a theretofore unknown middle class. It was this group that needed housing, and it was this group that began to develop the first suburban community settings. Nineteenth century American history, in fact, was characterized by unprecedented demographic and geographic changes. Westward expansion was pursued throughout the century, enhanced by innovations in transportation and standardized industrial processes that made them possible. Large new populations of immigrants came to America, swelling cities, building homestead farms throughout the Midwest and the West. The city dwellers generally helped to create and run manufacturing industries, on the one hand, and the homesteaders agricultural industries on the other. By the time the 1890 census was reported, Frederick Jackson Turner, the famed historian, declared the frontier was “closed.”⁹

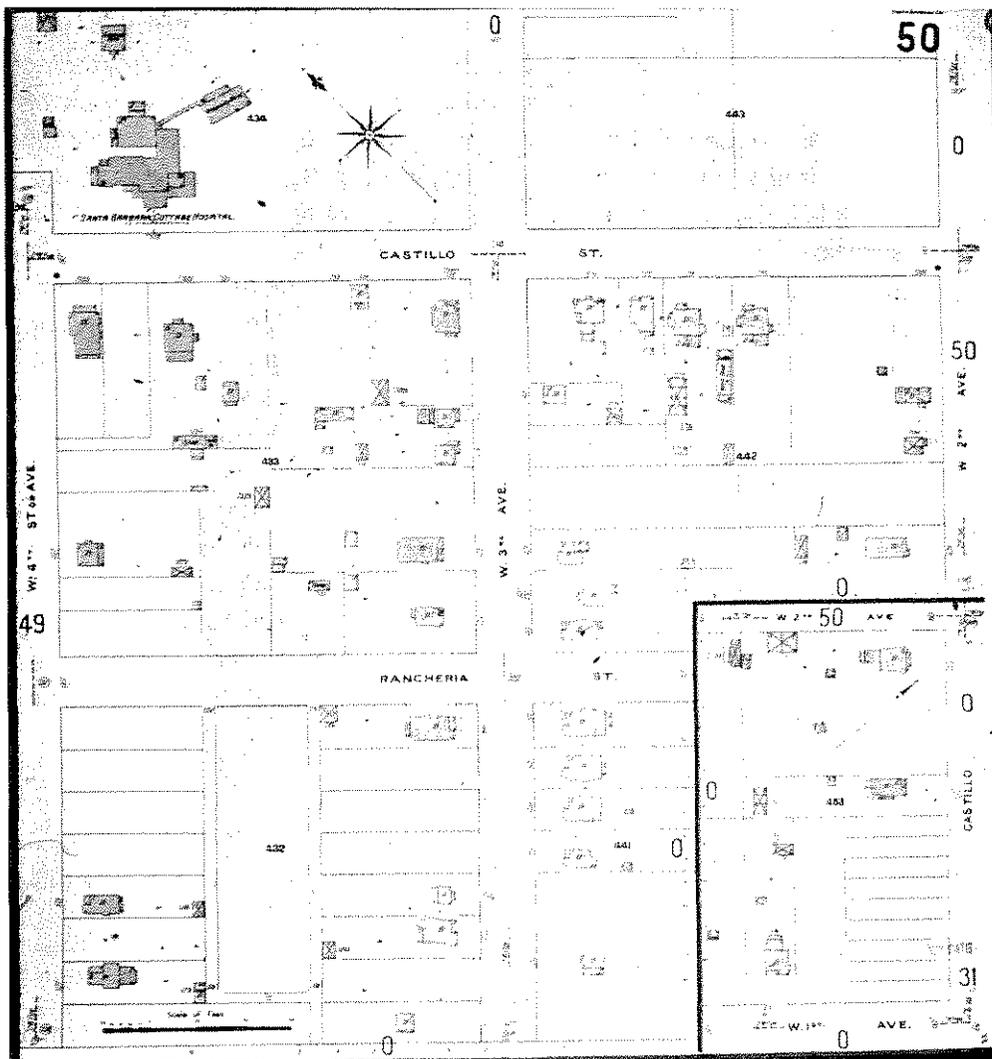
What remained from these vast changes in settlement patterns was for an emerging new class, a middle class of employees, entrepreneurs, and professionals, to develop a new kind of community life, a suburban life. New agricultural businesses and improved transportation minimized the need for the middle classes to grow their own food while streetcars and automobiles made access to downtown cities possible for work and shopping. Detached single-family home bungalow architecture, as seen in the study area, reflected middle class values perfectly. Bungalows were designed to provide a “homey” environment for families of moderate means who wanted privacy not afforded by multi-family structures. Lots were sized also to provide a plot of land on which to have a garden and an outdoor space, without having to have a farm. Bungalows achieved popularity nationwide as housing for middle-class Americans. By the turn of the 19th and well into the 20th centuries, this surge in single-family home construction gave rise to a new industry of architectural plans. Companies such as the Radford Architectural Company published catalogs of house blueprints for would-be homeowners. An extension of the house plan industry soon followed. It was the houses-by-mail industry, offering precut houses to be assembled on site. The major catalog retailer, Sears Roebuck Company, initiated a precut house division in 1908, selling millions of its anonymously designed structures nationwide until it finally closed the division in 1940. Sears, however, was only one of a number of such companies offering would-be home owners reliable and efficient ways to realize their dreams. Pacific Ready-Cut Homes, for example, was a southern California precut housing vendor which also began its business in 1908.¹⁰

⁹ John H. Reys, *Cities of the American West: A History of Frontier Urban Planning*, Princeton University Press, 1979. Richard Hofstadter. *The Progressive Historians—Turner, Beard, Parrington*. Knopf, 1968.

¹⁰ This is a synthesis of many secondary sources as well as reprinted primary sources. For example: Robert Winter, *The California Bungalow*, Hennessey and Ingalls, 1980; Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to House from Sears, Roebuck and Company*, Preservation Press, John Wiley & Sons, Inc., 1986; Rosemary Thornton and Dale Patrick Wolicki, *California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog*, Gentle Beam Publications, 2004; Radford Architecture Company, *Radford's Artistic Bungalows, The Complete 1908 Catalog*, Dover Publications, 1997; Ray H. Bennett Lumber Co., Inc. *Bennett's Small House Catalog, 1920*, Dover Publications, 1993; Henry H. Wilson, *California Bungalows of the Twenties*, Dover Publications, 1993.

The 1905 Bates' subdivision of the Neal's Addition to the City of Santa Barbara Oak Park, offered lots of approximately 50 feet by 150 feet, at the end of a streetcar line at the western extreme of the City. In doing so, Bates created a canvas on which a neighborhood of individualized bungalows could, would, and did form. Early suburban communities, such as the neighborhood under study, differed from their post-World War II successors. In these early examples, individual homeowners selected from an array of available housing styles, or created their own, and then arranged for the construction themselves. Post-World War II suburban tracts were to be developer-designed and built, usually offering three or more models for buyers to choose among, but resulting in more "cookie-cutter," less personalized neighborhoods than the one that developed between Oak Park and Cottage Hospital in the first part of the 20th Century.

Map 1: Sanborn Fire Insurance Map, 1907*

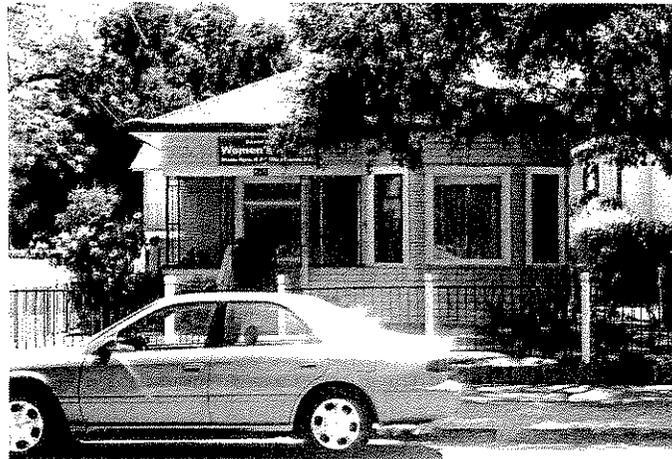


* 4th Ave. = W. Junipero; 3rd Ave. = W. Pueblo; Rancheria = Oak Park Lane

V. INDIVIDUAL STRUCTURE REPORTS

A. 519 West Junipero Street

Top: Street (North) and East Elevations; Middle: Street Elevation; Bottom: West Elevation



Description:

In use as a medical office, this is a simple pyramidal roof bungalow, with concealed eaves, covered in both wood shingle- and shiplap board siding. Its street elevation orients north, facing Oak Park. Original features of interest include three leaded windows on the east side, a leaded window facing the small entry porch, and one leaded window on the west side. The main roof overhangs the porch, next to which is a three-sided bay window. There are three metal porch supports, not original, designed to suggest straight columns. The porch stair rails are plain box rails, likely to have been a recent addition.

Structure History:

The documentary record reveals through a secondary source that a building permit for this house was issued on October 6, 1905 to Julius C. Gourley.¹¹ This is shortly after the filing of the Bates' subdivision map, and this makes the structure one of the oldest on West Junipero; a single-story, wood-sided dwelling unit appears on the 1907 Sanborn map at 519 West 4th Street (the original name for the street now called Junipero). The footprint of the house shown there is similar to that of the extant unit. Since the bungalow styling and detailing of the house implies an origin dating between 1900 and 1930, it is believed that the extant unit is the original one and dates between 1905, when the tract was subdivided, and 1907, when the Sanborn map was drawn. Julius Gourley, a foreman for the Union Mill Company, was also the first identified occupant of the house.¹²

The Sanborn maps dated 1929 and 1930 show an extension added to the rear of the structure as well as an auxiliary building, possibly a garage, at the center of the eastern boundary of the property as well as a small dwelling unit behind the main structure, with the address 519 ½.¹³ City street files for this property date from 1962, when the owner, one Augustus Cordero applied for and received a building permit to demolish the second house and to build the duplex unit that sits in the back of the lot today. The street files become complex after the duplex was constructed, for the documents for the various on-site structures are intermixed. So, for example, there is a document indicating that stairs for 519 W. Junipero were relocated in 1977, but it is unclear whether these were stairs for the older house in front or for the rear duplex. Visual evidence suggests the latter. It appears that most of the documents pertain to the duplex, to which an illegal third unit was added, and that the City cited the owner for numerous code violations. When the new owner, Dorothy Shea, purchased the property in about 1984, she continued to receive notices of violation. Several permit documents were issued in 1995, relating to bringing the structures up to code. One of these may

¹¹ Christopher Nelson, Architectural and Historic Resources Survey, City of Santa Barbara, 1980. City of Santa Barbara Planning files, 524 W. Pueblo.

¹² Sanborn map, City of Santa Barbara 1907, p. 50; Santa Barbara City Directory, 1912.

¹³ Sanborn map, City of Santa Barbara, 1907, corrected to 1929, p. 50; Sanborn map, City of Santa Barbara, 1930, p. 241. City of Santa Barbara street files, 519 W. Junipero.

pertain to the subject structure, because it refers to conversion of a bedroom to an office. The house has, indeed, been used as a medical office rather than a residence for about a decade.¹⁴

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 519 W. Junipero is evaluated below for its historic significance based on the foregoing description and history.

1. It possesses character of value to the heritage of the city. The structure is about 100 years old, and its general character as a bungalow-style dwelling unit in a city neighborhood supports an ongoing sense of community.
2. It is not known to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual.
4. It is a fair example of simple pyramidal roof bungalow style which itself signifies a simple way of family life, with home and garden.
5. It is not the best remaining architectural type in the neighborhood, although it is a good example. There are many bungalow dwelling units remaining with fewer apparent modifications.
6. It is not known to be the creation or design of a significant individual.
7. While it is a pleasant structure with some interesting detailing, particularly in the leaded windows, it cannot be said to embody outstanding design, detail, materials or craftsmanship.
8. It is not essential to the preservation of another landmark.
9. While it is not, per se, as important visual feature of the Oak Park neighborhood, it is one of a number of bungalows that, collectively, form an important visual feature.
10. This report did not evaluate the potential for archeological significance.
12. It does not qualify as a natural environment.
13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.

¹⁴ City of Santa Barbara street files, 519 W. Junipero.

14. It, in conjunction with the remaining neighboring bungalows, does help to illustrate a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries. Industrialization, meaning standardization and tools, also influenced growth. In the case of Santa Barbara, the Oak Park area represented an expansion away from the center of the city to an area where individual families of the new urbanized middle class could have lots of about 50 by 150 feet, and build thereupon their own small homes.

15. As a result of its representing a way of life 100 years ago, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.

16. It is believed to be able to yield important information to the community or is relevant to research.

17. It has not been determined by the City to be significant.

B. Integrity criteria. The former dwelling unit at 519 W. Junipero is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses fair integrity of design. Its basic design continues to be true to its presumed original, but with notable, significant exceptions. In particular, the front porch supports and railings are anachronistically modern. It is unlikely that there were railings originally, and it is likely that the porch supports were tapered wooden columns. Because the front porch is so prominent, these out-of-place features have a significant effect on the design integrity. The exterior fencing, too, does not fit the basic house aesthetic.

2. The house remains in its original location and, therefore, it has integrity of location.

3. The house has fair integrity of setting. It remains across from Oak Park in an area where there are other bungalows and Victorian houses. Still, it no longer is a single-family home with ample room for a garden, in a primarily residential, neighborhood setting. Instead, the setting is mixed and in transition. The duplex behind the house occupies a large portion of the streetscape. The structure itself is a clinic, and must provide for parking and access for patients and staff. Other nearby buildings include apartment houses or medical buildings.

4. The house has fair integrity of materials. Exceptions, however, are significant. The roofing material is composition, while it is likely to have been shingle originally. As noted above, the porch supports are made of an incongruent material, and some of the windows off street have been replaced with modern styles. Still, overall, the shingles are intact as are most of the original leaded windows. Replacement siding has generally retained the original feel.

5. The house has fair integrity of workmanship. The City's records imply, but do not make clear, that the house fell into disrepair within the last 20 years. It is unknown how much was rebuilt. Field study, however, indicates little evidence of patchwork repairs. The overall workmanship seems to be of similar quality.

6. The house has fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.

7. The house has fair integrity of feeling. The initial sense it evokes is of a small neighborhood house, although its changed setting and incongruous elements add some confusion to the sense of time.

Conclusion:

Because it is 100 years old, has fair integrity, and at least to some degree meets several of the history criteria related to its representing an era of community history, the structure qualifies as a structure of merit. Not being an outstanding, pure, or sole remaining example of its type, a turn-of-the-century bungalow, it does not qualify as a city landmark. Mitigation recommendations will be discussed in the final section.

B. 525 W. Junipero

Top: Street (North) Elevation and portion of East Elevation; Middle: Street Elevation;
Bottom: West Elevation



Description:

Also in use as a medical offices, primarily the Breast Resource Center, this is a vernacular two-story, "L" house with a Queen Anne-style curved entry porch in the "L," overhung by a sloping, curved roof and supported by rounded columns, two half columns at the each of the points of attachment to the house and three whole columns around the arc of the porch. There are two similar perpendicular doors, one on each wing, facing the entry porch. They each have a lower inset panel below a fixed window set off by a decorative lower sash. They also appear to have their original hardware in addition to newer dead bolts. The otherwise basic box porch railing features decorative verticals knobs.

Most of the windows are wood-framed and double-hung; the upper sashes on most of the older windows feature a decorative turn at their lower ends. The two front-facing and one of the western elevation windows are bracketed by decorative shutters. On the east elevation of the cross-wing, the side of the house contains a large bay with three double-hung windows, one in each wall of the bay. A curious feature is the second story window on the front portion of the west elevation. Rather than be fully framed itself and lie completely below the cornice at the roof-wall junction, the top of its frame sits inside the cornice. The appearance is as of an addition or alteration that occurred without exacting measurements.

Except for vertical wood skirting, the wood siding is horizontal, apparently clapboard; the moderately steeply pitched roof of the main part of the structure is covered with composition shingles, and overhangs at the gable ends, without exposed beams. There is some mature landscaping and an elevated, enclosed yard at the front elevation, surrounded by a fine, short sandstone wall. Its street elevation orients north, facing Oak Park.

The sides and rear of the structure, in particular, show evidence of additions and modifications. A set of open, wooden stairs accessed from the rear of the west elevation leads to a second story where there are two doors: one leads into the rear of the main part of the structure, one leads into a rectangular accessory unit. The varying roof lines, the disjointed arrangement of space, and the apparent age of the building materials imply differing construction dates and techniques. This middle portion of the structure also can be accessed from the first floor, as seen from the door behind the bay window section of the east elevation.

A third portion of the structure lies further back in the lot. It is a one-story, boxy addition. A large, modern-looking garage occupies the rear of the lot, and is not a part of this analysis.

Structure History:

Like its neighbor at 519 W. Junipero, this house appears to have been in place as of the time of the first available Sanborn map, the 1907 map, thereby making it one of the two oldest on the block. It has been reported that a building permit was issued to James McNeel for this address (then on W. Fourth) on July, 26, 1906.¹⁵ At the time of the Sanborn map the street address was reported as 527, but, by the time the 1929 Sanborn map was issued, the address had been changed to its current 525. The footprint of the house shown in the 1907 map is similar to that of the extant unit. Unfortunately, the number in the front part of the dwelling signifying the number of floors is obscured, but in both the 1907 and 1929 maps, it appears to read "1 ½," not the "2" stories it currently is. The entry porch appears to be shown with a curve, and the rear of the house is a single story in both maps. In the later map, a rectangular, single-story porch is shown as having been added to the rear.¹⁶ In the 1946 Sanborn map, the front part of the dwelling unit is clearly two stories high, while the two rear portions are one-story, with what was a rear porch in 1929 being shown enclosed and part of the house.¹⁷

The city directory of 1912 shows the house was occupied by James McNeel, a carpenter, and the original owner.¹⁸ Given his trade, it is possible that McNeel built the house himself, or participated in the building of it. The house seems to have remained a family home for the McNeels for decades, until about 1977, when it was sold to Richard and Eleanor Ball.¹⁹ City street files for this property date from 1930, when the owner, identified then as Ernest McNeel, applied for and received a building permit to add a bath and toilet to the second floor of the existing dwelling. A diagram accompanying the permit application shows a street front two-story portion, with a one-story portion behind. Possibly the addition of the upstairs bathroom was intended to create a distinct living unit. In 1936, partitions were added near the second story bathroom, and the next construction record, dated June 13, 1939, issued to Mr. and Mrs. Robert B. McNeel, granted a permit to erect a second-story addition to the dwelling and "adding to apartment," implying that there was an existing apartment. As part of this alteration, concrete walls were to be added to two sides.²⁰ By 1947, the dwelling unit seems to have been considered a duplex. On August 8, 1947, Mr. and Mrs. Ernest McNeel received a permit to add a garage to the existing two-story, two-family dwelling.²¹

When the property changed hands in 1977 from the McNeels to the Balls, the City issued an occupancy clearance for a "triplex."²² A zoning inspection in 1981, however,

¹⁵ David Bricker and Lauren Weiss Bricker, Phase 1 Architectural/Historical Structures Report, 529 W. Junipero, October 17, 1988, p. 8.

¹⁶ Sanborn map, City of Santa Barbara, 1907, corrected to 1929, p. 50; Sanborn map, City of Santa Barbara, 1930, p. 241.

¹⁷ Sanborn map, City of Santa Barbara, 1930, corrected to 1946, v. 2, p. 241.

¹⁸ Santa Barbara Directory, 1912, Gledhill Library, Santa Barbara Historical Society Museum.

¹⁹ City of Santa Barbara, Building and Safety Division, Street files.

²⁰ City of Santa Barbara, Building and Safety Division, Street files.

²¹ Ibid.

²² Ibid.

referred to the property as containing a duplex, a detached, two-car garage, and a carport. At that time, the property came into the possession of Dorothy Shea, or her Trust, where it remained until being purchased by the Cancer Center earlier in 2006. During the course of the Shea ownership, the structure was converted from residential to medical office use.

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 525 W. Junipero is evaluated below for its historic significance based on the foregoing description and history.

1. It possesses character of value to the heritage of the city. The structure is about 100 years old. It is of modest vernacular styling embellished with a fanciful entry porch, and it served as a family home for more two or three generations of a local family before being converted to medical office use. It represents, therefore, a stable neighborhood life that supports an ongoing sense of community.
2. It is not know to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual.
4. It is an example of a modest style of architecture that applies some embellishment, in this case a curved entry porch with tapered columns, to an otherwise unelaborated design.
5. There are other vernacular structures in the neighborhood and throughout the City, although this is a good example.
6. It is not known or believed to be the creation or design of an individual known to be significant to the history of the community.
7. While it is a pleasant structure with interesting detailing, particularly in the porch, it cannot be said to embody outstanding design, detail, materials, or craftsmanship.
8. It is not essential to the preservation of another landmark.
9. While it is not, per se, an important visual feature of the Oak Park neighborhood, it is one of a number of modest houses that, collectively, form an important visual feature.
10. This report did not evaluate the potential for archeological significance.
12. It does not qualify as a natural environment.
13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.

14. In conjunction with the remaining modest houses nearby, this unit does help to illustrate a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries. In the case of Santa Barbara, the Oak Park area represented an expansion away from the center of the city to an area where individual families of the new urbanized middle class could have lots of about 50 by 150 feet, and build thereupon their own small homes.

15. As a result of its representing a way of life 100 years ago, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.

16. It is believed to be able to yield important information to the community or is relevant to research.

17. It has not been determined by the City to be significant.

B. Integrity criteria. The former dwelling unit at 525 W. Junipero is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses fair integrity of design. The portion of the house that can be seen from the street remains true to what was likely its original design. Based on documentary and physical evidence, it appears that the design changes that have occurred include anachronistic additions the rear as well as some alterations, probably as a result of repairs made along the way, to the roof, and the windows.

2. The structure remains in its original location and, therefore, it has integrity of location.

3. The structure has fair integrity of setting. It remains across from Oak Park in an area where there are other older, wood-sided residential structures. Still, it no longer is a single-family home, or a duplex, with ample room for a garden, in a primarily residential, neighborhood setting. Instead, the setting is mixed and in transition. Immediately next to the structure to the east is a modern apartment building. The structure itself is a clinic, and must provide for parking and access for patients and staff. Other nearby buildings include apartment houses or medical buildings.

4. The house has good integrity of materials. Exceptions include the roofing material, which is composition, while it is likely to have been shingle originally. Rear and second-story additions have used modern materials.

5. The house has good integrity of workmanship. Examination of the structure reveals that even the more modern, non-qualifying additions were prepared in a relatively seamless fashion. Overall the quality of the workmanship is good.

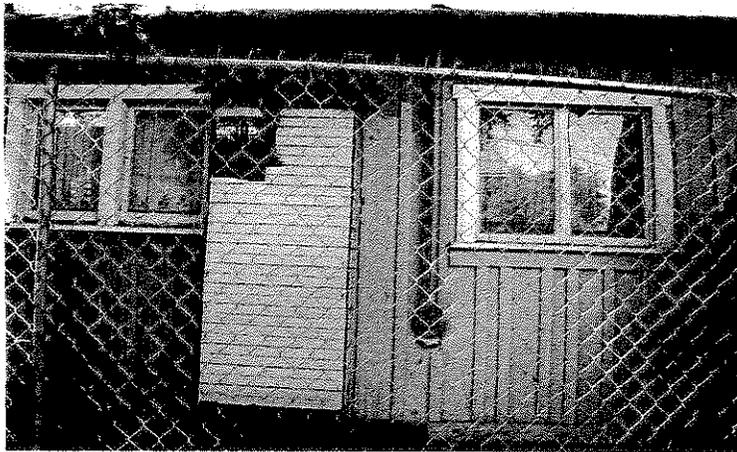
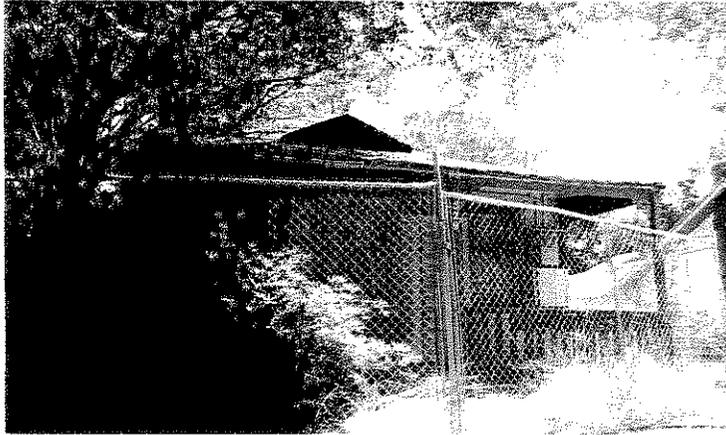
6. The house has fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.

7. The house has fair integrity of feeling. The initial sense it evokes is of a small neighborhood house, although its changed setting and incongruous elements add some confusion to the sense of time.

Conclusion:

Because it is 100 years old, has good integrity, and at least to some degree meets several of the history criteria related to its representing an era of community history, the structure qualifies as a structure of merit. Not being an outstanding, pure, or sole remaining example of its type, a vernacular house, it does not qualify as a city landmark. Mitigation recommendations will be discussed in the final section.

C. 529 W. Junipero



Description:

Now vacant and surrounded by a chain link fence to prevent vandalism, this is a single-story vernacular, wood-framed, and wood-sided, mostly board-and-batten, bungalow. It sits with its width as the north, or street, elevation. It has a low-pitched, gable-on-hipped roof; a porch extends across the entire front elevation, overhung by a shed roof. The porch roof supports are four simple wooden piers topped by curved brackets, and the porch surround is a basic wooden balustrade. The main entry door is located in the center of the structure, and a double-hung window is placed on either side of the door. Miscellaneous additions and alterations can be seen, particularly on the sides and rear of the structure. These include sliding aluminum windows, a protruding addition that appears to be made of plywood, another addition, at the rears, with a sliding glass door. The site also contains a boarded-up garage and mature trees.

The house was the subject of a Phase 1 and Phase 2 Historic Resources Assessment in 1988 and 1989.²³

Structure History:

This house does not appear on the 1907 Sanborn map. The address, however, 529 W. Fourth Street, was listed as the residence of Charles Ilenstine by the time of the publication of the 1908-09 Santa Barbara city directory, leading thereby to the inference that the original house was built around 1907 or early 1908. Indeed, on September 23, 1907, the City issued to Charles Ilenstine a permit for a one-story frame building on lot 15 of Neale's addition.²⁴ The 1912 city directory identified the street address with Reuben Ilenstine, resident, and with Ilenstine Brothers' grocery. The Ilenstine Brothers were grocers, but their grocery market appears to have been located at 2627 Hollister Avenue.²⁵ There was, however, a store associated with the small house at 529, a confectionery, as it was listed in several of the early directories.²⁶ The location across from Oak Park and the W. Fourth Street terminus of the street car line was likely a propitious location for such a store. When a historical assessment was conducted in 1988, the historians were able to speak to a local resident, Isaac Bonilla, who recalled buying refreshments from Mr. Ilenstine. Mr. Bonilla was quoted as saying about Charles Ilenstine, "He was always very nice to us kids," referring to the children who played

²³ David Bricker and Lauren Weiss Bricker, Phase 1 and Phase 2 Architectural/Historical Structures Report, 529 W. Junipero, October 17, 1988 and January 9, 1989, respectively.

²⁴ Bricker and Bricker, *op. cit.*, 1988, p. 1.

²⁵ In some sources, the name is spelled Ilenstein. The majority of the sources, however, spell it Ilenstine, including an obituary for Walter Ilenstine and a building permit.

²⁶ For example, Santa Barbara City Directory, 1918-19. Possibly, for awhile, the store and the residence, although they were part of the same structure, may have been given different street addresses. The 1926-27 directory lists 529 at the home of C.B. Ilenstine and 531 as the confectionery of C.B. Ilenstine, making the note that "531 4th and 529 same."

across the street in Oak Park and who were among his loyal customers.²⁷ Bonilla also remembered Ilenstine having a rear garden and raising chickens and ducks, and he particularly remembered an Ilenstine invention—an improved clothesline in the shape of a wheel, propelled by sails.²⁸

Charles Ilenstine was listed as resident of the 529 property through the 1929-30 directory, where he was listed as a “grocer,” although the prior directory still identified him as a confectioner. This suggests that the store at 529 may have changed its emphasis, as is likely given that the streetcars ceased operating in August 1927, in favor of buses, and there may have been fewer end-of-the-line walkers as a result.²⁹ In 1930, W. G. Ilenstine applied for a received a permit to make interior alterations to the “existing store and dwelling,” described as having a board-and-batten exterior and a roof of both wood shingle and composition tiles.³⁰ Possibly the directory’s language change, from confectioner to grocer indicated an expanded line of retail products, for the next year’s directory, 1931 indicates new names associated with the property, Reid and Nellie Beaver, but they were listed also as grocers. In 1934, there was a new grocer listed, George Cheshire and wife Mildred. By the time of the 1935 directory, there were no grocers or confectioners associated with the site at all; rather, it was the residence of Clarence Deweber, an oil worker, and his wife Angeline, and, in 1940, Arleigh Adams, a gardener, and his wife, Violet.³¹ These individuals may have been renters, for the name W.G. or Walter Ilenstine remained associated with the site in documentation through 1960. In July 1950, for example, W.G. Ilenstine submitted to the City a blueprint for a detached garage.³² In 1960, Walter Ilenstine was listed in the directory as the site resident.

The subject house has been vacant now since at least the early 1970s. It appears to have been purchased by Dorothy Shea in about 1962, and it was the subject of correspondence between her (in the 1970s, presuming it is the same person, she was Dorothy Daly) and the city’s Community Development Department beginning in 1972.³³ Apparently, the house was vacant, possibly subject to vandals, and suffering from considerable disrepair and deterioration. Among the repairs the owner was required to make in order to render the house habitable were:

- Repair or replacement of defective piers, vertical posts, and sills
- Leveling of the floor structure were deflected
- Repair or replacement of all broken or missing windows
- Repair of rear exterior steps

²⁷ Bricker and Bricker, *op. cit.*, 1988, p. 3.

²⁸ Bricker and Bricker, 1989, *op. cit.*, p. 11.

²⁹ City of Santa Barbara Pedestrian Master Plan, Chapter II, “History of the Pedestrian System,” p. 6.

³⁰ Santa Barbara, Building and Safety Division, Street files, May 16, 1930.

³¹ Santa Barbara Directories, 1918-19 through 1987, Santa Barbara Public Library.

³² Santa Barbara, Building and Safety Division, Street files, July, 27, 1950.

³³ Santa Barbara, Building and Safety Division, Street files, December 21, 1964; July 21, 1972, September 15, 1974.

- Realignment and bracing of the roof at the rear of the structure
- Recovering of kitchen and bath floors to render them sanitary
- Repair or replacement of all inoperative door and window hardware
- Bringing electrical system up to minimum code
- Removing all trash, junk, garbage and combustibles from within and around the structures
- Keeping all doors and windows locked or nailed to prevent vandalism³⁴

Two years later, the Department once again contacted the owner, suggesting that the structure was “vacant and appears abandoned,” and that “it is in a generally dilapidated condition,” with no work appearing to have been done to abate the conditions noted in 1972.³⁵ Another warning was dated January 2, 1975; this one received a response to the effect that the owner had hired contractor Thomas Wright to conduct the necessary rehabilitation work. Still, by the time of a reinspection, nothing had happened. The City posted a certified warning letter to the owner, dated June 2, 1975, warning of legal action. What work was subsequently done is unknown. The sole relevant permit to be found in the street file was issued to Wright, October 3, 1975, for electrical work.

The record is silent regarding the building until its historical evaluation by the Brickers and subsequent structural analysis by engineer Peter W. Ehlen, both of which studies were completed for the neighboring property owner, Santa Barbara Convalescent Hospital, and its plans to demolish the building to make way for a parking facility. The Brickers found the house to meet two of the City’s criteria for designating a historically significant structure:

1. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation, and
2. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.³⁶

Ehlen’s analysis was designed to assess the practicality of rehabilitating the structure for either on-site reuse or for relocation to another part of the site. He described five layers of roofing, dry rot, termite damage, overly stressed roof beams, an inadequate perimeter foundation, and concluded: “Due to the overall light assembly, state of deterioration, substantially overstressed selected members, and the inability of the building foundations to resist earthquake forces; it is my opinion that the building should be removed.”³⁷

³⁴ City of Santa Barbara, Building and Safety Division, Street files, July 21, 1972.

³⁵ September 15, 1974.

³⁶ Bricker City of Santa Barbara, Building and Safety Division, Street files and Bricker, 1989, *op. cit.* p. 5.

³⁷ City of Santa Barbara, Building and Safety Division, Street files, February 8, 1989.

Nonetheless the building remains standing. Permit records indicate it may have been re-roofed in 1996.³⁸ If so, the field study revealed that there remain multiple layers of roofing on the structure, so it does not appear that an entirely new roof was completed. A locked chain link fence now encircles and protects the structure.

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 529 W. Junipero is evaluated below for its historic significance based on the foregoing description and history.

1. It possesses character of value to the heritage of the city. The structure is almost 100 years old. It is of modest vernacular styling of a sort that appeared in pattern books from about 1905 onward, answering the need of the middle class across the country to have a small, detached urban or suburban home. This house served as a home and a confectionery for more than twenty years, during a time when there were pedestrians arriving at the Oak Park area. It represents a historic type of neighborhood life when shop owners lived in the same buildings as where they worked and when neighborhood merchants were integrated into the life of the community.
2. It is not known to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual. The Brickers, during their 1989 Phase 2 study, attempted to identify more biographical information about Charles Ilenstine, but were unable to develop more about his story.
4. It is an example of a very modest style of bungalow architecture with very little embellishment, except for the gables resting on a hipped roof and the full-width front porch.
5. There are other vernacular bungalow structures in the neighborhood and throughout the City, although this is a good example.
6. It is believed to be the creation or design of Charles Ilenstine, an individual who became significant to the history of the Oak Park neighborhood by virtue of operating a confectionery to serve children and pedestrians, patrons of Oak Park and of the streetcar system. This service would have contributed to the functioning of the community.
7. While it is a pleasant structure, it does not embody outstanding design, detail, materials, or craftsmanship.
8. It is not essential to the preservation of another landmark.

³⁸ City of Santa Barbara, Building and Safety Division, Street files, permit issued March 1, 1996.

9. In its current condition, set well behind a chain link fence and somewhat hidden by trees, it is no longer important visual feature of the Oak Park neighborhood. It is, however, possible to imagine it as a rehabilitated structure contributing to the number of modest houses that, collectively, form an important visual feature.

10. This report did not evaluate the potential for archeological significance.

12. It does not qualify as a natural environment.

13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.

14. In conjunction with the remaining modest houses nearby, this unit does help to illustrate a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries. In the case of Santa Barbara, the Oak Park area represented an expansion away from the center of the city to an area where individual families of the new urbanized middle class could have lots of about 50 by 150 feet, and build thereupon their own small homes. Local retailers were necessary to serve these new suburban neighborhoods, and this property represents such an enterprise.

15. As a result of its representing a way of life 100 years ago, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.

16. It is not believed to be able to yield additional important information to the community or is relevant to research.

17. It has been entered onto the City's list of potentially significant properties, and the Brickers' report of 1989 confirmed its significance. Again, it is not considered eligible for listing as either a state or national historic site.

B. Integrity criteria. The former dwelling unit at 529 W. Junipero is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses fair integrity of design. The portion of the house that can be seen from the street remains true to and old, but perhaps not original design. Based on documentary and physical evidence, it is possible that the roof was raised after 1907 to form a full second story from what was a one-half story. It is also possible that, at the time of such alteration, the curved entry porch may have been enlarged. It is of particular note that the Sanborn maps of 1907 and 1929 show the porch as basically rectangular, with a rounded corner, ending within the eastern edge of the house proper, while the 1946 Sanborn map shows the cross-section much as it is now: with somewhat more of an arc and extending all the way to the eastern side of the house. Possibly this difference represents an inaccuracy in the drawing, but it may well represent a change.

2. The structure remains in its original location and, therefore, it has integrity of location.
3. The structure has fair integrity of setting. It remains across from Oak Park in an area where there are other older, wood-sided residential structures. Still, it no longer is a single-family home in a primarily residential, neighborhood setting. Instead, it is surrounded by a chain link fence and, beyond that, its setting is mixed, with medical offices, and apartments nearby, and it is in transition. The streetcar line that helped define it and its historical function has long been gone.
4. The house has poor integrity of materials. While at the building's front, much of the materials, such as the board-and-batten siding and the porch overhang, seem original, they are highly deteriorated in quality. Materials to additions in the back are of a very different quality and nature.
5. The house has poor integrity of workmanship. Where additions occurred, they were rendered without a great deal of attention to emulating the original workmanship. Where repairs have occurred, such as the roof, they have been executed without an attempt to be true to the original construction values. Where original construction remains, it is highly deteriorated, thus degrading the workmanship.
6. The house has fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.
7. The house has poor integrity of feeling. In its current deteriorated condition subsequent to its long-standing vacancy and hidden behind a chain link fence, it is difficult to sense its historic properties.

Conclusion:

Because it is almost 100 years old and meets several of the history criteria related to its representing an era of community history, the structure qualifies as a structure of merit. The overall poor condition of the structure has degraded its integrity so that it does not qualify as a city landmark. Mitigation recommendations will be discussed in the final section.

601 W. Junipero

Top: Street (north) Elevation; Middle: Street and East Elevations; Bottom: Rear (south) Elevation





Description:

Now the location of offices for the Cancer Center, this is a single-story bungalow with horizontal aluminum siding on the exterior walls, except for vertical board-and-batten emulated aluminum siding in the triangles formed by the angle of the side-gabled roof, and the stuccoed west wall. The structure is oriented toward the street, or the north. It has a cross-gabled roof, with its side gable oriented along the street, or north elevation. On that elevation, there is a front-gabled, centered, dormer vent window, mid-roof. A cross gable section extends south toward the rear of the property, with the eastern half of that section extending several feet beyond the western section. (See bottom photograph, previous page.) An exterior brick chimney sits prominently in the middle of the east elevation, rising through the ridge of the main roof.

The roof, which is covered in composition material, overhangs the entry porch. This porch occupies half of the street elevation, while a trellis awning overhangs the front windows to the west, not protected by the porch roof, and connects to a four-foot high stucco wall which encloses another porch. Entry porch supports are two upright wooden beams under an L-shaped, exposed wooden beam of similar dimensions. The porch is partially enclosed by a horizontal wooden balustrade between wooden posts. The post-and-rail construction continues along the east elevation where it encloses a ramp the length of the side, leading to the entry porch. A low wall, matching the enclosure to the west, lies in front of the house, defining the walkway to the porch stairs.

The structure's east elevation is extended from behind the gable roof by a single-story room of lesser plate height, with its own overhanging gable roof with expose beams. The main entry door is a wood-framed large single glass panel door which appears to be original. There are two entry doors into this area from the back, or south elevation, of the structure. They are not double doors, and, in fact, they are of distinct widths and styling, but they are located side by side. One is a panel door and one contains five horizontal, wood-framed lights. There is also an entry door into the rear of the main structure, and one on either side of it. Some of the windows appear to be original, while others are not wood-framed and are clearly replacements. The front fixed window, topped by a ribbon window, and the two wood-framed, double-hung windows on the east elevation are examples of original windows. Other windows are of more modern origins and of varying methods of operation or are fixed. The site also contains a rear accessory building and some lush landscaping in front.

Structure History:

This house does not appear on the 1907 Sanborn map, nor does the address appear in the 1912 city directory. By the time of the 1918-19 directory, however, the directory identified the address and named two sets of occupants: William Henderson, a gardener and his wife, Fannie, and Reid Beaver, a clerk with American Railway Express, and his

wife Nellie.³⁹ Residents listed in the 1926-27 directory were William and Viola Campbell, he an engineer at Santa Barbara Cottage Hospital; in 1931, they were Harry Allen, a cook, and wife, Edna; in 1940 Raymond Washburn, an optician, and wife, Ruth.

The 1930 Sanborn map shows the footprint of the structure as it was then to be similar to its footprint today with the exception of a full-width front porch. The map shows essentially a single-story rectangle, aligned in the lot with its width facing the street. There was shown a small protrusion toward the front of the west wall, and the west side of the rear, or south, elevation was slightly inset. Detached rear buildings included a small, rectangular accessory building and a long poultry house. By the time of the 1946 map, the poultry house was gone, and the accessory building was larger, appearing as a modified, single-story "L" shaped building, identified as 601-B W. Junipero.⁴⁰ A 1945 building permit, issued to owner W. H. Curtain, allowed for the existing garage to be relocated and a new, "Redicut" garage to be erected. It is unclear precisely where these structures were.⁴¹

A major modification was made to the structure in about 1951. Evelena Curtain applied for and received a permit to convert a portion of the west side of the main house into a separate living space, in effect, to form a duplex. At that time, the western half of what was a full front porch was enclosed, making interior space for a kitchen and bath. Exterior and interior plans filed with the permit show that the entry door on the west elevation was added at that time and two new west windows, one single-hung in the kitchen area, and on horizontally sliding window in an oriel-type protrusion from the bedroom. The elevation plans show horizontal siding, presumably wood.⁴² Ten years later, the same applicant received permission to apply aluminum siding to the exterior walls of the house.⁴³

In 1975, architect Donald Sharpe, working on behalf of Dr. Frank Gott, received permission from the City to proceed with modifications for converting the structure from a residence to medical offices. At that time, trellis awning and wall were added to the west side of the front elevation, to screen the "hodge podge" of windows. Other changes involved arranging for handicap access, which is likely to be the time when the ramp on the east side was built. In 1997, when the property was in the hands of Dorothy Shea, three layers of old roofing were removed and new composite roofing applied.⁴⁴ The building has been used for medical offices with the mid-1970s, although there have been

³⁹ Santa Barbara City Directories, 1918-19 through 1991, Santa Barbara Public Library. Note that Reid and Nellie Beaver were listed in the 1931 directory as grocers associated with the neighboring address, 529 W. Junipero. [See which discussion.]

⁴⁰ Sanborn Fire Insurance map, 1930, and Sanborn Fire Insurance map, 1930, corrected to 1946, p. 241. This property was just off the area of coverage in the 1907-1929 Sanborns.

⁴¹ City of Santa Barbara, Street files, October 30, 1945.

⁴² City of Santa Barbara, Street files, April 18, 1951.

⁴³ City of Santa Barbara, Street files, January 19, 1961.

⁴⁴ City of Santa Barbara Street files.

residential uses of the site during that time, also, according to city directory listings.⁴⁵ Since 2004, the property has been owned and used by the Cancer Center.

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 601 W. Junipero is evaluated below for its historic significance based on the foregoing description and history.

1. It does not possess character of value to the heritage of the city. The original structure is likely to be close to 90 years old, but it has been modified and compromised to such an extent that it does not possess its original character or reflect the City's heritage.
2. It is not known to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual.
4. It is a much altered example of bungalow architecture with little of its original character remaining to be seen.
5. This is not the last remaining bungalow in the neighborhood, nor is it a particularly good example.
6. It is not believed to be the creation or design of an individual known to be significant to the community.
7. This structure does not embody outstanding design, detail, materials, or craftsmanship. It has been much modified, with anachronistic design and materials.
8. It is not essential to the preservation of another landmark.
9. It is a clean, well-maintained single-story structure with siding that resembles the wood siding of a bungalow. It is not an important visual feature of the neighborhood, although it is not intrusive and it does fit the general small-house, neighborly setting.
10. This report did not evaluate the potential for archeological significance.
12. It does not qualify as a natural environment.
13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.

⁴⁵ See, for example, Polk Directories 1987 and 1991, wherein 601 W. Junipero is listed as having three apartments. These may well have been in the rear, side, and accessory units.

14. This structure does not illustrate a broad pattern of history. Although it was originally a small suburban bungalow with a poultry house, it has been altered to such an extent that little of the original life it represented is seen.

15. While this house itself does not convey a sense of time and place, by virtue of its remaining low-key style, it does not detract from the overall residential character of the neighborhood or district.

16. It is not believed to be able to yield additional important information to the community or is relevant to research.

17. It has not been entered onto the City's list of significant, or potentially significant, properties.

B. Integrity criteria. The former dwelling unit at 601 W. Junipero is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses poor integrity of design. The portion of the house that can be seen from the street includes a truncated front porch, initially a vital design feature of this bungalow, replaced by a stucco wall and an overhanging trellis. Alterations have resulted in an odd assortment of doors all around, as well as a variety of windows. Aluminum siding may resemble wood siding, but its character is too uniform to appear true.

2. The structure remains in its original location and, therefore, it has integrity of location.

3. The structure has fair integrity of setting. It remains across from Oak Park in an area where there are other older, wood-sided residential structures. Still, it no longer is a single-family home in a primarily residential, neighborhood setting. Instead, a large driveway and parking lot characterize the east portion of the site, and, beyond that, its setting is mixed, with medical offices, and apartments nearby, and it is in transition.

4. The house has poor integrity of materials. Most of the exterior walls are aluminum siding, added in 1961, except for the west wall, which is stucco. The roofing material has been changed, the windows and doors, while some are original, are quite mixed, for several examples.

5. The house has poor integrity of workmanship. Most of the visible workmanship is associated with non-original elements of the structure: the walls, the porch, the porch enclosures. These modifications obscure the original craftsmanship.

6. The structure does not possess integrity of association with historical individuals, events, or movements.

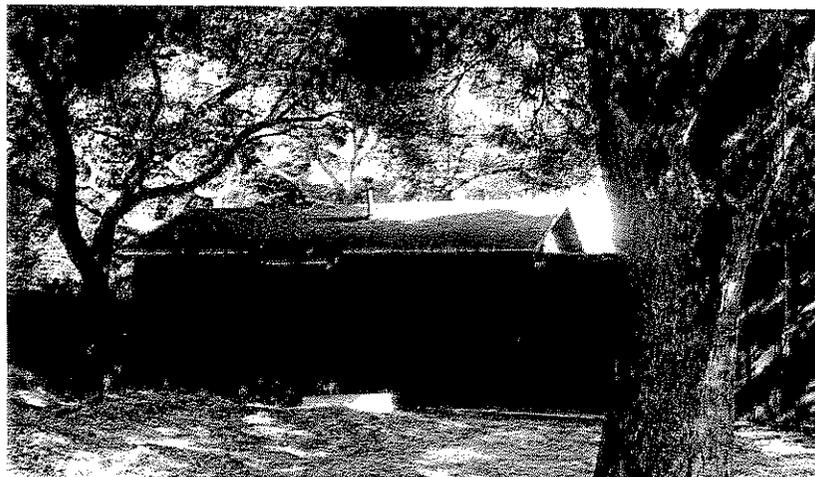
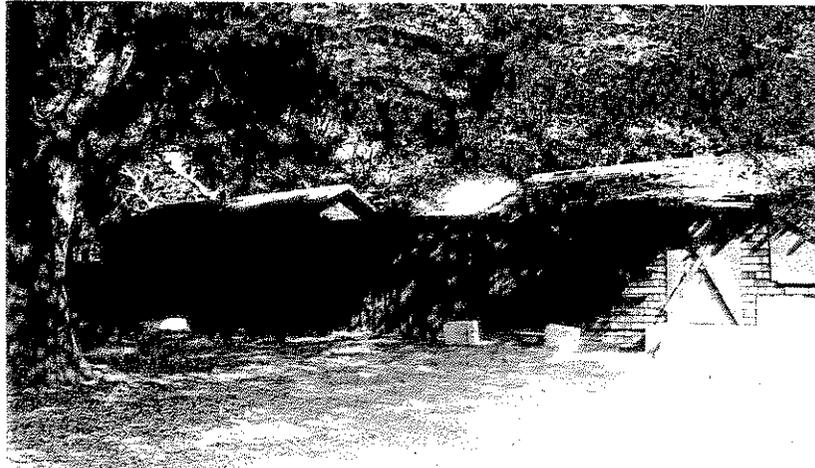
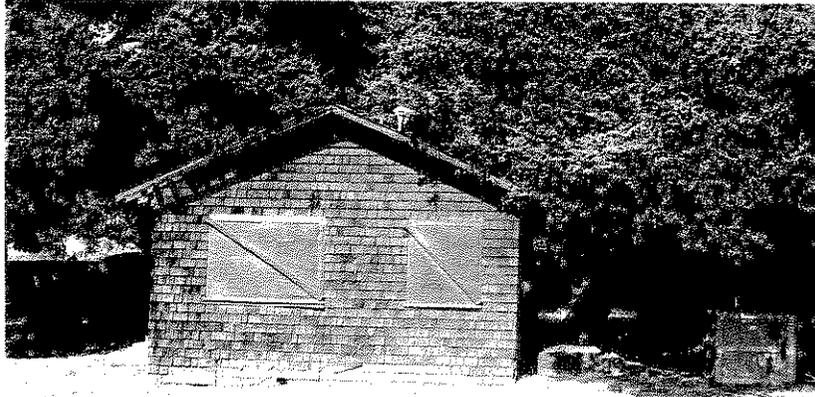
7. The house has poor integrity of feeling. It does not give the sense of being a residence, although the viewer can see that it was once a house. Because of its choppy appearance and alterations, it looks and feels like office space.

Conclusion:

Although this structure originated almost 90 years ago, the changes to it have been manifold and anachronistic. They have compromised its ability to represent the past. The structure, therefore, does not sufficiently satisfy any of the criteria that would qualify it as a structure of merit or landmark. Mitigation is not required.

2317 Oak Park Lane

Top: West Elevation; Middle: South Elevation; Bottom: West Half of North Elevation



Description:

This former duplex consists of two small, side-by-side, unpainted wood shingled bungalows sharing a center carriage house, enclosed by a high vertical wooden wall, attached on either end to each of the dwelling units. The structure vacant and all windows and doors are boarded up; it is in an advanced state of deterioration, with a significant caving of roofing exhibited, particularly on the easternmost unit. It sits interior to the block with access essentially from a mid-block parking lot associated with the Cancer Center. Accordingly, it is not visible to passerby from any street, and it is further obscured by its situation nestled among mature oak trees.

Each unit of this duplex is side-gabled and perhaps best described as a cabin. The entry doors are centered with a small overhang roof extension overhead. A single window flanks the entry doors on either side, front and rear elevations. Each door has a short run of concrete steps leading to it. There are no porches or other external embellishments.

Structure History:

The 1907 Sanborn map shows that street defining the eastern boundary of the block 432, where the study parcel lies, to have been called Rancheria Street, rather than Oak Park Lane, the name it has had since about 1960.⁴⁶ This structure does not appear on the 1907 Sanborn map, nor does the address appear in the 1912 city directory. The 1929 corrections to the 1907 Sanborn map do indicate a two-dwelling unit rectangular structure with an intervening accessory unit had been erected in this location, perhaps more than 150 feet behind a U-shaped dwelling unit fronting on Rancheria Street.⁴⁷ The address of the main house was identified as 2323 Rancheria, and the addresses duplex behind it bore the addresses 2323 A and B. The following year, 1930, the Sanborn company issued a new set of maps for the City of Santa Barbara, and a similar configuration of structures appears for this site there, but the duplex units were identified by distinct street addresses: 2317 A and B, Rancheria Street, and the main house, still 2323, had gained an addition.⁴⁸ While it is not possible to know the exact year the first part of the duplex was built, the main house, built by the W. L. Mason family appears to date from about 1921.⁴⁹ A building permit approved in November 1925 contains a site plan which depicted an "existing house" in the location of eastern unit. The permit allowed W. L. Mason to construct a 16 foot by 34 foot single-story addition onto that unit, believed to be the

⁴⁶ Sanborn fire insurance map, 1907, p. 50; Santa Barbara City Directories, 1918-19 through 1991, Santa Barbara Public Library. There is a note next to the listings in the 1960 directory for Oak Park Lane which states: "formerly that part of Rancheria from W. Padre northwest."

⁴⁷ Sanborn fire insurance map, 1907, corrected to 1929, p. 50.

⁴⁸ Sanborn fire insurance map, 1930, p. 241. This map also identified the City block number to have been changed to 2641 from 432.

⁴⁹ City of Santa Barbara, Master Environmental Assessment, 2002, p. 41.

extant westernmost cabin.⁵⁰ Thus, it is surmised that the two portions of the structure were built a few years apart, but were completed between 1921 and 1926. Indeed, in the 1926 city directory there was the first appearance of the address 2317-A Rancheria, occupied by a nurse, Janet W. Jones.⁵¹ There was no note of a 2317-B, which may mean the additional unit had not yet been completed by the time the directory company conducted its research. In the 1931 directory, both units A and B were identified, but listed as “vacant.”⁵²

No other permits or official documents or correspondence relating to these units was uncovered during the research, although the 2323 house site was subject to additions and, eventually, conversion to medical offices. There was a passing reference to “two unconnected studio apartments” in a 1964 petition to the City relating to conversion of the 2323 property to medical office use.⁵³ Indeed, although listings were spotty in the directories for the 2317 A and B addresses, residents were occasionally listed there up until 1983, which appears to have been the last time the address was noted.⁵⁴

Historic Significance Evaluation:

A. History Criteria. The former dwelling units at 2317 Oak Park Lane are evaluated below for their historic significance based on the foregoing description and history.

1. These units do not possess character of value to the heritage of the city. Although they are between 80 and 85 years of age, they were apparently intended to be part of a complex of rental units never completed, and they therefore do not represent a historic way of living. In addition, they are deteriorated to an extent that much of their character has been extinguished.
2. These units are not known or believed to be the site of a significant historical event.
3. These units are not known to be identified with a culturally or historically significant individual.
4. These units do not exemplify an architectural style, for they are inexpensive and deteriorated rental cabin units.
5. These are the remaining examples of cabin architecture in the neighborhood.

⁵⁰ City of Santa Barbara, Street files for 2323 Rancheria/Oak Park Lane. Rectangular shadowing of equal proportions around the back of this large site implies that the Masons were planning to build four additional dwelling units around an interior court.

⁵¹ Santa Barbara City Directory, 1926-27.

⁵² Santa Barbara City Directory, Polk Company, 1927.

⁵³ City of Santa Barbara Street files, 2323 Oak Park Lane.

⁵⁴ Santa Barbara City Directories, 1918-19 through 1991, Santa Barbara Public Library.

6. They are not believed to be the creation or design of an individual known to be significant to the community. They were built by the Mason family who included W. L. Mason, Juliaette J. Mason, and Elizabeth Mason, as adjunct rental properties. Little else is known about this family.
7. These structures do not embody outstanding design, detail, materials, or craftsmanship.
8. They are not essential to the preservation of another landmark.
9. These units are not important visual features of the neighborhood. Because of their being sited in the interior of a City block, with access from an unrelated parking lot, and because they are low-profile, of unfinished shingle siding, and surrounded by mature oak trees, they are, in fact, difficult to see or to identify.
10. This report did not evaluate the potential for archeological significance.
12. The units do not qualify as a natural environment.
13. The units are not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.
14. The units are not associated with events that have made a significant contribution to a broad pattern of history. They were small adjunct rental units associated with larger, owner-occupied properties, and not associated with any known important events.
15. These units do not embody distinctive characteristics that convey a sense of time or place, nor, as stated in number 9, above, do they contribute to the visual character of the neighborhood. Even if they were readily visible, they are of lesser quality and different residential than the detached, finished, and ornamented middle class bungalows which characterized the original suburban neighborhood.
16. They are not believed to be able to yield additional important information to the community or to be relevant to research.
17. They have not been entered onto the City's list of significant, or potentially significant, properties, although the original main dwelling of the Masons at 2323 Oak Park Lane is on the potential historical structures list.

B. Integrity criteria. The former dwelling units at 2317 Oak Park Lane are evaluated below for its integrity based on the foregoing description and history.

1. The units possess good integrity of design. Although they are seriously deteriorated, and lacking doors and windows, it does not appear that the units were altered from their original cabin-style design.

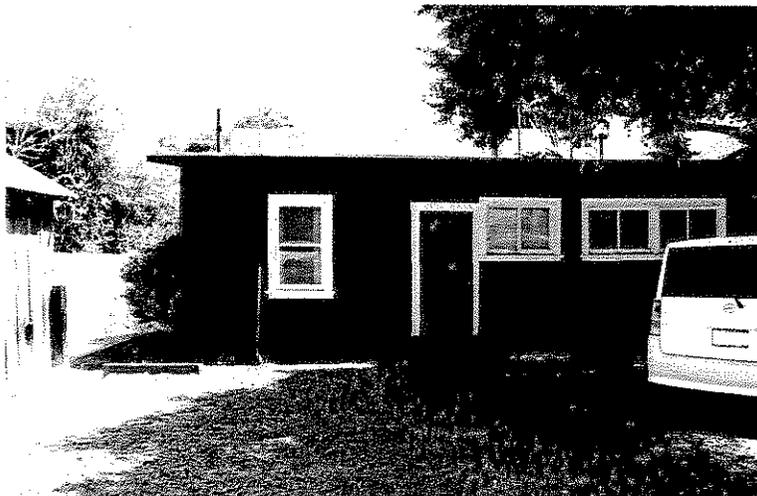
2. The structures remain in their original location and, therefore, they have integrity of location.
3. The structures have poor integrity of setting. No longer small adjunct units to a larger house, never part of their intended bungalow court, now surrounded by apartment buildings, medical buildings, and parking lot, the setting has been altered significantly.
4. The units have poor integrity of materials. Although almost all remaining materials are probably original, or nearly so, the units have not been maintained and materials are missing or rotting.
5. The units have poor integrity of workmanship. It appears that little work has been done to reverse the disrepair
6. The units are not associated with historical individuals, events, or movements.
7. The units have poor integrity of feeling. They are too hidden, abandoned-appearing, and degraded to convey the sense of being structures in which a renter would be willing to live.

Conclusion:

Although these units originated between 80 and 85 years ago, they have been abandoned now for over twenty years. Their uninhabitable and deteriorated condition is the result of this long period of neglect. Moreover, they were not units ever intended to be stylish or to reflect a design or period, but rather to provide modest shelter for renters and income for the owners. While they do, minimally, meet history criterion 5, their physical decline and altered setting have compromised their ability even to represent cabin style of architecture. The structures, therefore, do not sufficiently satisfy any of the criteria that would qualify them as structures of merit or landmarks. Mitigation is not required.

520 W. Pueblo

Top: Street (South) Elevation; Middle: Street and Portion of East Elevation; Bottom:
Rear (North) Elevation



Description:

This small, plain, but apparently well-maintained, side-gabled vernacular bungalow is horizontally wood-sided, with a vertical wood skirt screening the foundation. The pitch of the main roof is fairly steep. The house is oriented south, facing Pueblo Street. Its main, wood-framed entry door is centered and overhung by a small shed roof which attaches immediately under the eaves of the main roof. The shed roof also overhangs a small entry porch, which frames the entry door between the two wood-framed double-hung windows set equidistant on either side of the street elevation. The porch roof is supported by two rounded columns set atop a low, horizontal wood porch surround. Four steps lead up to the shallow entry porch.

Also visible from the street elevation is what appears to be a small addition to the west elevation, with its own shed roof, and a small double-hung window. From the east elevation and from the rear, there is visible an extension onto the back of the main house, extending its entire width, and covered by a distinct shed roof of much lesser pitch. There is a rear door into this portion of the house, to the east of which is a double-hung window and to the west of which are two sets of horizontal sliding windows, which appear to be not in complete alignment with one another. There is no chimney, and there are no ornamentations. The lot also contains a small detached garage building and an unpainted, gable-roofed wooden shed.

Structure History:

The 1907 Sanborn map shows that street defining the southern boundary of the block 432, where the study parcel lies, to have been called W. Third Avenue rather than Pueblo, the name it has had since about 1925.⁵⁵ A structure in the location of the subject property appears on the 1907 Sanborn map. Its address was noted as 520, with 522 in parentheses, indicating an earlier address. The depicted structure was one of only four on the north side of Third at that time; the three lots to the east, between the subject house and the house at the Rancheria and Third intersection, appeared vacant. The depicted structure at 520 was a small, almost square wood-sided dwelling unit with a full-width rear porch and a small street-facing entry porch. Based on this description, it appears much like the extant structure. The 1930 Sanborn map depicted the structure only modestly changed: instead of there being three dotted lines attached to the back of building, indicating a porch, there appears an attached enclosed space, indicated by a solid line. So it would seem that the rear addition noted above was the result of enclosing an existing porch sometime prior to 1930.⁵⁶ By the time of the 1930 map, too, no vacant

⁵⁵ Sanborn fire insurance map, 1907, p. 50; Santa Barbara City Directories, 1918-19 through 1991, Santa Barbara Public Library. The 1928 directory marked the first time listings were for Junipero and Pueblo, rather than 4th and 3rd, respectively.

⁵⁶ Sanborn fire insurance map, 1930, p. 241.

lots remained on the even half of the 500 block of W. Third; all were occupied by wood-sided dwelling units, mostly single story.

It is unknown who built the original house, or if it was occupied by its owner. The first name associated with it was found in the 1912 city directory which listed the resident of 520 Third as John O'Neill, about whom nothing else, including his occupation, was found.⁵⁷ In the 1918-19 directory, the occupants were Henry Hardwick, an automobile operator, and his wife, Mabel. In 1926 and 1931, it was occupied by Benjamin Lloyd, a gardener, and his wife, Garnet; by 1940, by Julian Ebat, a bartender, and his wife, Mary. In 1948, the first mention of the house or address appeared in the City's street files. In that year, owner Leonard Moore received a permit to add to the rear of the garage building, serving an existing one-story, single-family dwelling. Leonard Moore also received a permit, nine years later, to make an alteration to the house: he changed the pitch of the roof to make it steeper, and added composition shingles at the same time.⁵⁸ It is believed, based on a minimalist sketch submitted along with the permit application, that the roof involved was the shed roof over the rear addition, and not the main roof. In 1985, Leonard Moore again applied for and received a permit, this one to remove asphalt shingles "down to wood shingles," which underlay them.⁵⁹ No other permits or official documents or correspondence relating to this structure was uncovered during the research. This structure remains an occupied dwelling unit.

Historic Significance Evaluation:

A. History Criteria. The house at 520 W. Pueblo is evaluated below for its historic significance based on the foregoing description and history.

1. This structure does possess character of value to the heritage of the city. It is about 100 years old, one of the original houses constructed on this City block. It is a good representation of an early, unadorned but comfortable bungalow, of a kind that provided shelter and a small plot of land for new suburbanites.
2. This structure is not known or believed to be the site of a significant historical event.
3. This structure is not known to be identified with a culturally or historically significant individual.
4. This structure does represent the architectural style of an early bungalow home, possibly modeled after plans available from pattern books. It is simple enough, it could very well have been built by its owner or, anyway, non-professional builders, to provide a "homey" environment, as purveyors of bungalow plans offered.

⁵⁷ Santa Barbara City Directory, 1912, Santa Barbara Historical Society Museum, Gledhill Library.

⁵⁸ City of Santa Barbara Street files, August 17, 1948 and October 17, 1957.

⁵⁹ City of Santa Barbara Street files, June 5, 1985.

5. There are other remaining examples of bungalow architecture in the Oak Park/Cottage Hospital neighborhood, although this is a good example of a very simple and early one.
6. This structure is not known to be the creation or design of an individual known to be significant to the community.
7. This structure does not exhibit outstanding design, detail, materials, or craftsmanship. It is, instead a rather plain, unadorned vernacular bungalow.
8. It is not essential to the preservation of another landmark.
9. While it is not, per se, an important visual feature of the neighborhood, it is one of a number of bungalows that, collectively, form an important visual feature.
10. This report did not evaluate the potential for archeological significance.
12. The structure does not qualify as a natural environment.
13. The structure is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.
14. While the structure is not known to be events that have made a significant contribution to a broad pattern of history, it does represent the trend toward detached single family suburban living that characterized 20th century America.
15. This structure does convey a sense of an earlier time, the time between 1900 and 1930 when bungalow neighborhoods gave middle class families the opportunity to have gardens, community, and still have access to city amenities. Larger suburban tracts arose from these roots.
16. The structure is not believed to be able to yield additional important information to the community or is relevant to research.
17. The structure has not been entered onto the City's list of significant, or potentially significant, properties.

B. Integrity criteria. The house at 520 W. Pueblo is evaluated below for its integrity based on the foregoing description and history.

1. The units possesses good integrity of design. With the exception of the enclosing of the rear porch and perhaps a small addition onto the west elevation, very little of its original design appears to have been altered.
2. The structure remains in its original location and, therefore, it has integrity of location.

3. The structure has poor integrity of setting. It is still a small, single-family home with other small houses (albeit houses converted to medical and office uses) in its immediate vicinity. Still, the setting is no longer purely residential. The street itself, Pueblo, while still a narrow city street, is a major thoroughfare for automobile traffic exiting highway 101 and heading to Cottage Hospital. This factor itself has altered the setting so to such an extent that much of the “neighborhoodness,” as suggested by an ability to cross the street easily and safely, has vanished. Moreover, the large Cancer Center building and other larger, more institutional style medical buildings are visible, so that the house is increasingly an anomaly.
4. The structure has good integrity of materials. It appears that in general repairs have been made with materials that either match original ones or at least are not anachronistic. Exceptions are the composition roofing, some of the windows, and the rear door.
5. The structure has good integrity of workmanship. The original workmanship was of serviceable, if not of the highest quality. Subsequent workmanship appears to have remained of similar quality.
6. The structure is not associated with historical individuals or events. It can be seen, however, as associated with early suburbanization. See 14 and 15 under history criteria, above.
7. The structure has good integrity of feeling. It does a good job of conveying the sense of a small, well-kept home.

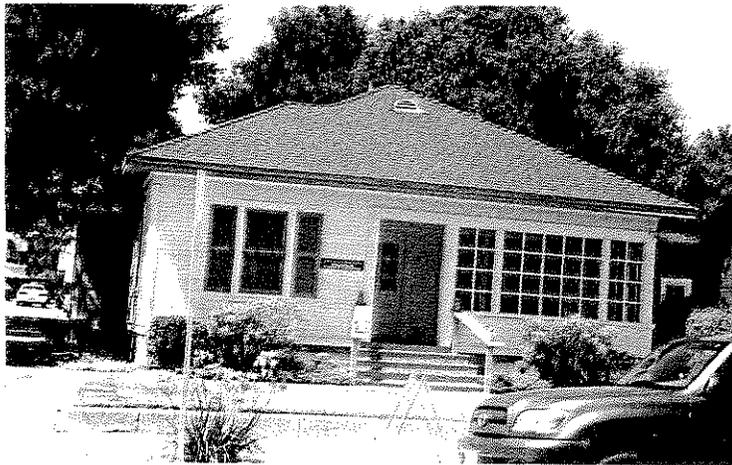
Conclusion:

At about 100 years old, this is one of the oldest structures on the subject block. It has been relatively unaltered even while it appears to have been well maintained over that period of time. It also appears to have been in continual use as a dwelling unit, and it still serves that purpose. As an example of a vernacular bungalow, it meets several inter-related history criteria, involving its significance as an embodiment of another time and place as well as a historical movement toward single-family homes away from the center of town. In other words, it represents the early fruits of a middle class that arose in America from the industrialization and urbanization period of the 19th Century.

The structure suffers, however, from a seriously compromised setting and from being an uninspired example of vernacular bungalow styling. While it qualifies, then, as a City of Santa Barbara Structure of Merit, it does not rise to meet landmark quality. Mitigation recommendations will be discussed in the final section.

524 W. Pueblo

Top: Street (South) Elevation; Middle: West Elevation and portion of North Elevation, from rear; Bottom: South and West Elevation, from Street



Description:

In use by the Cancer Center, this is a simple pyramidal-roofed bungalow, with cutout, glass-enclosed front porch and entry door under the east half of the street, or south, elevation. It appears as a pleasant, well-maintained, updated but modest bungalow. The structure is clad in horizontal wood siding, with a vertical wood skirt. Its slightly overhanging composition roof has enclosed beams. Its street facing windows are flanked by decorative shutters; its centered, panel entry door has a six-light glass panel atop two lower wooden panels. A five-step wooden stairway leads through a wooden threshold onto the cut-out porch, which is overhung by the main roof and enclosed by a faux (i.e., glass-free) window wall on the street and east sides. Simple box, wooden hand rails with simple ornamental caps on either end follow the taper of the porch stairs from the walkway to the threshold. The walkway itself crosses a small lawn raised one step from sidewalk level.

The footprint of the house is a modified rectangle. A set-in west elevation and a bay-type construction on the east elevation break up the straight lines and allow for variable fenestration, in particular the three-window bay on the east elevation. Along the west side, toward the rear, there is a small concrete stairway leading to a entry door. The rear of the building has three entry doors. There is a small rear porch on the west side of the north elevation, leading to one such door. On the east side of the rear, there are two perpendicular doors, one facing north and one facing east. A two-car carport attaches behind the east side of the same elevation. A small brick interior chimney arises from the east side of the roof. There is a detached garage, also.

Structure History:

The secondary record reveals that a building permit for this property was issued on July 11, 1905 to Chris P. Langlo.⁶⁰ Along with its neighbor, 520 W. Pueblo, it appears to be among the oldest on the block. A single-story, wood-sided dwelling unit appears in this location on the 1907 Sanborn map. The footprint of the house shown there appears to be that of the extant unit. The cut-out entry porch appears unenclosed and is similarly located; there is a smaller rear porch in the same location as the current porch toward the west side of the building; the west wall appears inset from the street frontage, and there is a slight bay on the east wall. Thus, it appears that the extant house was among the first to be constructed on this block after Bates' subdivision of it was recorded in 1905. In fact, a prior historic resources study conducted for a neighboring property reported the date of 524 also as 1905.⁶¹

The first identified owner and resident of the structure, Chris. P. Langlo, a plasterer, also appeared at this address in the 1912 city directory. Because he was

⁶⁰ Christopher Nelson, Architectural and Historic Resources Survey, City of Santa Barbara, August, 8, 1980. City of Santa Barbara Planning file, 524 W. Pueblo.

⁶¹ Sanborn map, City of Santa Barbara 1907, p. 50; Bricker and Bricker, 1988, *op. cit.*, p. 8.

identified as a member of a building trade, it is possible to infer that he participated in the house construction himself. By 1918-19, his name was no longer listed. Instead, the identified occupant was T. H. Hicks (no occupation cited) and wife, Fannie. By that time, there was also an additional dwelling unit identified in the directory as 524 ½; it was occupied by a widow, Mrs. M. Florence Lehman. The 1930 Sanborn map depicted this adjunct dwelling unit as located at the rear and next to the west property line of the site, behind the detached garage, and the front entry porch appeared enclosed. Otherwise, the subject structure appeared on the 1930 Sanborn map the same as in the 1907. In 1931, the listed occupant was J.K.H. Elmon, about whom nothing else was uncovered.⁶²

The next record found was dated 1933. It was issued to Mrs. E. Breilin for unspecified work needed to repair fire damage to the dwelling, from which it is apparent that the structure to some extent from a fire.⁶³ The next available record was dated in 1936 and was issued to First Federal Savings and Loan for repair of the structure's foundations.⁶⁴ Further investigation would be needed to learn whether this record indicates a foreclosure and additional repairs demanded by the earlier fire. Occupants in 1940 were identified as Earle Barr, a meat cutter at S & K Market, and his wife, Nadine.

The next permit record found was dated 1952. It was issued to Mr. and Mrs. Robert P. Rowe for the addition of a rear services porch. Based on the next available documentation, it seems that the property was allowed to decline for some time thereafter. By 1972, Dorothy J. Daly had purchased the property. It was subjected to an official building inspection at that time and was found to be deficient in multiple ways, including structurally. There were nonconforming electrical wiring and unsanitary plumbing conditions noted. In addition, there were windows either broken or missing and access to underflooring was open. The adjunct dwelling unit at 524 ½ was considered not feasible to rehabilitate, and the main structure required city-mandated repairs before it could be rented.⁶⁵ Corrective work was apparently delayed for some time, but did begin in 1974 with the demolition of 524 ½ and the start of work to convert the main structure from residential to medical or ancillary medical uses.⁶⁶ Interim use of the renovated bungalow as housing for visitors of the neighboring Santa Barbara Convalescent Hospital was approved in 1976.⁶⁷ In 1990, the City of Santa Barbara approved a plan and permits to demolish this and neighboring structure to allow for the construction of a forty-three bed addition to the Convalescent Hospital. That permit was allowed to expire. The structure was not returned to its original use, but has been used by the Cancer Center, the successor to the Convalescent Hospital.

⁶² Santa Barbara city directories, 1912, Santa Barbara Historical Society Museum, Gledhill Library; 1918-19 through 1991, Santa Barbara Public Library; Sanborn fire insurance map, 1907, p. 50, Sanborn fire insurance map 1930, p. 241.

⁶³ Santa Barbara Street files, January 9, 1933.

⁶⁴ Santa Barbara Street files, October 14, 1936.

⁶⁵ Santa Barbara Street files, September 21, 1972.

⁶⁶ Santa Barbara Street files, 1974.

⁶⁷ Santa Barbara Planning files, see, for example letter dated July 30, 1976.

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 524 W. Pueblo is evaluated below for its historic significance based on the foregoing description and history.

1. It possesses character of value to the heritage of the city. The structure is about 100 years old, and its general character as a bungalow-style dwelling unit in a city neighborhood supports an ongoing sense of community.
2. It is not known to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual.
4. It is a fair example of simple pyramidal roof bungalow style which itself signifies a simple way of family life, with home and garden.
5. It is not the best remaining architectural type in the neighborhood, although it presents a good example of a bungalow with some Colonial revival elements, mostly in the shape and pitch of its roof. There are other bungalow dwelling units with a less modified street appearance.
6. It is not known to be the creation or design of a significant individual.
7. While it is a pleasant structure, it cannot be said to embody outstanding design, detail, materials or craftsmanship.
8. It is not essential to the preservation of another landmark.
9. While it is not, per se, an important visual feature of the neighborhood, it is one of a number of bungalows that, collectively, form an important visual feature.
10. This report did not evaluate the potential for archeological significance.
12. It does not qualify as a natural environment.
13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.
14. It, in conjunction with the remaining neighboring bungalows, does help to illustrate a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries.

Industrialization, meaning standardization and tools, also influenced growth. In the case of Santa Barbara, the area between Oak Park and Cottage Hospital represented an expansion away from the center of the city to an area where individual families of the new urbanized middle class could have lots of about 50 by 150 feet, and build thereupon their own small homes.

15. As a result of its representing a way of life 100 years ago, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.

16. It is not believed to be able to yield important information to the community or is relevant to research.

17. It does not appear on the City's lists of Structures of Merit, Landmarks, or Potential Historic Structures.

B. Integrity criteria. The former dwelling unit at 524 W. Pueblo is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses good integrity of design. Its basic design continues to be true to its presumed original. It does not seem to have been altered in any significant way.

2. The house remains in its original location and, therefore, it has integrity of location.

3. The structure has poor integrity of setting. It is still a small bungalow with some lawn and mature trees, and it does have a bungalow on either of its sides. Nonetheless the setting no seems purely residential. The street itself, Pueblo, while still a narrow city street, is a major thoroughfare for automobile traffic exiting highway 101 and heading to Cottage Hospital. This factor alone has altered the setting so to such an extent that much of the "neighborhoodness," as suggested by an ability to cross the street easily and safely, has vanished. Moreover, the large Cancer Center building and other larger, more institutional style medical buildings are visible, so that it is almost expected to find that the structure does not actually serve as a residence, but as an adjunct to the Cancer Center.

4. The house has good integrity of materials. Exceptions may be the replacement windows and the glass wall of the front porch.

5. The house has good integrity of workmanship. The City's records show that the structure fell into disrepair within the last thirty-five years. It is unknown how much of the house was rebuilt, but it does appear to be of uniform quality overall.

6. The house has only fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.

7. The house has fair integrity of feeling. The initial sense it evokes is of a small neighborhood house, although its changed setting and its proximity to the large Cancer Center building as well as its faux glass porch enclosure add some confusion to the sense of time.

Conclusion:

At slightly more than 100 years old, this is one of the oldest structures on the subject block. It has been relatively unaltered and now is well maintained, although it has not always been so. As an example of a pyramid-roofed bungalow, it meets several inter-related history criteria, involving its significance as an embodiment of another time and place as well as a historical movement toward single-family homes away from the center of town. In other words, it represents the early fruits of a middle class that arose in America from the industrialization and urbanization period of the 19th Century.

The structure suffers, however, from a seriously compromised setting and from some minor but visible stylistic alterations. While it qualifies, then, as a City of Santa Barbara Structure of Merit, it does not rise to meet landmark quality. Mitigation recommendations will be discussed in the final section.

526 W. Pueblo

Top: Street (South) Elevation; Middle: West and Street Elevation; Bottom: Rear (North) Elevation



Description:

This structure presents the appearance of a modest, pleasant bungalow. It is a simply designed structure: side gabled with an attached front gable overhanging an unenclosed or surrounded, centered entry porch. The eaves of the moderately pitched roof overhang to show exposed beams. The glass walled entry door is just off center to the west, with a three-section set of double hung windows flanking a larger fixed window on either side of the door, but not equidistant. The structure is horizontally wood clad with relatively narrow siding, probably tongue-in-groove. There are ventilation gaps at the apex of the gables. An exposed, tapered stucco chimney arises from the west elevation, and there is a narrow stucco chimney on the rear, or north wall, also. At the rear of the building, there is a centered entry door with a wooden ramp with wooden rails and large decorative posts leading to it a small entry platform. On the east side of the rear door is a set of two double-hung, wood-framed windows, and on the west side is a single set. There is a small raised lawn in front and back, and mature trees sit on the sides and rear of the property.

Structure History:

In February 1926, Laura Fellows received a permit to erect a garage on this property. The permit application noted that there was no existing building on the property. The next month, March 1926, Laura Fellows received a permit to erect a 28 foot by 38 foot by 8 foot, one-story, five-room frame dwelling with a composition roof.⁶⁸ This is a good description of the extant structure. Fellows remained associated with this structure in 1939, when she received a permit to re-roof the garage. Mrs. L. L. Fellows, widow of John, was identified as resident of 528 W. Third in the 1926-27 directory, but it is believed, due to the continuing absence of a listing for 526 in the directories, that the directory company was mistaken in recording the address. The 1930 Sanborn map depicted a structure with the above dimension, and showed its address as 526.⁶⁹

There is no record of any subsequent significant changes to the exterior of the structure. W.W. Willis applied for and received permission to build a new dwelling unit at the rear of the property in 1948, to which he added a porch in 1953, and a bedroom in 1958.⁷⁰ The record is silent between that time and 1974, after the structure's purchase by Dorothy Daly, when a City building inspector noted a number of code violations. At that time, architect Ernest Watson was hired to develop plans to convert the structure from housing to medical uses. At that time, also, it appears that the rear dwelling unit was demolished, or proposed to be. In 1982, the building was in use as a laundry building for the Convalescent Hospital. Recently, it has been part of the Cancer Center complex.

⁶⁸ City of Santa Barbara Street files, February 3, 1926 and March 9, 1926.

⁶⁹ City of Santa Barbara Street files, September 12, 1939; Santa Barbara City directory, 1926-27, Santa Barbara Public Library; Sanborn Fire Insurance map, City of Santa Barbara, 1930, p. 241.

⁷⁰ City Santa Barbara Street files, October 19, 1948, May 2, 1953, November 6, 1958.

Historic Significance Evaluation:

A. History Criteria. The former dwelling unit at 526 W. Pueblo is evaluated below for its historic significance based on the foregoing description and history.

1. It does not possess character of value to the heritage of the city. While the structure is 80 years old and contributes to the small house character of the neighborhood, it does not represent the bungalow era in a significant way. By the time of the 1920s, the bungalow form of housing was well established, and opportunities for individual expression in the creation of a bungalow were manifest in various Santa Barbara neighborhoods, including this one near Oak Park. This structure, however, is almost devoid of individual expression.
2. It is not known to be the site of a significant historical event.
3. It is not known to be identified with a culturally or historically significant individual.
4. It is an example of very simple bungalow style which itself signifies a simple way of life, with home and garden.
5. It is not the best remaining bungalow in the neighborhood. There are others with more flair, unique characteristics, or style.
6. It is not known to be the creation or design of a significant individual.
7. While it is a pleasant structure, it does not embody outstanding design, detail, materials or craftsmanship.
8. It is not essential to the preservation of another landmark.
9. It is not an important visual feature of the neighborhood, although it is one of a number of bungalows that, collectively, form an important visual feature.
10. This report did not evaluate the potential for archeological significance.
12. It does not qualify as a natural environment.
13. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.
14. Except insofar as it supports the setting or the neighboring bungalows, this structure does not help to illustrate a broad pattern of history.

15. As a result of its representing a past way of life, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.
16. It is not believed to be able to yield important information to the community or is relevant to research.
17. It does not appear on the City's lists of Structures of Merit, Landmarks, or Potential Historic Structures.

B. Integrity criteria. The former dwelling unit at 526 W. Pueblo is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses fair integrity of design. Its basic design continues to be true to its presumed original. Its most notable exception is the glass wall that enclosed the front porch, detracting from the openness that would have characterized the original street view.
2. The house remains in its original location and, therefore, it has integrity of location.
3. The structure has poor integrity of setting. It is still a small bungalow with some lawn and mature trees, and it does have a bungalow on either of its sides. Nonetheless the setting no seems purely residential. The street itself, Pueblo, while still a narrow city street, is a major thoroughfare for automobile traffic exiting highway 101 and heading to Cottage Hospital. This factor alone has altered the setting so to such an extent that much of the "neighborhoodness," as suggested by an ability to cross the street easily and safely, has vanished. Moreover, the large Cancer Center building and other larger, more institutional style medical buildings are visible, so that it is almost expected to find that the structure does not actually serve as a residence, but as an adjunct to the Cancer Center.
4. The house has good integrity of materials. Exceptions, however, are replacement windows and, perhaps, the stuccoed-over chimney.
5. The house has good integrity of workmanship. The City's records show that the structure fell into disrepair within the last thirty-five years. It is unknown how much was rebuilt, although the result is a fairly uniform appearing structure.
6. The house has fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.
7. The house has fair integrity of feeling. The initial sense it evokes is of a small neighborhood house, although its changed setting, particularly its proximity to the large Cancer Center structure, and its changed uses add some confusion to the sense of time.

Conclusion:

While this 80 year old structure has very good integrity, it only minimally meets any history criteria for evaluating its significance. It does contribute to the visual character of the neighborhood and, therefore, does meet the threshold necessary to qualify as a City of Santa Barbara Structure of Merit. Mitigation will be discussed in the final section.

VI. MITIGATION DISCUSSION AND RECOMMENDATIONS

All of the eight properties studied are at least 80 years old. Five of them are about 100 years old. All of them are structures that began their lives as small dwelling units. With one exception, they were all initially intended as owner-occupied single-family dwellings and, in combination with one another as well as the remaining houses on the block, they constituted a neighborhood. This neighborhood had its own life, some of which can be seen through the histories of these properties. In most instances, the owners of these houses took advantage of their large lots to build accessory dwelling units, thereby providing additional housing for a city that was growing into the early suburban areas and to provide additional income for the homeowners. Many of these rear units have been demolished, implying that they were not built originally with the same regard to quality as the main dwellings and that they were not as well maintained. These histories also suggest some interactions among neighbors. The Ilenstine house at 529 W. Junipero is an example, for neighbors riding the streetcar on Fourth or enjoying the amenities of Oak Park would have been the customers of Ilenstine's confectionery. A couple, Reid and Nellie Beaver, who originally lived next to Ilenstine at 601 W. Junipero, even took over his business, it appears, for awhile, after what may have been his retirement.

The six properties evaluated as qualifying under the City's interpretation of the California Environmental Quality Act (CEQA) as rising to a level of historical significance requiring mitigation if they are to be demolished or altered are:

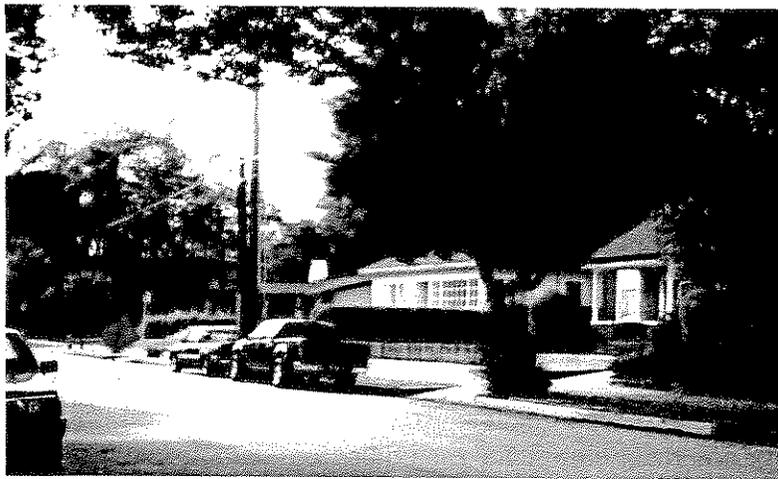
519 W. Junipero; 525 W. Junipero, 529 W. Junipero,
520 W. Pueblo, 524 W. Pueblo, and 526 W. Pueblo.

It is not deemed that any of these structures rises to the level requiring landmark protection, that is, none is ultimately protected from demolition if that is necessary and the only feasible solution. Some are not of landmark quality because they only minimally meet any history criteria, some are not because they do not meet or only minimally meet integrity criteria. What they all share, however, is contributing to the character of the neighborhood, and they are mutually supportive of one another in that way. It is thus advisable to view mitigations comprehensively, as opposed to structure-by-structure, to render the best solution for the site and to achieve optimal preservation benefits.

Photo 5: View of W. Junipero Structures



Photo 6: View of W. Pueblo Structures



Because there is not yet a plan for the disposition of these structures, the CEQA class of impact on them caused by the project cannot yet be assessed. Planning for the site should consider the following measures designed to mitigate potential project effects on these resources. They are presented in descending order of their ability to mitigate any Class II adverse effects to a Class III, or less than significant, level.

Mitigation Recommendation 1:

Preserve the Structures of Merit *in situ* as working elements of the site's master plan. Three of the structures face Junipero Street and sit nearly side by side. Three face Pueblo Street and sit side by side. They are, therefore, situated on the north and south edges of the entire property to be developed. Moreover, all but one now serves a

medical or medically related administrative function. Study the feasibility of designing a new center while retaining and reusing these structures.

Mitigation Recommendation 2:

Preserve and reuse the W. Junipero Structures of Merit *in situ* while relocating and reusing the W. Pueblo Structures of Merit to new sites on W. Junipero. The Pueblo Street structures are compromised by their altered setting to a much greater degree than are the Junipero Street structures. Eliminating the non-historic structures on the Junipero side, for example the apartment building at 521 W. Junipero, the duplex unit at 519 W. Junipero, and the various detached garages and other out buildings, could provide siting for the Pueblo Street structures. As a mitigation, this solution would have the benefit of restoring to W. Junipero Street a more cohesive look.

Mitigation Recommendation 3:

Preserve and reuse as many of the Structures of Merit as is feasible; any feasibility study should include an assessment by a structural engineer, competent in historic structures, who would evaluate the possibility of restoration, rehabilitation, relocation, and reuse. Advertise to the public for the acquisition and off site relocation of the remaining structures.

Mitigation Recommendation 4:

Preserve and reuse as many of the Structures of Merit as is feasible; any feasibility study should include an assessment by a structural engineer, competent in historic structures, who would evaluate the possibility of restoration, rehabilitation, relocation, and reuse. Any demolition requires recordation in accordance with the Community Development Department's "Required Documentation Prior to Demolition" standards; salvage and reuse significant materials from demolished historic buildings. Commemorate the former neighborhood with an exhibit to be shown on site.

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January 23, 2007

Mr. Ken Marshall
Dudek and Associates
621 Chapala Street
Santa Barbara, CA 93101

RECEIVED

FEB 22 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Creek Stability Analysis for the Cancer Center of Santa Barbara
Redevelopment Project

Dear Mr. Marshall:

This letter represents a summary of my field visit, observations and recommendations for the channel and bank stability on the Cancer Center of Santa Barbara Redevelopment project site. As I understand the current project status, the plan is to keep the existing building located near the top of bank on Mission Creek immediately upstream of the West Pueblo Avenue Bridge. The property includes 280 feet of creek length. The current building is approximately 40 to 45 feet away from the centerline of the creek.

A field visit was conducted to observe the current conditions of the streambed and banks, as well as examine adjacent stream banks upstream and downstream of the project site. The project site is shown in **Figures 1 and 2**. Several large Sycamore trees are present along the upper bank slopes for 200 feet of the bank. The bank slopes are generally 1.5 (H):1 (V) or slightly steeper. The channel bed gradient is approximately 1 to 1.5 percent through the site. The bed consists of mostly 6 to 12 inch cobbles with larger boulders scattered throughout the bed. Some gravel deposits are located adjacent to a scour hole located on the opposite bank beneath a large sycamore (**Figure 3**). The opposite bank of the creek is composed of a combination of a sackcrete wall, a stone mortared wall, and natural bank slopes. The tree canopy is dense and there is minor under story vegetation that is predominately grass and low creeping exotic vines and plants. The bank slopes are covered in decomposing leaves and are showing small signs of erosion and mass wasting. Previous attempts to arrest this minor erosion have included jute netting and small rock revetment. None of the site's erosion areas pose significant threats to the existing building or significant erosion potential.

Local runoff from the back patio and roof areas of the building is collected in two 6 inch pipes which overhang the bank and discharge into the creek. Portions of the sackcrete wall foundations are exposed indicating up to 6 to 8 inches of channel degradation (**Figure 4**). The existing stone masonry wall adjacent to the scour hole is being under cut. If this wall collapses then flow may be diverted to the project bank toe and initiating erosion on the project site. It should be noted that neither the sackcrete wall nor the masonry wall on the opposite bank are on Cancer Center property. The erosion areas on the opposite banks did not look particularly recent and may represent modest long-term

degradation. It is unknown how deep the footings are but the sackcrete wall appeared to be stable and did not exhibit any signs of severe under cutting. The masonry wall should be monitored closely though. This is typical of many of the urban streams throughout Santa Barbara. Channel bed elevation may fluctuate several feet year-to-year based on flow regime and sediment input.

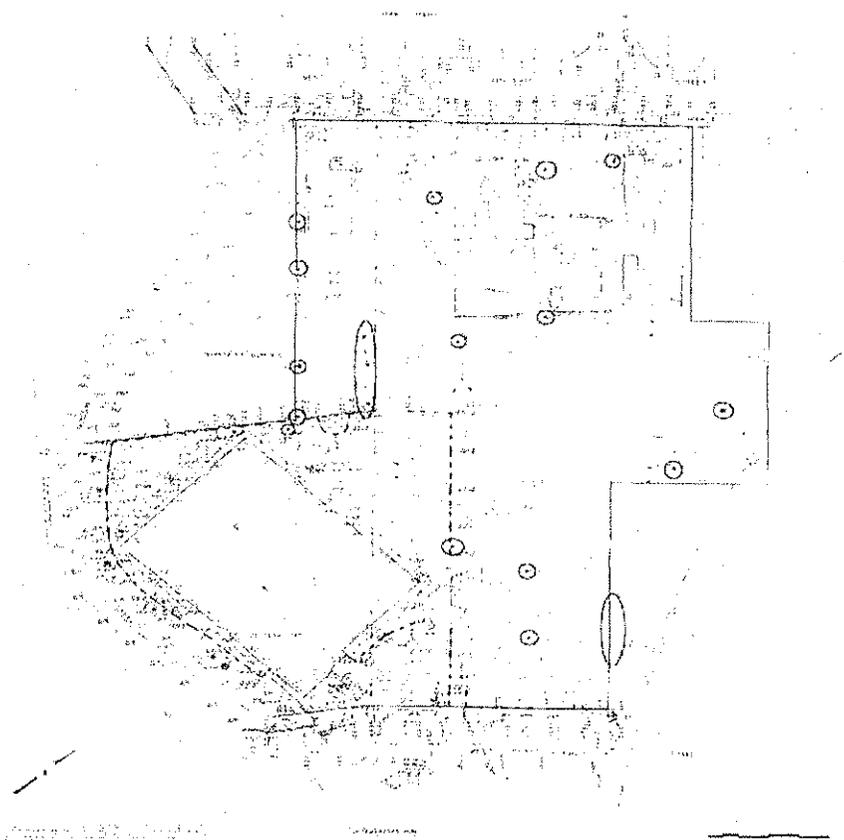


Figure 1. Basic site plan showing the existing building

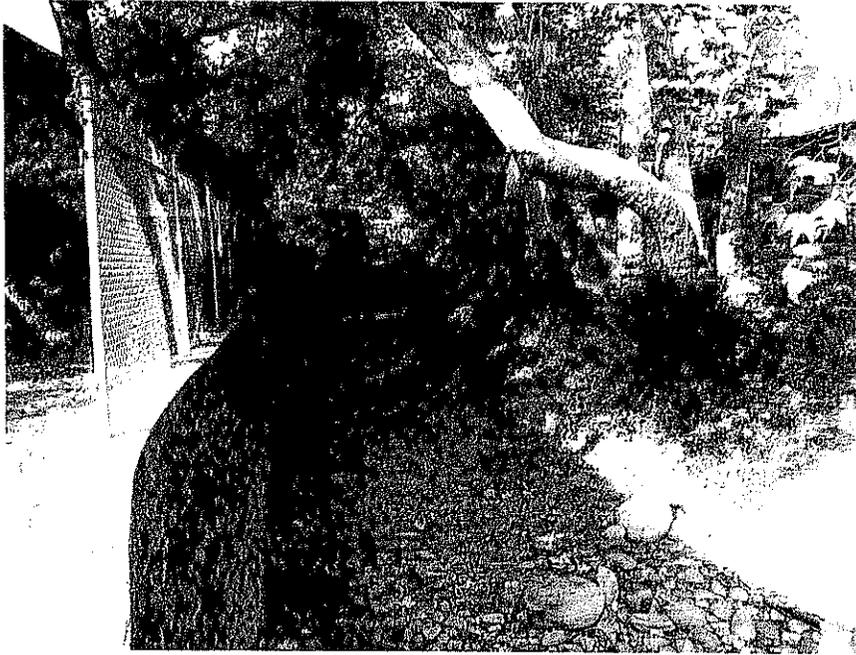


Figure 2. Project site is along the right bank of the creek. Notice the large Sycamores at top of bank.



Figure 3. Scour hole opposite the project site. Note under cut masonry wall above scour hole

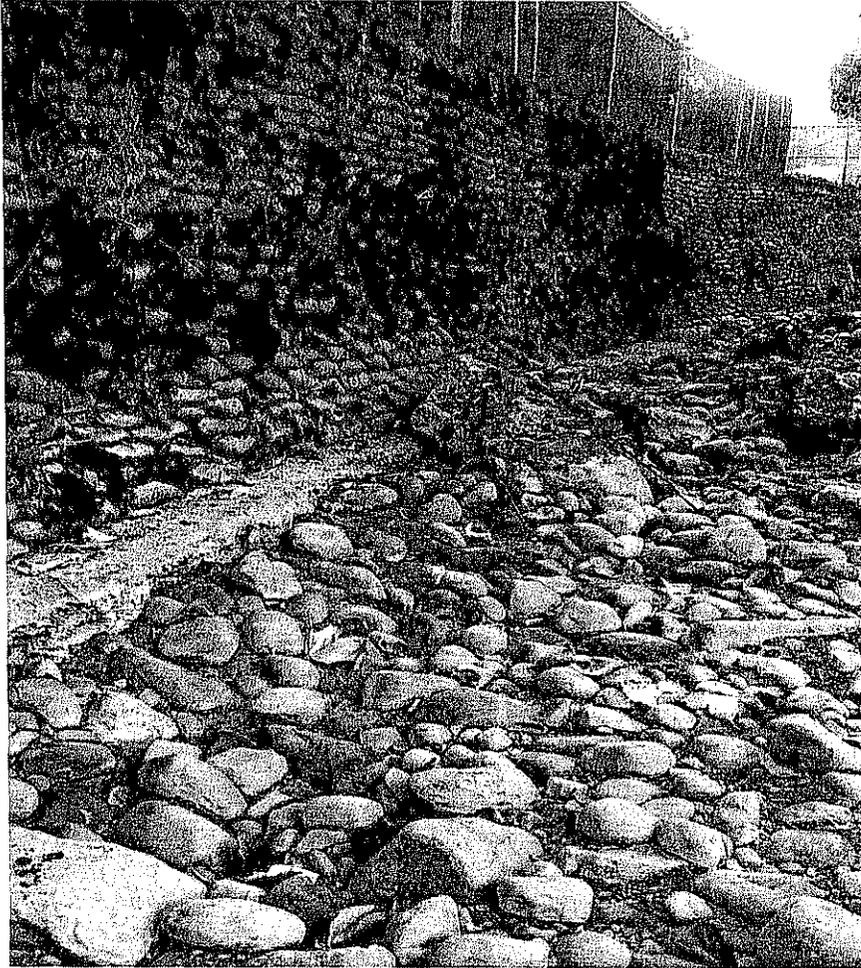


Figure 4. Mission Creek channel – Sackcrete wall (looking upstream)

Conclusions and Recommendations

Owning property along an active creek usually means a certain amount of maintenance and monitoring is required. Small problems if dealt with early can prevent them from turning into big problems later. Generally, the Mission Creek channel through the project site appears to be in decent shape and is exhibiting normal erosion features. I see no reason to believe that the banks and existing building on the Cancer Center property is in eminent threat now or into the near future. The channel bed appears to be fairly stable vertically and most of the localized channel scour is occurring along the toe of the opposite bank. The project site is located on the inside of a meander bend, thus channel velocities and scour dynamics are reduced along the project sites banks. The large Sycamore trees at the top of bank are providing key soil stability for the bank and should be maintained in a healthy state. Any type of bank grading and stabilization project may damage these trees and create a bigger erosion issue then currently exists now. This one of the prime reasons I believe that no major bank stabilization work should be done on the site at this time.

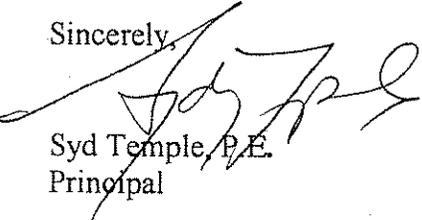
Ken Marshall
January 23, 2007
Page 5

The project site banks will continue to experience minor amounts of erosion and should be monitored. Minor erosion can be controlled by the application of heavier erosion control blankets made for stout COIR fibers. These mats provide increased scour protection and biodegrade slower allowing longer time for under story plant establishment. We would recommend products similar to the Rolanka 700 or 900 erosion control blanket.

The storm water outfalls should be altered. The existing pipe cantilevered over the creek bank should be cut back and discharged onto a rock apron placed on the bank. Toe scour protection may be upgraded at these aprons to provide added stability. These outfalls should be designed to current City and/or County standards.

Should you have any questions regarding this letter and analysis, please do not hesitate to contact me at 510-236-6114 Ext. 220.

Sincerely,



Syd Temple, P.E.
Principal

ST/skc

Ref: P:/2006/260220analysis.doc

