PHASE 1 HISTORIC SITES/STRUCTURES REPORT

for

208 De La Guerra Street, (APN 037-041-010), 809 De La Vina Street (APN 037-041-009) and 815 De La Vina Street (APN 037-041-008),

Prepared for

815 De La Vina LLC

Prepared by

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1.0 INTRODUCTION

This Phase 1 Historic Structures/Sites Report is for 208 De La Guerra Street, (APN 037-041-020), 809 De La Vina Street (APN 037-041-009) and 815 De La Vina Street (APN 037-041-008), Santa Barbara, California (Figures 1 - 3). The California Environmental Quality Act (CEQA) states that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: Guidelines for Archaeological Resources and Historic Structures and Sites Reports (January 2002). This Phase 1 Historic Structures/Sites Report was prepared by Pamela Post, Ph. D. (senior author) and Timothy Hazeltine of Post/Hazeltine Associates.

1.1 Previous Studies

The block was surveyed in 1978 as part of an architectural and historical survey of the West Downtown Neighborhood. The survey identified the late 19th century house at 815 De La Vina Street as a potentially significant resource and as a result the property was added to the City of Santa Barbara Potential Historic Resources List.

2.0 PROJECT DESCRIPTION

The applicant is proposing a multi-unit residential project on the three parcels under the City’s Average Unit Density program. The project may entail the relocation of the house at 815 De La Vina Street to the southeast corner of the project parcels at 208 West De La Guerra Street.

3.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 12):

City of Santa Barbara:

Street Files for 208 West De La Guerra Street
Planning Files for 208 West De La Guerra Street
Street Files for 809 De La Vina Street
Planning Files for 809 De La Vina Street
Street Files for 815 De La Vina Street
Planning Files for 815 De La Vina Street
Digital Files for the Proposed Lower De La Vina Street Historic District

Santa Barbara Historical Museum, Gledhill Library

Preliminary Sketch of Santa Barbara 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical
Museum, Gledhill Library).
United States Coast Survey Map of Santa Barbara: 1852, 1870 and 1878.
1877 Bird’s Eye View of Santa Barbara, California. Drawn and published by E. S. Glover.
C.1887 Bird’s Eye View of Santa Barbara. 1898 Bird’s Eye View of Santa Barbara.
United States Geological Survey, Santa Barbara County Special Maps: 1903 and 1909 Bird’s Eye View of Santa Barbara. El Pueblo de las Rosas. Published by E. S. Glover
1917 Map of the City of Santa Barbara
Santa Barbara Morning Press and Santa Barbara News Press, as cited in text.
Various files on the West Downtown Neighborhood

Santa Barbara Public Library

Eldon Smith Collection
Santa Barbara City Directories: 1905-1965

4.0 NEIGHBORHOOD AND ENVIRONMENTAL SETTING

The area surrounding the project property is within the 198-acre West Downtown Neighborhood whose boundaries are defined in Appendix B of the General Plans as The West Downtown Neighborhood which is defined by West Sola Street on its north, on the south and west by the 101 Freeway, and on the east by De La Vina, West Ortega and Chapala Streets. The area on the east side of De La Vina Street is defined by the General Plan as The Downtown Neighborhood.

The City of Santa Barbara characterizes the West Downtown Neighborhood as follows:

West Downtown contains extensive commercial as well as residential use. One of the oldest residential neighborhoods in the City, West Downtown contains some of Santa Barbara's architecturally important residential structures. Many of these homes have been converted into relatively low-density apartments. In addition, new apartment complexes are replacing older single-family houses as West Downtown continues in transition to higher-density residential and commercial uses. Increased commercial activity has occurred in the eastern portions of the area, primarily on Chapala and Carrillo streets.

This section of Carrillo Street west of De la Vina Street is destined to become one of the most traveled arterials in the City circulation system. For that reason, the General Plan proposed that it shall be designated to perform the principal function of carrying traffic from the freeway, the Westside, and the Mesa into the Core and existing and future commercial uses should minimize conflict with smooth traffic flow into the CBD. West Carrillo Street should serve as an attractive entrance to the City's Central Business District. Commercial uses are appropriate if they are of a low intensity and are suited to this transition area. This area should be zoned to reflect this General Plan goal.
Since it is near the downtown business and shopping area, the General Plan considers West Downtown to be appropriate for apartment development and allows twelve dwelling units to the acre. The entire neighborhood is zoned for multiple-unit development or commercial uses (R-3, R-4 or C-2), even though substantial portions are currently occupied by single-family homes.

The City characterizes the Downtown Neighborhood, which extends along the east side of De La Vina Street, as follows.

The Downtown Neighborhood is the most intensively used part of the City. In addition to its primary function as a viable commercial center with a desired balance of retail, office, historical features, restaurant, institutional, financial, and cultural arts; it is becoming the home to many City residents as more mixed use and residential land uses are developing Downtown.

The project block and surrounding area is defined by the General Plan as the West Downtown Neighborhood. The dominant landscape features are Mission Ridge which extends east from Mission Canyon to Sycamore Canyon, an alluvial fan which forms most of what is now downtown Santa Barbara and the steep slopes of the Mesa which define the western edge of the viewed. At the base of the ridge, alluvial deposits from Mission and Sycamore Canyon creeks has filled the basin between Mission Ridge and the Mesa. These geological features have resulted from tectonic movement and erosion over the last several hundred thousand years. Within the proposed district the terrain generally slopes from north to south. Steeper terrain is found along the base of Mission Ridge and the Mesa. Originally, the vegetation was coastal chaparral with riparian plant communities along the creek beds and sloughs. Over the last 236 years human activity, including grazing, agriculture, creek channelization and urbanization, have transformed the West Downtown Neighborhood into an urban environment composed of single and multiple family residences and commercial development. Neighborhoods in Santa Barbara, such as the West Downtown Neighborhood, derive their character from a combination of natural environmental features and the built environment. For example, the banks of Mission Creek that partially define the westerly edge of the neighborhood are defining features of the neighborhood which have informed patterns of development over the last 236 years.

(see next page)
Figure 1, Location Map
Figure 2, Assessor’s Parcel Map for Study Parcels and Project Boundary

817 De La Vina Street
(not on the project parcels)

815 De La Vina Street

809 De La Vina Street
5.0 HISTORICAL CONTEXT

5.1 From the Founding of the Spanish Presidio to Statehood: 1782-1850

Long before the Spanish Presidio was founded in 1782, a Chumash village existed near the mouth of Mission Creek. This settlement was inhabited for at least 800 years prior to the arrival of the Spanish. When an exploratory party of Spanish soldiers, commanded by Gaspar Portola, arrived in 1769, the village had a population of approximately 600 individuals. The village was known as Syuxtun (the word Syuxtun means “the road that branches”) and was the residence of Yanonalit, the most powerful Chumash chief at the time (Agren 1997: 2). By 1797, Syuxtun had shrunk to 125; six years later the village had been abandoned completely, the remaining inhabitants having moved to the neophyte village at Mission Santa Barbara. During the Spanish Colonial/Mexican period (1769-1849), European settlement in Santa Barbara was concentrated primarily around the Presidio at what is now the intersection of Canon Perdido and Santa Barbara streets. The Spanish established Santa Barbara not as a pueblo but as a presidio governed by a military commandante. In order to support the soldiers and their families, a large tract of land was assigned to the Presidio for the maintenance of the fort and its inhabitants. This tract included what later would become the 800 block of De La Vina Street.

In 1821 Spanish rule of Santa Barbara ended and California became a Mexican territory. For the next several decades California developed slowly, and it was not until the end of the 1830s...
that the lucrative hide and tallow trade made some of its families, including several in Santa Barbara, wealthy. However, this prosperity resulted in little substantial growth in Santa Barbara, which remained a small enclave of adobe houses clustered around remnants of the former presidio. While there is no definitive documentation of development on the project block during the Spanish or Mexican eras, it is possible that an adobe house documented on the 1852 Coast Survey Map as being located on the southwest corner of West Canon Perdido Street and De La Vina Street (on the parcel at what is now 208 West Canon Perdido Street) was built sometime before 1852.

5.2 The Americanization of Santa Barbara: 1850-1900

With the end of Mexican rule in 1848, California came under the control of the United States. Two years later, in 1850, the territory joined the Union as its 31st state and a year after statehood Santa Barbara was incorporated as an American city. One of the first acts of the City’s common council was to authorize a survey of the city. The two most important purposes of the survey were to establish a grid of streets and blocks and to delineate the extensive landholdings that the City of Santa Barbara had inherited from the former Mexican pueblo. Carried out by Colonel Salisbury Haley in 1851, the survey established the orthogonal street grid that has since defined much of the City’s downtown area. Among the streets platted out by Haley were De La Vina, West Ortega, West Cota, and Bath streets. Though surveyed in 1851, it would be many years before all of the streets were graded through.

It was during the mid-1850s through 1870s that the City began to transfer former pueblo lands to private ownership. City residents wishing to acquire land petitioned the Common Council, which could grant up to 40 acres, generally at a very reasonable cost. It was during this period that the study block bounded by West Canon Perdido Street, West De La Guerra Street, De La Vina Street and Bath Street began to be developed with houses. By 1870 the block had been subdivided into several parcels, with a few houses along the 200 block West De La Guerra Street developed with a scattering of houses built sometime between 1854 and 1870 and an adobe house at 635 De La Vina Street, built sometime before 1854 (Figure 4). In 1870 the western end of the block bordering Bath Street was planted with orchards and a vineyard and was partially within the course of Mission Creek with a low bluff delineating the eastern edge of Mission Creek. The modest development during this period was typical of many of the City’s residential neighborhoods, which were still characterized by a low density mix of houses and agricultural land, including orchards and vineyards. This amalgamate of residential development and farmland would characterize Santa Barbara until the opening of Stearn’s Wharf in 1872.

The magnitude of change, propelled by the construction of Stearn’s Wharf, which provided a more reliable means of transportation of people and goods into and out of the community, can be seen by comparing the Coast Survey Maps of 1870 and 1878. By 1870, only two of the blocks on the east side of State Street, between De La Guerra Street and Cota Street, had been developed with buildings. Just eight years later, however, much of State Street, between Carrillo Street and Haley Street, had been built out with a number of commercial
buildings. Above Carrillo Street, development was less intensive; the most notable buildings included the Santa Barbara County Courthouse (built 1872-75) in the 1200 block of Anacapa Street and the Arlington Hotel (built 1875) located at the corner of West Victoria and State streets. Transportation between the waterfront and downtown improved in 1876, when a mule trolley provided transportation between the base of State Street and the Arlington Hotel. The construction of the wharf also propelled the development of the area’s tourist and resort industry, and this along with the anticipated arrival of the Southern Pacific Railroad, sparked the first of several speculative real estate booms that Santa Barbara was to experience during the late 19th century.

The economic downturn caused by the 1878 Depression had dissipated by the mid-1880s when Southern California entered the first of its periodic real estate booms, much of it due to the completion, in 1887, of the Southern Pacific Railroad line between Santa Barbara and Los Angeles. The completion of this segment of the line helped stimulate Santa Barbara’s economic growth and increased its popularity as a resort destination (Graham et al. 1994: 23-24). It was at this time that Mary Isabella Ott, the wife of Adam Ott, a prominent local merchant purchased a lot on the west side of the 800 block from R.B. Ord at what is now 815 De La Vina Street (Cleek: 1978). By circa-1888 the Otts had built a two-story wood frame Queen Anne style on the lot. By 1892 the west side of the block had been developed with three substantial two-story houses, while the block’s West De La Guerra Street frontage had been developed with a row of more modest one-story houses built between circa 1870 and 1892. The remainder of the block was cultivated as a fruit orchard (Figure 4). The speculative

![Figure 4, 1853 Coast Survey Map of Santa Barbara (Santa Barbara Historical Museum)](image-url)

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boom that had momentarily fueled the City’s growth proved short-lived and was quickly followed by a depression that postponed for a decade the completion of the Southern Pacific Railroad line linking Santa Barbara with Southern California. During the some two-decade period between 1888 and 1900, the neighborhood between Chapala Street and Bath Street saw additional development primarily in the form of one-story houses, but with some two-story houses, as well (Figures 5 & 6) (Please see Appendix A for a more detailed building chronology of the surrounding neighborhood).

Figure 5, 1892 Sanborn Map Depicting a Portion of the Project Block
5.3 History of the West Downtown Neighborhood: 1900-1945

Santa Barbara’s economy accelerated even more following the completion of the northern segment of the Southern Pacific Railroad’s Coastline linking Southern California to San Francisco in 1901 and the opening of the Potter Hotel on the waterfront in 1902. Beginning in the early decades of the 20th century the West Downtown neighborhood began to focus on the construction of more modest, one-story houses, built to accommodate Santa Barbara’s lower middle and working classes, rather than the more diverse mix of upper middle class, middle class and working-class housing which had characterized the area between the 1870s and circa-1900. This occurred at a time when distinctive neighborhood residency patterns, largely based on ethnicity, class and income, were emerging in Santa Barbara. For example, by this time the community’s non-Anglo residents, including the Hispanic and Asian communities were largely confined to the area around the former Presidio at the intersection of East Canon Perdido Street and Santa Barbara Street, while the residency of the upper middle class and the wealthy were concentrated to the east of State Street, in neighborhoods such as the Upper East and the Lower Riviera neighborhoods. One of the first commercial buildings near the 800 block of De La Vina Street was the two-story commercial/residential building at the intersection of West Canon Perdido Street and De La Vina Street, a location previously occupied by a church. Built in circa-1911 according to City Directory listings, the building features a prominent corner turret, shingle cladding, bracketed eaves and dentil style molding. Its eclectic array of architectural motifs drawn from the Queen Anne and Classical Revival styles is often found in modest late 19th and early 20th century commercial buildings designed by contractors (Figure 6a). By the early 1920s, the 800 block of De La Vina Street and its environs began to transition from an almost purely residential zone to one characterized by a mix of commercial and residential uses. An example of this was the demolition of an adobe house at 208 West Canon Perdido Street and its replacement by the Mission Ice Company complex on the southwest corner of the intersection of De La Vina Street
and West Canon Perdido Street and a facility for a truck company on the 200 block of West Canon Perdido Street (Figures 7 - 9). Intensification of residential use occurred during the period with existing single-family houses converted to multi-residential use; examples of this include the large two-story houses at 803, 809, 815 and 817 De La Vina Street, and three houses at 210-212, 214 and 230 West De La Guerra Street (see Figure 9). One consequence of this was the departure of upper middle-class families like the Otts who sold their De La Vina Street home to G. P. Adams in 1924. It was during this period that the large Vernacular type house with some Italianate details located on the adjacent parcel at 819 De La Vina Street (built in circa 1898-1927, according to a review of historic maps) was converted to multi-residential use and four small residential units were built to the rear of its lot. Around this time, in 1933, a large two-story house located at 208 West De La Guerra Street was demolished and a two-story four-unit apartment building was constructed at the west end of the lot (see Figure 9). On the east side of De La Vina Street late 19th and early 20th century commercial and residential buildings were largely replaced by auto-related commercial buildings (Please see Appendix A for a more detailed building chronology of the surrounding neighborhood).

Figure 6a, 800 De La Vina Street, looking north
Figure 7, Project Parcels and Surrounding Blocks in 1928
(University of California, Map and Imagery Lab)
Figure 8, Project Parcels and Surrounding Blocks in 1928
5.4 History of the West Downtown Neighborhood: 1945-2018

Like many of the city’s older neighborhoods, the West Downtown neighborhood experienced an increase in residential population during the postwar period, particularly between the early 1950s and early 1970s. As density increased, middle-class families moved out of the City’s older residential neighborhoods into new, single-family, suburban tracts opening in the Mesa, San Roque and the Goleta Valley. In the West Downtown neighborhood higher density was largely accomplished through either adding additional units to the rear of existing houses or more commonly, the demolition of single-family houses and their replacement with two-story apartment buildings, many of them designed in extremely reductive iterations of the Modernist...
style. With their stucco cladding, low-pitched or flat roofs, aluminum-framed windows and attenuated references to Mid-Century Modernist architectural themes, the scale, massing and architectural detailing of these buildings conflicted with the architectural forms of the prewar period. Usually two or three stories in height, with minimal setbacks and landscaping, these new buildings presented a stark contrast to the neighborhood’s historic development pattern. A number of these multi-unit complexes were built along the West De La Guerra Street and Bath Street frontages of the project block, altering considerably the block’s original late 19th /early 20th century streetscape of primarily one and two-story houses and modest one-story multi-unit properties. Examples of these larger postwar developments include two-story apartment buildings on the 200 block of West De La Guerra Street and the 800 block of Bath Street. Additional commercial development occurred on the 800 block of De La Vina Street in 1977 when a two-story 19th century house at 809 De La Vina Street built sometime between 1898 and circa-1907 was demolished and replaced with a commercial building. By the 1970s most of the former Mission Ice Company’s buildings had been removed and replaced with new commercial development. By this time, a two-story 19th century house at what was once 825 De La Vina Street had been replaced by a contemporary style commercial building. On the east side of De La Vina Street several early 20th century residential buildings were demolished and replaced by parking lots for the telephone company building located at the intersection of West Canon Perdido Street and Chapala Street (Please see Appendix A for a more detailed building chronology of the surrounding neighborhood).

6.0 BUILDINGS DESCRIPTIONS AND SITE HISTORY

The setting of the study parcels is characterized by a mix of residential and commercial construction largely dating between circa 1880 and the late 1990s. Since the post-World War II period redevelopment has resulted in a discontinuous streetscape where parking lots and late 19th and early 20th century residential buildings are no longer continuous but form isolated elements of larger streetscape (Figures 10 – 18).
Figure 10, Northeast corner of the Intersection of De La Vina and West De La Guerra Streets, looking southeast towards 800 De La Vina Street

Figure 11, East Side of De La Vina and West De La Guerra Streets, looking southeast
Figure 12, East Side of De La Vina Street, looking northeast towards West Canon Perdido Street

Figure 13, West Side of De La Vina Street, looking southeast towards West De La Guerra Street
Figure 14, West Side of De La Vina Street, looking northwest towards 815 De La Vina Street

Figure 15, North Side of West De La Guerra Street, looking north towards 208 West De La Guerra Street
Figure 16, North Side of the 200 Block of West De La Guerra Street, looking northwest

Figure 17, South Side of West De La Guerra Street, looking southwest
6.1, 208 West De La Guerra Street

6.1.1 Site History for 208 West De La Guerra Street

Existing improvements date to the early 20th century (Figure 19). Sometime between 1870 and 1878 a two-story house (now demolished) with the street address of 801 or 803 De La Vina Street was built at the southeast corner of the lot. According to available records, the original owner was C.J. Freeman based on a comparison of the 1870 and 1878 Coast Survey maps of Santa Barbara (Figure 20). The 1892 Sanborn Fire Insurance Map depicts a large two-story house on the property as does the 1898 Bird’s Eye Map of Santa Barbara. The Freeman family continued to own the property until at least the early 20th century. During their occupancy they made several alterations to the property including the construction in circa-1903 -1907, of a one-story cottage with the street address of 805 De La Vina Street, near the northeast corner of the lot. Sometime between 1907 and 1925 the existing two-story apartment house at 208 West De La Guerra Street was built. In 1933, the City Building Inspector condemned the original two-story house, which was subsequently demolished via a permit issued on December 16, 1933 (see Figure 19). Since 1933 the built improvements to the property have been confined to an apartment building and a one-story detached cottage both built during the first two decades of the 20th century.
6.1.2 Built Improvements at 208 West De La Guerra Street

The lot is developed with a two-story wood frame vernacular type apartment building (208 De La Vina Street) built between 1904 and 1925 and a small, one-story vernacular type cottage (805 De La Guerra Street) built between 1903 and 1907. The large open space at the southeast corner of the lot was once the location of a two-story Victorian era house demolished in 1933. Early 20th century concrete curbing delineates the street frontages.
Five-Unit Apartment Building at 208 West De La Vina Street

This vernacular type apartment building is a two-story wood frame building capped by a broken-pitch front gable roof with a stuccoed chimney (Figure 21). The first floor is stucco-clad while the second floor is sheathed in wood clapboards. Fenestration is primarily composed of one-over-one and two-over-two wood sash windows and metal wood sash windows. The south elevation, facing West De La Guerra Street, is the building’s street façade.

East Elevation (Entrance Façade)

Capped by a broken-pitch front gable roof this elevation features a centrally-placed flush panel door sheltered beneath a raised, hipped-roofed porch supported by wood posts. The porch’s raised concrete stoop features a metal railing (Figures 22 and see Figure 21). One-over-one metal sash windows flank either side of the front door. The elevation’s second floor features a centrally-placed pair of two-over-two wood sash windows.
Figure 21, 208 West De La Guerra Street, South Elevation, looking north
Figure 22, 208 West De La Guerra Street, South Elevation with Detail of Entrance, looking northwest
West Elevation

This elevation is almost linear in configuration with a projecting second floor element at its north end supported by wood posts and a one-story bay at its center capped by a shed roof (Figure 23). The first floor’s bay features a series of one-over-one wood sash windows flanked on their north by a four-light sash window and on their south by a one-over-one wood sash window. On the second floor are three one-over-one wood sash windows.

![Figure 23, 208 West De La Guerra Street, West Elevation, looking northeast](image)

East Elevation

Facing towards De La Vina Street this elevation is almost linear in configuration with a raised deck at its south end and an open-air staircase at its north end. At the south end of the elevation a multi-light wood panel door and a glazed flush panel door separated by a small window (now fitted with an air conditioning unit) open onto the deck (Figure 24). The north end of the elevation is largely encapsulated by the open-air staircase which is accessed via a raised deck. On the second floor fenestration is composed of two, one-over-one wood sash windows flanked on their north by two doors that open onto a second floor balcony.
North Elevation

Set close to the northwest corner of the parcel this elevation is composed of a ground floor porch supported by wood posts capped by an extension to the second floor (Figures 24 & 25). The porch features a louvered door opening into a laundry room. The porch railing is covered in wood latticework.

(see next page)
Figure 24, 208 West De La Guerra Street, North Elevation, interior of porch, looking west
Alterations and Modifications

- Sometime before 1978 the wood siding on the first floor was replaced by stucco;
- Sometime after 1978 several windows on the house including the street façade’s first floor fenestration were replaced with metal units;
- The original front door and other doors on the building have been replaced with flush panel types (date unknown);
- Sometime after 1963 an exterior second floor staircase on the east elevation was replaced with a larger flight of steps and landings; and
- A wood deck was added to the south end of the east elevation within the last 30 years.

Cottage at 805 De La Vina Street

General Description

Built in circa 1903-1907, this one-story wood frame cottage with an L-shaped footprint is located near the northeast corner of the parcel. Set on a raised foundation it is capped by a complex gable and hipped roof covered in composition shingles (Figure 26). Fenestration is
primarily metal slider types with a few one-over-one wood sash units. Exterior cladding is horizontal wood siding and stucco. The entrance faces De La Vina Street.

East Elevation

Facing towards De La Vina Street, the east elevation is linear in configuration with a recessed porch supported by a Tuscan-type column set on a solid railing (see Figure 26). The paneled wood door, which is set into a wall covered in wood clapboards, is less than 20 years of age. The remainder of the elevation is stucco-clad with a three-light metal casement window.

North Elevation

The north elevation, which is set about two feet off the property line (estimated), is linear in configuration. It is clad in horizontal wood clapboards and its fenestration is confined to a wood sash window (Figure 27).
Figure 27, 805 De La Vina Street, East Elevation, detail of front door and north elevation, looking west

South Elevation (Facing West De La Guerra Street)

This elevation is L-shaped in configuration with its recessed portion clad in horizontal clapboards capped by a hipped roof and its projecting element sheathed in stucco capped by a front-facing gable (Figure 28 and see Figure 21). The projection features a centrally-placed three-part metal casement window.
West Elevation

This elevation shares a raised wood deck with the adjoining apartment building at 208 West De La Guerra Street (see Figure 24). It is L-shaped in configuration with the projecting element sheathed in horizontal wood siding and the recessed addition covered in stucco. Fenestration is a combination of metal and wood frame units (because of its proximity to the apartment building at 208 West De La Guerra Street, this elevation was not photographed).

Alterations and Modifications

- Sometime after 1963 an addition with stuccoed walls, metal windows and a front gable roof was built off the south elevation of the original cottage;
- The wood siding was partially replaced by stucco (date unknown); and
- Most of the fenestration has been replaced or altered with original wood-framed windows being replaced by metal units.
Landscaping

Located on a corner, this lot has two street frontages lined with Eugenia hedges and low curbs of concrete blocks; landscaping is largely confined to lawn and a few shrubs (Figures 29 & 30). Shallow sets of steps on the De La Vina Street and West De La Guerra Street frontages lead to concrete walkways that extend to the lot’s two buildings. The street trees along De La Vina Street are a Podocarpus species while Queen palms line West De La Guerra Street. The street curbs appear to be sandstone.

Alterations and Modifications

- None of the existing plantings appear to be more than 50 years of age. The concrete block curbing may date to the late 19th or early 20th century.
6.2, 809 De La Vina Street

The property is developed with a two-story Mediterranean style concrete block commercial building constructed in 1976 which was extensively altered in 1997 (Figure 31). The existing improvements replaced a two-story wood frame house built sometime between 1898 and 1907 that was demolished in 1975. The existing building features plastered walls, low-pitched hipped roofs covered in terra cotta tiles and other architectural details such as an arched entrance set at the base of a tower element, multi-light windows and tiled wall fountain are in the Mediterranean style. Set towards the rear of the lot the building opens onto a paved parking lot delineated along the street frontage by a stuccoed wall. A metal radio tower is set off the northeast corner of the building.
Alterations and Modifications

- 1925: Add a chimney, new roof on kitchen, repair underpinning to SFD to be used as an apartment Owner: Jennie Best; contractor Art Slauson (City of Santa Barbara Bldg. permit #A-567, Sept. 10, 1925);

- 1974: CEQA Negative Declaration, Project #SB 56-74. Demolish existing 2-story SFD and construct a 2,000 square foot concrete block commercial bldg. Owner: Frank Raso (Letter from City of Santa Barbara, Office of the Environmental Hearing Officer, July 5, 1974);

- 1974: Repair garage (Letter from City of Santa Barbara, Building Division, October 30, 1974);

- 1975: Demolish existing two-story famed SFD. Owner: Frank Raso; contractor Raso Electric (City of Santa Barbara Bldg. Permit #131563-1, January 10, 1975);

- 1975: Build an approximately 70-foot long cmu block wall. Owner: Frank Raso; contractor: Frank Raso (City of Santa Barbara bldg. permit # B-1725-2, July 28, 1975);
• 1976: Construct a commercial building to be used as office space occupied by the County of Santa Barbara Probation Department. Owner: Frank Raso; contractor: Frank Raso (City of Santa Barbara bldg. permit # B-81361, November 8, 1976);

• 1983: Re-roof. Owner: Frank Raso; contractor Avanti Roofing (via a City of Santa Barbara bldg. permit issued November 10, 1983);

• 1985: Construct a 6-foot high by 50 feet long fence across the front of the building. Owner: Frank Raso; contractor: Esky’s Fence Co. (City of Santa Barbara bldg. permit issued on October 14, 1985);

• 1986: Remove existing roof and re-roof with three-ply and gravel. Owner: Mr. Sweet; contractor: Santa Barbara Roofing, Inc. (City of Santa Barbara bldg. permit issued on April 22, 1986);

• 1997: Remodel existing façade in the Mediterranean style, add 35 square feet to the building. (City of Santa Barbara Master Application permit #MST-97-0570, September 8, 1997); and

• 1997: Add 124 square feet to existing building and remodel parking lot. Owner: Veronica and Ugo Melchiori; architect: Cearnal Architects (City of Santa Barbara bldg. permit #BLD97-2398, December 1, 1997).

6.3. 815 De La Vina Street

6.3.1 Site History

This lot remained undeveloped until 1887 when it was purchased by Mary Isabella Ott the wife of Adam Ott a prominent local merchant who was born in Germany in 1847. In 1867 at the age of 20 he left Germany for the United States. By July of 1867 he had settled in San Francisco where he entered the hardware business (Phillips 1927: 248). In 1872 he married Mary Isabel Davis of Martinez. In 1875 the Otts moved to Santa Barbara where Adam opened a hardware store, Rhoed & Ott, in partnership with a Mr. Roeder. After the death of Rhoed in 1902, Ott renamed the business Ott Hardware Company with a store and offices on the 700 block of State Street (Phillips 1927: 248 -251) (Figure 34). By the end of the first decade of the 20th century Otts had become one of Santa Barbara’s leading mercantile stores. In circa-1888, the Otts built a Queen Anne style house on the lot purchased by Mary Ott on De La Vina Street. Mary Ott died in January of 1905 (California Death Index). Adam Ott would live there until his death in 1919. After Adam’s death the house was inherited by his son Adam. The house remained in the family until 1924 when it was sold to G. P. Adams. By the late 1930s, the house had been converted into an apartment house and the second floor of the front porch had been enclosed. Substantial alterations have been made to the house beginning in 1940 to accommodate additional apartment units.
6.3.2 The Queen Anne Style

The house at 815 De La Vina Street is an example of the Queen Anne Style. While the term “Victorian” is commonly applied to Queen Anne style buildings this term actually describes a
historical era, not an architectural style. In actuality, the Queen Anne was one of several architectural styles popularized during the reign of Britain’s Queen Victoria. It was during Queen Victoria’s reign that the British Empire reached its zenith of political and industrial power. During this period, English architectural trends had a profound influence on the architecture of the United States. In addition to Queen Anne, many other architectural styles of the era, including Gothic Revival, Italianate, and Arts and Crafts, had their origin in England, before becoming popular in the United States.

The Queen Anne style originated with a group of mid-19th century English architects, most notably, Richard Norman Shaw, were inspired by the vernacular architecture of Britain’s Elizabethan and Jacobean periods. Shaw and other proponents developed the Queen Anne Style by incorporating motifs, such as picturesque massing, irregular footprints and the use of vernacular materials, such as brick and half timbering, first seen in the English Elizabethan and Jacobean architecture (in England the term Queen Anne was used to describe urban buildings; the country version of the style was known as “Old English”). In America both urban and suburban designs fell under the stylistic rubric of Queen Anne. Characteristic embellishments included the employment of multi-paned windows, tile cladding and decorative brickwork. The style was clearly informed by the mid-19th century English Arts and Crafts movement, championed by the art critic, John Ruskin and others sympathetic to the Pre-Raphaelite movement. Like Ruskin, Shaw eschewed the classical vocabulary of English Palladian architecture that had dominated British architecture since the mid-17th century. Popularized through periodicals and tracts, the Queen Anne style soon found adherents in the United States, where it was transformed into a style reflective of America’s own architectural patrimony.

In the United States, the Queen Anne Style was usually expressed through wood construction, rather than stone or brick masonry that characterized the style in Great Britain. Rapid technological advances, such as manufactured wire nails and mechanized band saws provided the means for an affordable and plentiful supply of lumber and elaborately turned wood trim. Architects took advantage of these innovations to design and build the type of complex elevations, roofs, and surface treatments that characterized the Queen Anne Style in the United States. For the first time, America’s middle and prosperous working class could afford to build “high style” architecture at a reasonable cost. By the early 1880s the Queen Anne Style had become the country’s dominant domestic architectural style. To Americans the style’s studied massing and scale, as well as its rich surface decoration and intricate trim and spindle work, embodied the type of exuberant design many found appropriate for an increasingly prosperous middle class.

General characteristics of the style included an emphasis on verticality, asymmetrical massing, prominent porches, projecting gables and the use of contrasting surface materials, such as brick, shingles and intricately patterned mad of a variety of siding types. The degree of ornamentation usually distinguishes high style from vernacular examples of the Queen Anne. Ornamentation is emphasized on high style buildings by scalloped and painted shingles, decorative bargeboards and turned spindles. Decorative carvings, including sunbursts, sunflowers, and fans motifs, were derived from the botanical and Japonesque motifs

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favored by the Aesthetic and Arts and Crafts movement. Elevations were often embellished with porches, towers or turrets capped by sharply peaked roofs. Every effort was made to break-up the uniformity of wall surfaces through banding of contrasting materials. Notable examples of the Queen Anne Style in Santa Barbara include houses at 2024 Anacapa Street (1888), 501 Chapala Street (1891), 20 West Valerio Street (1887), and 36 West Valerio Street (circa 1887). In Santa Barbara, like the rest of the nation, the Queen Anne style was eventually supplanted at the end of the nineteenth century by the Free Classic subtype of the Queen Anne, the Craftsman Style or various iterations of the Period Revival Style. No “high” Queen Anne style houses are located within the proposed Lower De La Vina Historic District located south of the project parcels; most of whose contributing properties employ simplified iterations of Italianate, Stick or Queen Anne styles that amalgamate Queen Anne elements with National Folk motifs and forms.

6.3.3 Built Improvements at 815 De La Vina Street

This lot is developed with a two-story Queen Anne style house now converted into apartments built in circa-1888 by Mary and Adam Ott, a small outbuilding built sometime in the early 20th century and a detached storage building/garage built in 1978 and 1980.

Apartment Building (former House)

This is a two-story wood frame building set on a raised foundation. Designed in the Queen Anne style its exterior walls are sheathed in tongue-and-groove horizontal siding and decorative bands of shingles separated by trimwork. Like most houses in the Queen Anne style emphasis is placed on asymmetry, prominent roofs and porches and articulated surfaces such as scrollwork, fish-scale sheathing and elaborate trimwork including scrolled brackets which produce a rich decorative effect (Figure 35).
East Elevation, facing De La Vina Street

This elevation is picturesque in its massing with a canted two-story bay at the south end of the elevation and a two-story porch element near its center (Figures 36 & 37 and see Figure 35). The steeply-pitched front-facing gables are embellished with fish scale shingles or ornamental strapwork and scrollwork. Moldings and stringcourses introduce a horizontal element into the architectural composition. The stringcourse that separates the first and second floors is capped by a band of fish scale shingles. The elevated front porch with its decorative vertical board-sheathed raised foundation features an enclosed second floor with a one-over-one wash window. The porch’s second floor is supported by elaborate posts (the porch’s two plain wood posts are a later alteration, likely inserted to support the porch’s second floor). The porch’s second floor trimwork features dentil style moldings and cladding which does not line up with that of the house, clearly indicating the porch’s second floor (likely including its roof) is a later addition likely made sometime between 1892 and 1927 (see Figures 5, 7 & 9). A flight of steps leads up to the shallow front porch sheltering the original glazed wood panel door. The porch’s existing steps and railings are not original. This elevation’s fenestration is composed of one-over-one wood sash windows with larger windows with divided-light upper sash set in the two-story bay at the south end of the elevation. On its north side the front porch is flanked by a shallow recession featuring a one-story shed-roofed element added in the 1940s.
Figure 36, 815 De La Vina Street, East Elevation, looking west
Figure 37, 815 De La Vina Street, Detail of Front Porch, looking west

North Elevation

This elevation is composed of several projections and recessions, the most prominent being a two-story front gable element located near the center of the elevation (Figures 38 & 39). At the east end of the elevation is a one-story shed-roofed addition with casement windows. This is flanked on its west by a flight of steps that lead up to a wood panel door flanked by a pair of one-over-one wood sash windows. On its west side, the main front-facing gable element, which features one-over-one casement windows on its first and second floors, is flanked by a recessed, two-story element capped by a shed-roofed second floor addition with multi-light windows, built in the 1940s. The west end of the elevation features a set of steps that lead up to a door accessing one of the building’s apartments flanked by a one-story shed-roofed addition with narrow vertical board siding and metal slider windows.
Figure 38, 815 De La Vina Street, North and East Elevations, looking southwest
South Elevation (facing 809 De La Vina Street)

This side of the house features a prominent, two-story front-facing gable element with a bay window on its first floor (Figure 40). The east end of the elevation features a prominent bay set at a canted angle off the southeast corner of the house. The west end of the elevation features a recessed two-story element whose shed-roofed second floor was added in the 1940s. This is flanked on its west end by a one-story shed-roofed addition with vertical board siding.
West Elevation, facing Interior of Lot

The west elevation is composed of several one and two-story additions projecting off the original house (Figure 40 and see Figure 41). Today, the first floor is composed of a shed roofed addition with vertical board siding that is slightly recessed at either end. The recession at the
south end of the elevation features a glazed flush panel door capped by a one-light transom while the recession at the north end of the elevation features a covered porch. The central section of the first floor features a raised porch with a flush panel door flanked by a triple window. A double three-light casement window is set near the south end of the elevation. The second floor incorporates a deck with metal railing flanked on either side by shed-roofed projections. The second floor’s fenestration and door appear to have been installed since the 1940s.

Alterations and Modifications

- Based on a review of the Sanborn Fire Insurance maps the enclosed second floor porch on the east elevation was added sometime after 1892 and before 1927. Based on its employment of dentil moldings, this alteration likely took place sometime around 1900 to 1920;

- 1940: Repair front steps, add new railings and new treads, construct new underpinning in rear and make general repairs to existing two-story apartment house and its detached shed/garage. Owner: Mrs. Thomas Browne; contractor: T. I. Bedford (City of Santa Barbara bldg. permit #B-5521, October 10, 1940);
• 1941: Complete rear first-story apartment; add closet for toilet and bath under main stairs. Owner: Thomas Browne (Thomas Browne Furniture and Store); contractor: Thomas Browne (City of Santa Barbara bldg. permit # B-5909, May 7, 1941);

• 1941: Repair porch steps to second floor and existing foundation. Owner: Thomas Browne; contractor: Thomas Browne City of Santa Barbara bldg. permit # B-5655, December 17, 1941);

• 1944: Convert existing porch into kitchen. Owner: Thomas Browne; contractor: Ray Stewart (City of Santa Barbara bldg. permit # B-7350, February 18, 1944); and

• 1944: Repair roof by removing existing roof covering and installing new ½ inch CDX plywood and 30# felt, new class). Owner: Howard Weeks (City of Santa Barbara bldg. permit # BLD-93-0943, May 19, 1993).

Outbuilding

A small one-story outbuilding with tongue-and-groove horizontal siding, a side gable roof, flush panel door and one-light wood windows is located off the northwest corner of the house (Figure 42).

Alterations and Modifications

This building is not depicted on the 1892 Sanborn Fire Insurance Map but is depicted on the 1903 Sanborn Fire Insurance Map updated to 1927. Based on its construction materials it was likely built sometime in the early 20th century.

(see next page)
Garage/Storage Building

This is a one-story wood frame stucco-clad building constructed between 1978 and 1980 (Figure 43).

Alterations and Modifications

Landscaping

The lot features minimal landscaping with Eugenia Hedges along the north and south property lines of the front yard, lawn in front of the house and foundation plantings around the house. The rear of the lot is paved with asphalt with a driveway extending along the south side of the property to De La Vina Street. The street trees along De La Vina Street are a Podocarpus species. The street curbs are sandstone and a late 19th century sandstone hitching post is within the planting strip in front of the house (Figure 44).

Alterations and Modifications

- None of the existing plantings appear to be more than 50 years of age.
7.0 SIGNIFICANCE ASSESSMENT

7.1 Criteria for Designation of City Landmarks and Structures of Merit

The following criteria are used in determining the historic and architectural significance of buildings and features in the City of Santa Barbara:

In considering a proposal to recommend to the City Council any structure, natural feature, site or area for designation as a landmark, the Committee shall apply any or all of the following criteria:

(a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;
(b) Its location as a site of a significant historic event;
(c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;
(e) Its exemplification of the best remaining architectural type in a neighborhood;
(f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
(g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;
(h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
(i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
(j) Its potential of yielding significant information of archaeological interest;
(k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation (Chapter 22.22.040, City of Santa Barbara Municipal Code; Ord. 3900; 1, 1977).

The following evaluation excludes 809 De La Vina Street, whose existing improvements are less than 50 years of age.

7.2 Establishing the Resource’s Potential Period of Significance and Historic Themes

208 West De La Guerra Street

The property’s period of significance is circa-1903 to 1925, the period when the parcel’s existing improvements were built.

815 De La Vina Street

The property’s period of significance is circa-1888 and 1919, encompassing the occupancy of Adam Ott.

7.3 Integrity Criteria

Integrity means that the resource retains the essential qualities of its historic appearance. Both the Apartment (built sometime between 1907 and 1925) and the detached cottage (built sometime between 1903 and 1907) meet the 50-years-of-age or more criterion usually necessary for evaluation. Properties must also retain sufficient integrity to convey the essential features of their appearance during their period of significance. The seven aspects of integrity are location, setting, feeling, association, design, workmanship and materials. The National Register defines integrity in the following manner:

The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. A
property must resemble its historic appearance as well as retain materials, design features, and construction details dating from its period of significance. It must convey an overall sense of time and place. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or people (National Register Bulletin 15, 1999).

The Seven Aspects of Integrity

1) Location (the building, structure or feature has not been moved).
2) Design (the combination of elements that create the form, plan, and style of a property).
3) Setting (the physical environment of a property).
4) Materials (the physical elements used at a particular period of time to create the property).
5) Workmanship (the physical evidence of craft used to create the property).
6) Feeling (the property’s expression of a particular time and place).
7) Association (the link between a significant event or person and the property).

The relevant aspects of integrity depend upon the National Register criteria applied to the property. For example, a property nominated under Criterion A (events) would retain its ability to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (architecture) would rely upon integrity of design, materials and workmanship.

7.3.1 Application of the Integrity Criteria

Integrity means that the resource retains the essential qualities of its historic character.

1) Integrity of Location

Integrity of location means that the resource and its major components remain at its original location.

208 West De La Guerra Street

The existing built improvements on the study parcel have remained in place since their construction between circa-1903 and circa-1925. The lot’s original house, built sometime between 1870 and 1877 was demolished in 1933. Therefore, 208 West De La Guerra Street has maintained its integrity of location only for the period after 1933.

815 De La Vina Street

The two-story house built in circa-1888 remains in place, therefore, the parcel retains its integrity of location.
2) Integrity of Design (the combination of elements that create the form, plan, and style of a property)

Integrity of design means that the resource accurately reflects its original plan.

208 West De La Guerra Street

The apartment building at 208 West De La Guerra Street and the detached cottage at 805 De La Vina Street have been substantially altered since their construction by the partial replacement of original wood siding with stucco and the removal of some of the original wood windows and their replacement with metal frame units and additions such as exterior staircases and decks. Therefore, the buildings have not maintained their integrity of design.

815 De La Vina Street

While the street façade was altered sometime around 1900 the creation or enclosure of the porch’s second floor had not substantially affected the building’s integrity of design since it employed architectural motifs characteristic of the Queen Anne style and used the same type of siding found on the house. Consequently, the street façade (east elevation) and side elevations (north and south elevations) retain sufficient of their original design features to convey their historic appearance and therefore, retain their integrity of design. The rear elevation (west elevation) which has been encapsulated by additions made after 1900 does not retain its integrity of design. However, since the street façade and most of north and south elevations retain most of their original design features, the house retains its integrity of design. The small outbuilding has lost its original door and the existing one-light windows appear to be later replacements, therefore, it does not retain its integrity of design.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

208 West De La Guerra Street

The property at 208 De La Vina does not retain its original setbacks as the Victorian Era house that fronted on De La Vina Street was demolished in 1933 and replaced with a lawn. The adjoining properties to the west and north were redeveloped with commercial and residential buildings beginning in the 1970s that do not maintain the properties’ historic setbacks. Also, except for a single duplex, the north side of the 200 block of West De La Guerra Street has lost its inventory of 19th century houses which have been entirely replaced with post-1950 apartment buildings that for the most part did not maintain the properties’ original setbacks or massing. The south side of the 200 block of West De La Guerra Street has also been altered with the replacement of a residential building with a commercial building and the replacement of a house on the block’s eastern corner with an apartment building. On the
east side of the 800 block of De La Vina Street, only a few 19th and early 20th century buildings such as 800 and 810 De La Vina Street, survive, most having been replaced with parking lots. Moreover, the study parcel, whose original circa-1870-1877 house has been demolished, can no longer convey its appearance for the period of significance. Therefore, the apartment building and cottage have not maintained their integrity of setting.

815 De La Vina Street

By circa-1920, five houses built between circa-1854 and circa-1915, lined the west side of the 800 block of De La Vina Street. Today, only the house at 815 De La Vina Street and the adjoining house at 817 De La Vina Street survive and maintain their historic setbacks from De La Vina Street. The house at 809 De La Vina Street was replaced by a commercial building in the 1970s, the house at what was once 803 De La Vina Street was demolished in 1933 and two houses at the north end of the block were demolished in the 1920s and replaced with commercial development. The east side of the block has also undergone substantial alterations with only two cottages, the remnant of a French Empire house at 810 West De La Vina Street (most of which was moved to a site near the Bird Refuge), two small cottages mid-block and a commercial building at 800 De La Vina Street remaining. Also, it is not clear that 810 De La Vina Street maintains its original setback as the remaining fragment of the house may not be at its original location and its porch is not original. The remainder of the east side of the block has been redeveloped with commercial buildings and parking lots. It should also be noted that Moreover, the surrounding streetscape on the east and west sides of the 800 block of De La Vina Street does not form a substantially intact assemblage of late 19th or early 20th century buildings dating to the block’s period of significance because of the demolition of four of the five 19th and early 20th century houses that lined the west side of the block (208 West Canon Perdido Street and 803, 809 and 819 De La Vina Street). Consequently, while the adjoining houses at 815 and 817 De La Vina Street remain, they are only an isolated fragment of a much larger streetscape. Other substantial changes include the relocation of all but a small wing of an Empire Style house on the east side of the block at 810 De La Vina Street and the demolition of several houses on the east side of the block by circa-1925 have so substantially altered the block that it cannot effectively convey its historic appearance or be considered a cohesive assemblage of potential historic resources. This contrasts with the Proposed Lower De La Vina Historic District where the 600 and 700 blocks encompass a significant concentration of houses dating to the late 19th through early 20th centuries which have retained their overall integrity of design, materials, workmanship and setting (see Appendix B). Therefore, because of these changes, the 800 block of De La Vina Street, including 815 De La Vina Street, does not retain its integrity of setting.

4) Integrity of Materials

Integrity of Materials means the property retains most or all the physical materials that date to its period of significance.

208 West De La Guerra Street
The buildings have retained some but not all their original building materials, including some wood siding and some of the fenestration. However, the replacement of portions of the original first floor siding with stucco and the removal of original windows has substantially impaired the ability of the buildings to convey the character of their original building materials. Therefore, the buildings do not maintain their integrity of materials.

815 De La Vina Street

The street façade (east elevation) and side elevations (north and south elevations) retain sufficient of their original materials including most of the siding, trimwork, windows and window frames to convey the character of their original building materials. The rear elevation (west elevation) which has been encapsulated by additions made after 1900 does not retain its integrity of materials because of extensive alterations and modifications. However, since the street façade and most of north and south elevations retain most of their original construction materials the house retains its integrity of materials. The small outbuilding has lost its original door and the one-light windows but retains its original siding, therefore, it retains its integrity of materials.

5) Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost.

208 West De La Guerra Street

Because of the loss of character-defining building fabric the apartment building and cottage have not maintained their integrity of workmanship.

815 De La Vina Street

The house retains sufficient of its original materials including its siding and shingling, most of its windows and window frames, front porch and door and original trimwork and architectural details. Therefore, the house retains its integrity of workmanship.

6) Integrity of Feeling

The property's expression of a particular time and place.

208 West De La Guerra Street

The streetscape surrounding the property is characterized by an eclectic mix of residential, commercial buildings and single-family residences built between circa-1870 and the 1990s. While well-preserved examples of pre-World War II buildings survive, the immediate setting of the project parcels does not retain its integrity of feeling since only one of the original houses that existed on the north side of De La Guerra Street survives and the others have been
replaced with larger two-story multi-unit residential buildings. Therefore, the apartment building and cottage have not retained their integrity of feeling.

815 De La Vina Street

The house retains sufficient of its original materials including its siding and shingling, most of its windows and window frames, front porch and door and original trimwork and architectural details to convey its Queen Anne style architecture. Therefore, the house retains its integrity of feeling. The surrounding streetscape on the west side of De La Vina Street does not retain its integrity of feeling due to the demolition of three of its original five 19th century houses.

7) Integrity of Association

The link between a significant event or person and the property.

208 West De La Guerra Street

The apartment building and cottage do not retain sufficient integrity of design, materials or workmanship to convey potential historic associations.

815 De La Vina Street

The house, which retains its integrity of location, design, materials, workmanship and feeling, can convey its association with Adam and Mary Ott who built the house and lived there between circa-1888 and 1919. Therefore, the house retains its integrity of association.

Summary Statement of Integrity

208 West De La Guerra Street:

The apartment building and cottage retain their integrity of location. They do not retain their integrity of design, setting, materials, workmanship, feeling or association.

815 De La Vina Street:

The house retains its integrity of location, design, materials, workmanship, feeling and association. It does not retain its integrity of setting.

7.4 Application of the Significance Criteria

(a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;
208 West De La Guerra Street

The buildings at 208 West De La Guerra Street are common examples of vernacular type architecture, of which hundreds of exist in the city. Therefore, the buildings do not meet Criterion a.

815 De La Vina Street

The house at 815 De La Vina Street is a substantially intact high style example of the Queen Anne style dating to the 1880s as such it is a potentially significant contributor to the City’s architectural heritage. Also, as noted above, the house was the home of one of Adam Ott, Santa Barbara’s leading late 19th and early 20th century merchants who founded Ott’s Hardware Company, a leading retail establishment in Santa Barbara until the 1970s. Therefore, the house at 815 De La Vina Street meets Criterion a.

(b) Its location as a site of a significant historic event;

208 West De La Guerra Street

A review of documents on file at the Santa Barbara Historical Museum did not reveal any links between the study parcel and significant historic events. Therefore, the property at 208 West De La Guerra Street does not meet Criterion b.

815 De La Vina Street

A review of documents on file at the Santa Barbara Historical Museum did not reveal any links between the study parcel and significant historic events. Therefore, the property at 815 De La Vina Street does not meet Criterion b.

(c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;

208 West De La Guerra Street

A review of documents on file at the Santa Barbara Historical Museum did not reveal any links between the study parcel and historical significant persons. Therefore, the property at 208 West De La Guerra Street does not meet Criterion c.

815 De La Vina Street

The Queen Anne style house was the home of one of Adam Ott, Santa Barbara’s leading late 19th and early 20th century merchants who founded Ott’s Hardware Company, a leading retail establishment in Santa Barbara until the 1970s. Therefore, the house at 815 De La Vina Street meets Criterion b.
(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation:

208 West De La Guerra Street

The buildings at 208 West De La Guerra Street are modest examples of vernacular type residential architecture of which thousands exist in the City. Moreover, neither building retains a high degree of integrity for design, materials, or workmanship. Therefore, the study parcel does not meet Criterion d.

815 De La Vina Street

The house at 815 De La Vina Street is an exemplar of the Queen Anne style. The style is closely associated with residential architecture in Santa Barbara between circa-1880 and the circa-1900. It is one of the few two-story, high style Queen Anne houses on De La Vina Street dating to the 1880s. Because the house at 815 De La Vina Street exemplifies the Queen Anne style, it meets Criterion d.

(e) Its exemplification of the best remaining architectural type in a neighborhood;

208 West De La Guerra Street

The buildings at 208 West De La Guerra Street are examples of early 20th century vernacular type architecture. However, since they do not maintain their integrity of design, they do not meet Criterion e.

815 De La Vina Street

The neighborhood surrounding the 800 block of De La Vina Street is characterized by a diverse range of commercial and residential architectural styles, including, Italianate, various iterations of the Queen Anne style, Craftsman, Spanish Colonial Revival, reductive versions of Mid-Century Modernism and Mediterranean style commercial buildings. The Queen Anne style is one of the character-defining defining architectural styles of the Lower West Neighborhood and other examples exist in the area, including at least one on Brinkerhoff Avenue. However, few of these employ the range of motifs found at 815 De La Vina Street. Moreover, the house is one of the few two-story houses in the neighborhood that employs the full range of Queen Anne style motifs such as patterned siding, prominent brackets and pronounced asymmetry and massing including two-story bays. Therefore, the house at 815 De La Vina Street, which exemplifies high style Queen style architecture of the 1880s through 1890s, meets Criterion e.

(f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
208 West De La Guerra Street

The buildings on the study parcel at 208 West De La Guerra Street, whose design is not associated with a noted designer, carpenter or architect, do not meet Criterion f.

815 De La Vina Street

The house at 815 De La Guerra Street, whose design cannot be attributed to a noted designer, carpenter or architect, does not meet Criterion f.

(g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;

208 West De La Guerra Street

The buildings on the property at 208 West De La Guerra Street, which do not demonstrate outstanding attention to detail or embody a high level of craftsmanship, do not meet Criterion g.

815 De La Vina Street

The house at 815 De La Vina Street embodies the high standards of craftsmanship found in upper middle class residential architecture during the last quarter of the 19th century. Moreover, the house’s exuberant architectural embellishments, which characterize the highly patterned decoration of 19th century Queen Anne style houses, exemplify this architectural type. Therefore, the house at 815 De La Vina Street which exemplifies the Queen Anne style meets Criterion g.

(h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;

208 West De La Guerra Street

No designated properties are located on the 200 block of West De La Guerra Street and the adjacent proposed Lower De La Vina Historic District located on the 600 and 700 blocks of De La Vina Street does not border the study parcels as the first two parcels at the north end of the 700 block of De La Vina Street are non-contributing (see Appendix B). Therefore, the buildings at 208 West De La Guerra Street (802 De La Guerra Street and 805 De La Vina Street) do not meet Criterion h.

815 De La Vina Street
The adjoining early 20th century house at 817 De La Vina Street is not listed on the City of Santa Barbara Potential Historic Resources List. Built sometime after 1898 and before circa-1912, 817 De La Vina Street is a Vernacular style with some Italianate features (it may have been moved onto the property as it is not depicted on an 1898 Bird’s Eye map of the neighborhood). No designated landmarks are located on the west side of the 800 block of De La Vina Street. Because 817 De La Vina Street is not currently designated or identified as a potential historic resource its does not meet this criterion. Moreover, the surrounding streetscape on the east and west sides of the 800 block of De La Vina Street does not form a substantially intact assemblage of late 19th or early 20th century buildings dating to the block’s period of significance because of the demolition of four of the five 19th and early 20th century houses that lined the west side of the block (208 West Canon Perdido Street and 803, 809 and 819 De La Vina Street). Consequently, while the adjoining houses at 815 and 817 De La Vina Street remain, they are only an isolated fragment of a much larger streetscape. Other substantial changes include the relocation of all but a small wing of an Empire Style house on the east side of the block at 810 De La Vina Street and the demolition of several houses on the east side of the block by circa-1925 have so substantially altered the block that it cannot effectively convey its historic appearance or be considered a cohesive assemblage of potential historic resources. This contrasts with the Proposed Lower De La Vina Historic District where the 600 and 700 blocks encompass a significant concentration of houses dating to the late 19th through early 20th centuries (see Appendix B). Consequently, the visual contribution of the house at 817 De La Vina Street to the setting of 819 De La Vina Street is not substantial enough to meet this criterion. Therefore, 815 De La Vina Street does not meet Criterion h.

(i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

208 West De La Guerra Street

In their current state of preservation, the buildings on the property, do not form a significant visual component of the streetscape. Therefore, 208 West De La Guerra Street does not meet Criterion i.

815 De La Vina Street

The property, which is located mid-block between West Canon Perdido Street and West De La Guerra Street occupies a visually prominent location and has formed a component of a potentially significant streetscape for approximately 138 years. Therefore, the house at 815 De La Vina Street meets Criterion i.

(j) Its potential of yielding significant information of archaeological interest;

208 West De La Guerra Street & 815 De La Vina Street

This criterion applies to archaeological deposits and is beyond the purview of this report.
(k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation (Chapter 22.22.040, City of Santa Barbara Municipal Code; Ord. 3900; 1, 1977).

208 West De La Guerra Street & 815 De La Vina Street

A significant natural environment or feature does not exist on or near the study parcels. Therefore, the properties at 208 De La Guerra Street and 815 De La Vina Street do not meet criterion k.

7.5 Additional Criteria

The study parcels will also be assessed using the additional criteria listed in Chapter 2.3 (Section 5) of the MEA (Guidelines for Archaeological and Historic Structures and Sites, February 2002).

5. Any structure, site or object associated with a traditional way of life important to an ethnic, national, racial, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.

208 West De La Guerra Street

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Museum and Santa Barbara Public Library did not reveal any information indicating that the property at 208 West De La Guerra Street was associated with a traditional lifeway, nor does it, as an isolated fragment of what was once a late 19th and 20th century streetscape, embody those qualities that illustrate the broad patterns of the City’s cultural, social political, economic or industrial history. Therefore, 208 West De La Guerra Street, which does not substantially contribute to the broad patterns of social and economic development in Santa Barbara, does not meet Additional Criterion 5.

815 De La Vina Street

The property at 815 De La Vina Street has no documented association with a traditional lifeway. Moreover, the study parcel is now an isolated fragment of what was once a late 19th through early 20th century residential streetscape which no longer retains its visual cohesiveness. Therefore, the property at 815 De La Vina Street does not meet Additional Criterion 5.

6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.

208 West De La Guerra Street

The visual integrity of the north and south sides of the 200 block of West De La Guerra Street has been considerably diminished over the last 69 years through the demolition of all but one
of its original late 19th century houses and the insertion of post-World War II residential and commercial buildings. Therefore, 208 West De La Guerra Street, as an isolated fragment of a late 19th through early 20th century streetscape, does not meet Additional Criterion 6.

815 De La Vina Street

The house at 815 De La Vina Street has maintained its integrity of location, design, materials, feeling, and association, and therefore, it can convey its appearance and historical association with Adam Ott dating to the late 19th and early 20th centuries. Therefore, the house at 815 De La Vina Street, which conveys an important sense of time and place meets Additional Criterion 6.

7. Any structure, site or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

208 West De La Guerra Street & 815 De La Vina Street

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Museum and the Santa Barbara Public Library did not reveal any information indicating the study parcels have the potential for yielding additional information relevant to historical, ethnographic, folkloric or geographical research. Therefore, 208 West De La Guerra Street & 815 De La Vina Street do not meet Additional Criterion 7.

8: Any structure, site or object determined by the City to be historically significant or significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City’s determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15054.5 (a)(3)].

208 West De La Guerra Street

The property at 208 West De La Guerra Street has not been designated as a City of Santa Barbara Landmark or Structure of Merit. It is not listed in the City of Santa Barbara’s Potential Historic Resources List. Neither is the property listed in or been determined eligible for inclusion in the California Register of Historical Resources or the National Register of Historic Resources. Therefore, the property at 208 West De La Guerra Street does not meet additional Criterion 8.

815 De La Vina Street

The property at 815 De La Vina Street is not a designated City of Santa Barbara Landmark or Structure of Merit. It is listed in the City of Santa Barbara Potential Historic Resources List. Therefore, the property at 815 De La Vina Street meets Additional Criterion 8.
7.6 Summary Statement of Historic Significance at the Local Level

208 West De La Guerra Street

The property at 208 West De La Guerra Street does not meet any of the City of Santa Barbara’s Significance Criteria that would make it a potentially significant historic resource for the purposes of environmental review.

815 De La Vina Street

The house at 815 De La Vina Street meets Significance Criteria a, c, d, e, g, i, and Additional Significance Criteria 6 and 8 that would make it a potentially significant historic resource for the purposes of environmental review. The sandstone hitching post in the De La Vina Street planter strip contributes to the property’s historic significance. Given the building’s current state of design integrity with alterations to all four elevations the building is eligible for listing at the Structure of Merit level. Except for the hitching post, other improvements on the property are not significant contributors to the property’s historic significance.

7.7 Eligibility for Listing in the California Register of Historical Resources

For purposes of this section, the term “historical resources” shall include the following:

1.) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

2.) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3.) Any object, building, structure, site, area, place, record or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

3a Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

3b Is associated with the lives of persons important in our past;

3c Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or;

3d Has yielded, or may be likely to yield, information important in prehistory or history.
Criterion 1: A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

208 West De La Guerra Street

The property at 208 West De La Guerra Street is not listed in the California Register of Historical Resources, nor has it been deemed eligible for listing by the State Historical Resources Commission. Therefore, the property at 208 West De La Guerra Street does not meet Criterion 1.

815 De La Vina Street

The property at 815 De La Vina Street is not listed in the California Register of Historical Resources. Provided the determination made in 1978 that the property was eligible for listing at the state level has been certified by the State Historical Resources Commission, the property meets Criterion 1.

Criterion 2: A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

208 West De La Guerra Street

The property at 208 West De La Guerra Street has not been previously identified as a potentially significant historic resource at the local level. Therefore, the property at 208 West De La Guerra Street does not meet Criterion 2.

815 De La Vina Street

The property at 815 De La Vina Street is listed in the City of Santa Barbara Potential Historic Resources List. Therefore, 815 De La Vina Street meets Criterion 2.

Criterion 3a: Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

208 West De La Guerra Street

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Museum, Gledhill Library and the Santa Barbara Public Library did not reveal any information that linked the property at 208 West De La Guerra Street with a significant historic event. Therefore, the property at 208 West De La Guerra Street, which is not associated with a significant historical event, does not meet Criterion 3a.

815 De La Vina Street
Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Museum, Gledhill Library and the Santa Barbara Public Library did not reveal any information that linked the property at 815 De La Vina Street with a significant historic event. Therefore, the property at 815 De La Vina Street, which is not associated with a significant historical event, does not meet Criterion 3a.

Criterion 3b: Is associated with the lives of persons important in our past;

208 West De La Guerra Street

The property at 208 West De La Guerra Street was not associated with historically notable individuals; therefore, the property at 208 West De La Guerra Street does not meet Criterion 3b.

815 De La Vina Street

The Queen Anne style house was the home of one of Adam Ott, one of Santa Barbara’s leading late 19th and early 20th century merchants who founded Ott’s Hardware Company, a leading retail establishment in Santa Barbara from the late 19th century until the 1970s. Therefore, the house at 815 De La Vina Street meets Criterion 3b.

Criterion 3c: Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

208 West De La Guerra Street

Built during the first two decades of the 20th century, the apartment building and house are examples of the type of modest vernacular building constructed in great numbers in Santa Barbara during the early decades of the 20th century. Built by either contractors or owners, these buildings were intended to accommodate the housing needs of the blue collar and working classes living in the neighborhood at the time. Today, hundreds of these buildings continue to exist in the city, many in a better state of preservation than those on the study parcel. Therefore, 208 West De La Guerra Street does not meet Criterion 3c.

815 De La Vina Street

The house at 815 De La Vina Street is eligible for listing under Criterion 3c because the house exemplifies the type of Queen Anne style houses built for California’s upper middle class during the last two decades of the 19th century. This architectural type is a characteristic feature of California’s residential architecture between circa 1880 and 1900, a period when the state’s economy and population were rapidly expanding. Therefore, the house at 815 De La Vina Street, which is an important example of its architectural type, meets Criterion 3c.
Criterion 3d: Has yielded, or may be likely to yield, information important in prehistory or history.

208 West De La Guerra Street & 815 De La Vina Street

The application of this criterion to archaeological deposits is beyond the purview of this report.

Summary Statement of Eligibility for Listing in the California Register of Historical Resources

208 West De La Guerra Street

The property at 208 West De La Guerra Street does not meet any of the criteria necessary for listing in the California Register of Historical Resources.

815 De La Vina Street

The property at 815 De La Vina Street meets significance criteria 1, 2, 3b, and 3c necessary for listing in the California Register of Historical Resources.

7.8 National Register Criteria for Evaluation

Also, to be considered are the criteria for the National Register of Historic Places. (MEA Technical Appendix 1 VGB-10):

The quality of significance in American history, architecture, archaeology and culture is present in districts, sites, buildings, structures and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

(a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
(b) That are associated with the lives of persons significant in our past; or
(c) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
(d) That has yielded, or may be likely to yield, information important in prehistory or history.

(a) That are associated with events that have made a significant contribution to the broad patterns of our history;

208 West De La Guerra Street

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Museum, Gledhill Library and the Santa Barbara
Public Library did not reveal any information that linked the property at 208 West De La Guerra Street with a significant historic event at the local, state or national level. Therefore, the property at 208 West De La Guerra Street, which is not associated with a significant historical event, does not meet Criterion a.

815 De La Vina Street

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Museum, Gledhill Library and the Santa Barbara Public Library did not reveal any information that linked the property at 815 De La Vina Street to a significant historic event. Therefore, the property at 815 De La Vina Street, which is not associated with a significant historical event, does not meet Criterion a.

(b) That are associated with the lives of persons significant in our past;

208 West De La Guerra Street

The property at 208 West De La Guerra Street was not associated with historically notable individuals at the local, state or national level; therefore, the property at 208 West De La Guerra Street does not meet Criterion b.

815 De La Vina Street

The Queen Anne style house was the home of one of Adam Ott, one of Santa Barbara’s leading late 19th and early 20th century merchants who founded Ott’s Hardware Company, a leading retail establishment in Santa Barbara from the late 19th century until the 1970s. Ott’s role as a merchant and community leader was characteristic of many entrepreneurs in smaller American communities during the late 19th and early 20th century. Therefore, the house at 815 De La Vina Street, which is associated with a historically notable individual, meets Criterion b.

(c) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

208 West De La Guerra Street

Built during the first two decades of the 20th century, the apartment building and house are examples of the type of modest vernacular building constructed in great numbers in Santa Barbara during the early decades of the 20th century. Built by either contractors or owners, these buildings were intended to accommodate the housing needs of the blue collar and working classes living in the neighborhood at the time. Today, hundreds of these buildings continue to exist in the city, many in a better state of preservation than those on the study parcel. Therefore, 208 West De La Guerra Street does not meet Criterion c.
815 De La Vina Street

The house at 815 De La Vina Street is eligible for listing under Criterion 3c because the house exemplifies the type of Queen Anne style houses built for California’s upper middle class during the last two decades of the 19th century. This architectural type is a characteristic feature of the nation’s residential architecture, especially for the middle class between circa 1880 and 1900, a period when California and the nation’s economy and population were rapidly expanding, and new architectural forms based on British antecedents gained widespread popularity. Therefore, the house at 815 De La Vina Street, which is an important example of its architectural type, meets Criteria c.

(a) That has yielded, or may be likely to yield, information important in prehistory or history.

208 West De La Guerra Street & 815 De La Vina Street

The application of this criterion to archaeological deposits is beyond the purview of this report.

Summary Statement of Eligibility for Listing in the National Register of Historic Places

208 West De La Guerra Street

The property at 208 West De La Guerra Street does not meet any of the criteria necessary for listing in the National Register of Historic Places.

815 De La Vina Street

The property meets significance criteria b and c that would make it eligible for listing in the National Register of Historic Places.

8.0 CONCLUSIONS

208 West De La Guerra Street

The property at 208 West De La Guerra Street does not meet any of the significance criteria that would make it eligible for listing at the local, state or national level. Therefore, 208 West De La Guerra Street is not a significant resource for the purposes of environmental review.

815 De La Vina Street

The house at 815 De La Vina Street meets Significance Criteria a, c, d, e, g, & i and Additional Criteria 6 & 8 at the local level making it eligible for listing as a City of Santa Barbara Structure of Merit, State criteria 1, 2, 3b, and 3c necessary for listing in the California Register of Historical Resources and National Register Criteria b and c that would make it eligible for listing in the National Register of Historic Places. Except for the sandstone hitching post on De La Vina
Street, the other improvements on the property including the Landscape are not significant contributors to the property’s historic significance. Therefore, the house 815 De La Guerra Street is a significant resource for the purposes of environmental review and a Phase 2 Historic Structures/Site Report is recommended.

**Streetscape**

As noted in Section 7.3 of this report a substantially intact streetscape is not present on the 200 block of East De La Guerra Street or the 800 block of De La Vina Street. These finding are consistent with a survey of the area by Applied Earthworks that identified the Lower De La Vina Historic District (see Appendix A).

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The following maps were consulted for this report:


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Preliminary Sketch of Santa Barbara: 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical Museum, Gledhill Library).

United States Coast & Geodetic Survey Map of 1854. On file at the Santa Barbara Historical Museum, Gledhill Library.

United States Coast & Geodetic Survey Map of 1878. On file at the Santa Barbara Historical Museum, Gledhill Library.

Appendix A

Development History of the Surrounding Neighborhood
1.0 INTRODUCTION

The study parcels are located on Block 177 in Santa Barbara, California (Figures 1 – 3). 809 De La Vina Street is developed with a two-story Queen Anne style house, 809 De La Vina Street is developed with a two-story commercial building while 802 West De La Guerra Street is developed with a multi-residential building and a cottage a two-story house, outbuilding and garage/storage building are located at 815 De La Vina Street. This study characterizes the neighborhood’s development pattern within the context of its historical development since the mid-19th century. This study was written by Pamela Post, Ph.D. (primary author) and Timothy Hazeltine.

(see next page)
Figure 1, Assessor’s Parcel Map for Study Parcel and Project Block
2.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 12):

City of Santa Barbara:

LIDAR map

Santa Barbara Historical Museum, Gledhill Library

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1917 Map of the City of Santa Barbara


Santa Barbara Morning Press and Santa Barbara News Press, as cited in text.
3.0 Neighborhood Setting

The area surrounding the project property is within the 198-acre West Downtown Neighborhood whose boundaries are defined by West Sola Street on the north, on the south and west by the 101 Freeway, on the east by De La Vina, West Ortega and Chapala Streets. The area on the east side of De La Vina Street adjacent to the project block is defined by the City as the Downtown Neighborhood.

The City of Santa Barbara defines the West Downtown Neighborhood as follows:

West Downtown contains extensive commercial as well as residential use. One of the oldest residential neighborhoods in the City, West Downtown contains some of Santa Barbara's architecturally important residential structures. Many of these homes have been converted into relatively low-density apartments. In addition, new apartment complexes are replacing older single-family houses as West Downtown continues in transition to higher-density residential and commercial uses. Increased commercial activity has occurred in the eastern portions of the area, primarily on Chapala and Carrillo streets.

This section of Carrillo Street west of De la Vina Street is destined to become one of the most traveled arterials in the City circulation system. For that reason, the General Plan proposed that it shall be designated to perform the principal function of carrying traffic from the freeway, the Westside, and the Mesa into the Core and existing and future commercial uses should minimize conflict with smooth traffic flow into the CBD. West Carrillo Street should serve as an attractive entrance to the City's Central Business District. Commercial uses are appropriate if they are of a low intensity and are suited to this transition area. This area should be zoned to reflect this General Plan goal.

Since it is in close proximity to the downtown business and shopping area, the General Plan considers West Downtown to be appropriate for apartment development, and allows twelve dwelling units to the acre. The entire neighborhood is zoned for multiple-unit development or commercial uses (R-3, R-4 or C-2), even though substantial portions are currently occupied by single-family homes.

The City defines the adjacent Downtown Neighborhood on the east side of De La Vina Street as follows:

The Downtown Neighborhood is the most intensively used part of the City. In addition to its primary function as a viable commercial center with a desired balance of retail, office, historical features, restaurant, institutional, financial, and cultural arts; it is becoming the home to many City residents as more mixed use and residential land uses are developing Downtown.
4.0 HISTORICAL CONTEXT

The surrounding neighborhood’s appearance and development pattern is the outcome of over 200 years settlement which transformed the area between Mission Creek and the base of Mission Ridge into an urban environment. The following section of the study provides an overview of the neighborhood’s development since 1850 when California became a state.

4.1 Historical Development Pattern

1850 to 1870

During the 20-year period between 1850 and 1870 commercial development was centered on the State Street corridor between Cota Street and Figueroa Street. During this period commercial buildings were usually one or two-stories in height and of wood or adobe construction; with a few buildings of brick construction. Residential construction was scattered between Chapala Street and the banks of Mission Creek on the west and between Anacapa Street and Santa Barbara Streets on the east. While adobe construction predominated before the mid-1860s, it was gradually supplanted by wood frame houses in reductive versions of the Italianate or National Folks styles. For the most part, houses were located on large lots, many of which were devoted, at least in part, to the cultivation of crops or pasturage. A Bird’s Eye map from 1877 depicts this pattern of fields, cultivated plots and houses (Figure 3).

1870-1900

During the 30-year period between 1870 and 1900 the Downtown neighborhood transitioned from its low-density mix of single-family houses and undeveloped land to a residential area characterized by a mix of single family houses, small cottages with some institutional and commercial uses along De La Vina Street between Carrillo Street and West De La Guerra Street, which were housed in larger buildings of two, three or more floors (Figure 3). The oldest and most notable of these, which survives to this day is the former girls’ school built by the Daughters of Charity of St. Vincent de Paul. Designed by A. Marquis in the Italianate style, the four-level brick building (raised basement level capped by three floors) is the largest surviving 19th century American-era building in Santa Barbara (Figures 4 – 5 and see Figure 3). Construction of the school building established a characteristic pattern for the blocks between Chapala, De La Vina Street and Carrillo streets where the occasional large, two or three-story buildings were set amongst one-story and two-story houses (Figure 6).
Figure 3, 1877 Bird’s Eye Map
(red = buildings of three or more stories, blue = two-stories)
Figure 4, Circa-1875 Photograph of the St. Vincent’s Building, looking southwest
(Santa Barbara Historical Museum, Gledhill Library)
Figure 5, Circa-1880 Photograph of the St. Vincent’s Building, looking west (after a renovation in the late 1870s heightened the third floor and replaced the side gable roof with a hipped roof) (Santa Barbara Historical Museum, Gledhill Library)
Figure 6, Circa-1888, Bird’s Eye Map of Downtown Santa Barbara
(project block outlined in red)
During the years between 1888 and 1898 additional development occurred in the West Downtown neighborhood and its environs. Much of this was in the form of one and two-story houses in various iterations of the Queen Anne or Vernacular styles (Figure 7). Larger institutional buildings constructed during the period included a three-story building at the intersection of Chapala Street and West Carrillo Street, the three-story Presbyterian Church at the intersection of East Figueroa Street and De La Vina Street (Figure 8). It was during this decade that commercial development began along West Carrillo Street from State Street to De La Vina Street and along Chapala Street from West Carrillo Street to West Ortega Street. This development resulted in a characteristic streetscape of one and two-story houses punctuated by the occasional larger two or three story institutional or commercial building (see Figure 7).

Figure 7, 1898 Bird’s Eye Map Depicting Project Block and its Environs
(red= larger buildings of two or more stories)
During this period the West Downtown Neighborhood approached full build-out with the remaining fields and open space replaced with residential housing and commercial development. A characteristic feature of this period was the intensification of residential development with larger houses such as 815 De La Vina Street and 802 De La Guerra Street (now demolished) transformed into multi-residential dwellings and smaller residences constructed on already developed lots (such as the small detached cottage at 802 De La Vina Street built in circa-1907). By circa-1915 the neighborhood was no longer considered a middle-class neighborhood; instead, it was a lower middle class and working-class area with new housing stock featuring modest one and two-story houses set on small lots, usually set closer to the street than homes built during the Victorian era. This was the period when many of the area's smaller homes were built. Examples of this type of development including the two small cottages on the south side of De La Vina Street (see Appendix B for a Map of the proposed Lower De La Vina Historic District) and the east and west sides of the 600 and 700 blocks of De La Vina Street (Figure 9).
With the advent of the automobile Carrillo Street which connected downtown to the main highway began to develop in earnest as a commercial corridor of businesses including garages, service stations and other auto-related services. It was during this period that apartment buildings and residential/motor courts began to appear. Examples of motor courts near the project area include one in the 200 block of West De La Guerra Street and another at 825 Bath Street (Figures 10 & 11).
Examples of large scale multi-residential buildings in the vicinity of the project neighborhood dating to the first three decades of the 20th century include a two-story Queen Anne Style multi-unit building with a very tall raised foundation on West Micheltorena Street (Figures 12 - 13), a very large 3-story Craftsman/Arts and Crafts style apartment building with prominent gables on the 100 block of West Sola Street a circa-1930 (Figures 14 & 15), and a three-story Mediterranean style apartment building at 125 East Anapamu Street abutting a two-story Queen Anne style house (Figures 16 & 17).
Figure 13, Queen Anne Style Apartment on West Micheltorena Street

Figure 14, Craftsman Style Apartment Building on West Micheltorena Street
Figure 15, 3-Story Craftsman Style Apartment Building on West Micheltorena Street

Figure 16, Circa-1930, 3-Story Apartment Building at 125 West Anapamu Street
Larger commercial buildings constructed nearby included the YMCA at the corner of Chapala and West Carrillo Street (demolished and replaced by the existing Ralph’s Grocery Store) and the Renaissance Revival style Santa Barbara Telephone building one block east of the project block at the intersection of West De La Guerra Street and Chapala Street (Figure 18).
During this period residential density increased and the neighborhood and its environs more fully transitioned to a mix of residential and commercial development. This transition was not unique to the West Downtown neighborhood; instead it could be seen in almost all the city's older residential zones where increasing population and the need for commercial space transformed much of the downtown into a mix of residential and commercial development. Development during the post-World War II period was characterized by demolition of older housing stock and its replacement by apartment buildings, usually designed in schematized iterations of Modernist architectural themes (Figure 19) and commercial buildings that were utilitarian or contemporary in style (Figures 20 - 23). A notable feature of this period was the reduction in setbacks especially for front and rear yards and the increasing accommodation of the automobile through larger parking areas, ground floor parking in apartment buildings and large surface parking lots that replaced older residential units. It is this postwar development pattern that has created the existing streetscape of the study block and its environs, one characterized by an eclectic mix of single-family residential housing stock dating between circa-1870 and circa-1930, multi-residential housing including motor and residential courts, larger apartment buildings from the pre-World War II period and post-World War II apartment buildings and commercial buildings between one and three stories in height that present a range of setbacks, landscaping and hardscape features.

Figure 19, Postwar Apartment Building on the 600 Block of De La Vina Street
Figure 20, Postwar Commercial Building on the South Side of the 200 Block of West De La Guerra Street

Figure 21, Postwar Commercial Building at 205 West De La Guerra Street
5.0 SUMMARY AND CONCLUSIONS

- Between the 1850s and 1870s the surrounding neighborhood featured a scattering of residential development set amongst small agricultural fields and pastures. It was during this period that St. Vincent’s School, a large four-level brick building, was constructed on the 900 block of De La Vina Street; its remains the largest building in the immediate vicinity of the project block. Construction of this building established a few larger scale buildings set amongst one and two-story residential buildings as a characteristic feature of the neighborhoods on the west side of State Street;

- Between 1880 and 1900 the first commercial development took place and several larger institutional buildings were built. Residential density increased and most of the neighborhood’s agricultural lands were developed;
• Between 1900 and 1950 residential development patterns transitioned from single-family to small cottages and multi-residential construction. It was during this period that the first three-story apartment building designed in a range of style including Craftsman and Spanish Colonial Revival were built. The neighborhood’s development pattern grew increasingly eclectic with more commercial construction and the employment of different setbacks and landscape types. During this period older residential buildings were often demolished or converted to multi-residential use; and

• Between 1950 and 2018 the development trends that began in the 1930s accelerated with the demolition of older housing stock and its replacement by apartment style residential and commercial development which included large surface parking lots. During this period the neighborhood’s residential component was further eroded by commercial development.

• Today the block is primarily composed of one and two story residential and commercial buildings. One and two-story commercial buildings intermixed with multi-unit residential buildings and parking lots are located on the east and west sides of the 800 block of De La Vina Street. One and two story commercial buildings intermixed with multi-unit residential buildings are located on the 200 Block of West De La Guerra Street and one story commercial buildings and one and two story residential buildings are located on the 200 block of West Canon Perdido Street. The 800 block of Bath Street which forms the west side of the block is completely residential with one and two story multi-unit residential buildings.

• As a final note, larger 3-story apartment buildings were built near this neighborhood between circa-1900 and the 1930s. Therefore, this building type is a characteristic building type for the older neighborhoods located west of State Street.

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The following material, on file at the City of Santa Barbara, Community Development Department, Planning Division, was used in the preparation of this report:

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The following maps were consulted for this report:


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United States Coast & Geodetic Survey Map of 1854. On file at the Santa Barbara Historical Museum, Gledhill Library.

United States Coast & Geodetic Survey Map of 1878. On file at the Santa Barbara Historical Museum, Gledhill Library.

Appendix B

The Proposed Lower De La Vina Historic District
## Appendix C-2(b): Potential Lower De La Vina Historic District

### POTENTIAL HISTORIC RESOURCES LIST UPDATED JULY 2013

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## Appendix C-2(b): Potential Lower De La Vina Historic District

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26 Contributing, 3 Conditionally Contributing, 1 Non-Contributing. Total buildings in new district: 30
Significance Evaluation for the Lower De La Vina Historic District

WEST DOWNTOWN LOWER DE LA VINA STREET HISTORIC DISTRICT
Located along De la Vina Street between West De la Guerra Street and West Cota Street is the potential West Downtown Lower De la Vina Historic District. This area developed as the result of the new American presence following the induction of California into the Union. The City Common Council established the center of town to be located north of Ortega Street, between Santa Barbara and Chapala Streets encompassing most of the existing Spanish core. As a result, new American business development expanded along State Street south of Ortega Street and residential streets rose on both the east and west sides of Santa Barbara and Chapala streets. The area west of Chapala Street was well developed with residential properties by the turn of the century. De la Vina Street was popular for its proximity to Lower State Street shops and the electric street railway. As Americans coming from eastern states settled into the area, they constructed homes in architectural styles that were popular throughout the country. The first dwellings constructed, such as the Austin house at 707 De la Vina Street and the Roeder house at 719 De la Vina Street, belonged to merchant professionals. Austin was part owner in Trenswiths Store and Emil C. Roeder was a hardware merchant. Eleven National Folk style dwellings were constructed on the 600 and 700 blocks of De la Vina Street in the 1890s. These modest houses were likely home to middle-class workers holding clerical and government jobs. In 1893, these positions were paying an annual average wage of $900–$1,100, compared to other workers who received an annual average income of $420–$563 (Bureau of the Census 1965:91–92).

The potential West Downtown Lower De la Vina Street Historic District is an area reflective of the architectural movements of the mid-to-late nineteenth century. As the city began to exhibit its American presence, merchants and clerical workers assisted in creating the economic foundation of the city. While many farmers and rancho owners continued to reside on the outskirts, these dwelling were constructed for those working in the city. This area was not created as part of a planned development but was the result of organic growth directly related to the commercial development of the businesses on State Street. A few of the properties still have sandstone curbing and hitching posts at the street. Several buildings have already been identified as potential historical resources for the city. The establishment of a district surrounding those properties and adjoining the boundaries of the Brinkerhoff Avenue Landmark District will preserve the setting, feelings, and association of the area. The potential district includes 25 contributing properties. The period of significance begins with the first construction of residences circa 1870 and continues to 1910. The potential West Downtown Lower De la Vina Street Historic District appears to meet several of the significance criteria established by the City of Santa Barbara:

a) Its character, interest or value as a significant part of the heritage of the city;
g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship; and
h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark.

The potential landmark district retains good integrity of location, design, setting, materials, workmanship, feelings, and association. A few of the buildings have sustained significant alterations since the period of significance, resulting in a loss of material integrity to those specific properties. In the findings section, they are identified as having a “C” ranking but their
retention as an element of the district adds cohesion to the district. The potential district does not appear to meet the eligibility criteria for listing on the National Register of Historic Places or the California Register of Historical Resources.