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HISTORIC STRUCTURES/SITES REPORT

**124 LOS AGUAJES AVENUE
SANTA BARBARA, CALIFORNIA
APN: 033-041-007**

Prepared For:

**Mark Edwards, Property Owner
109 South La Cumbre Lane
Santa Barbara, California 93105**

Prepared By:

**Fermina B. Murray
442 Danbury Court
Goleta, California 93117**

January 12, 2005

EXHIBIT E

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**CITY OF SANTA BARBARA
PLANNING DIVISION**

MAR 10 2005

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HISTORIC STRUCTURES/SITES REPORT
124 Los Aguajes Avenue
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APN: 033-041-007

INTRODUCTION

The following Historic Structures/Sites Report for 124 Los Aguajes Avenue (APN: 033-041-007) was requested by Mark Edwards, the owner of the property. The study was conducted to evaluate the level of significance of a one-story single family residential building and to determine the impact of the proposed project on the property. This report meets the Master Environmental Assessment requirements for an Historic Structures/Sites study. Fermina B. Murray prepared the report, with photography by Stephen C. Murray.

PROJECT DESCRIPTION

The project's architect is Pete Ehlen. The property owner proposes to demolish the existing 887 square-foot single family residence and a 400 square-foot detached garage. The proposed plan for the lot (after demolition of the buildings) is to construct a three-story apartment complex with three units: one two-bedroom unit of 1,435 square feet, and two one-bedroom units of 1,214 square feet and 1,034 square-feet. The building is proposed to be in the modern style. The project will result in a 3,683 square-foot apartment complex with 1,197 square feet in garages on a 6,000 square-foot lot located in the Waterfront area within the Non-Appealable Jurisdiction of the Coastal Zone. Please see Figure 1 for location map, Figures 2-5 for site plan and proposed elevations.

SITE DESCRIPTION

Constructed in 1925, the one-story building at 124 Los Aguajes Avenue, Lot 7 in the City Block 289, is an eclectic blend of architectural elements – predominantly Spanish Colonial Revival, but with Craftsman style windows and distinct Mission Revival elements. From the time of its construction until 1965 its address was 134 Los Aguajes Avenue; in that year it was changed to 124, the address it retains today. The structure sits among a mix of mostly small single family Spanish Colonial Revival style homes, stucco residential apartment buildings, and three commercial buildings, all of which were included in the City of Santa Barbara Waterfront Survey, *Proposed West Beach Residential and Tourist Historic District, 1999-2003* (hereafter cited as “Waterfront Survey 1999-2003”).

The house is not listed as one of the “potential historic structures” in the January 2002 Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites.

The two-block-long Los Aguajes Avenue curves between Bath and West Yanonali Streets. The block is bounded on the north side by portions of West Montecito Street, the railroad tracks, and Mission Creek, on the south side by West Yanonali Street, on the west by Bath Street and on the east by a portion of Chapala Street. The front of the building faces south and the rear faces north with views of two landmarks, the Moreton Bay Fig Tree and Park, and the Santa Barbara Train Depot (northeast).

The development of this part of the Waterfront during the late 19th and early 20th centuries concentrated on tourism. It is an area associated with the development and heyday of the famous Potter Hotel. The five-story, 600-room hotel occupied a large piece of the waterfront from West Montecito Street down to the beach, between Bath and Chapala Streets from 1902 until 1921 when the hotel burned down.

The neighboring residences on Los Aguajes Avenue, platted in 1924, consist of predominantly 1925 to 1930s Spanish Colonial Revival style single family homes, 1950s commercial and institutional buildings, and apartment buildings built in the 1960s and early 1970s. The subject property lies about two blocks outside the boundaries of the El Pueblo Viejo Landmark District.

BUILDING DESCRIPTION – 124 Los Aguajes Avenue

This rectangular shaped, one-story, two-bedroom predominantly Spanish Colonial Revival style building, displays Craftsman style windows and a Mission Revival style high gabled parapet roof. The house, with a front portico, is slightly recessed from Los Aguajes Avenue. It is set on a north-south orientation with the front (south) facing Los Aguajes Avenue and the rear (north) faces toward the railroad tracks, West Montecito Street and Highway 101 beyond. The rear boundary of the property abuts a high sandstone wall retaining Mission Creek. The house, constructed of wood frame and stucco siding, sits on a low post and pier foundation anchored on a perimeter concrete footing. Two foundation vents are at the south and west elevations. The building has two types of roofs: the façade has a high gabled parapet roof clad with Mission red clay tiles. Behind the façade's roof is a flat roof covered with composition panels. The main entrance portico's low gabled roof is clad with red tiles.

The front (south) features an arched portico on the western corner of the façade. Within the portico is a single wooden door with an outer wrought iron security door. These doors open to the portico and three steps down to a pathway of interlocking pavers leading either to the sidewalk or to the driveway. The driveway has also been paved with interlocking pavers.

To the right of the portico are two sets of Craftsman style paired double-hung windows in vinyl frames with outer screens. The vinyl sash windows have unusual surrounds. The window pairs are divided by a vinyl mullion. The mullions appear to support the stucco lintel with decorative motifs above the windows. These ornamental window motifs have been identified as "period attic windows" by the late local architectural historian David Gebhard, who found them on a home around the corner from the subject property, at 136 West Yanonali Street. This structure was erected in 1926 by Way and Morgan, who had built the subject property the year before. Gebhard singled out the period attic windows of 136 West Yanonali for special comment, saying that they with their supporting piers "constitute a remarkable abstract composition." (The windows of the subject property replace these piers with mullions.) He concluded that these elements, plus the entrance, make the design of 136 West Yanonali extraordinary for Santa Barbara and Southern California (City Architectural Survey, 136 West Yanonali 4/1979). **See Plates 1-3; see Plate 58, page 73 for 136 West Yanonali Street.**

The west side has an exterior stucco chimney. Next to the chimney is a stucco utility closet accretion, whose coping tries to imitate the coping of the chimney. This side also has a vinyl-framed bay window, and a single wood door. The door is not original to the house. It opens from the kitchen to a plywood ramp with wood railing leading down to the driveway and to the detached garage located towards the northwest rear of the house. The west side of the property is partially hidden by a rectangular stucco building

housing the Qwik Response Disaster Control and Construction Company, whose address is 130 Los Aguajes Avenue (**Plates 4-7**).

The east side has no doors but contains five windows: three vinyl-framed double-hung windows, one smaller fixed window in wood frame, and one small vinyl-framed awning window. The east side shows well the gabled parapet roof in relation to the rear flat roof of the house. The east side's neighbor is a pair of two-story apartment buildings (122 and 118 Los Aguajes Avenue). **See Plates 8-9**.

The north side (rear) has a vinyl-framed double-hung window and a single French door with an outer screen door. The French door looks original. Attached to the wall, on the left side of the doorway, is a stucco water heater storage unit. The rear door, covered by a narrow eyebrow gabled roof, opens to an uncovered patio deck constructed of composition wood. Next to the patio is an orange tree, and standing at the northwest corner of the rear yard is a mature avocado tree. A high wood fence encloses the rear (north) and part of the east boundary of the property (**Plates 10-17**).

ALTERATIONS TO THE BUILDING – 124 Los Aguajes Avenue

Some alterations have occurred to this building since its construction in 1925. At some point after July 2004 all the window frames were changed from wood to vinyl (site visit by the City Historian). The original Craftsman style windows have been replaced with simple one-over-one vinyl sash windows. On the façade, two original stucco mullions, which appeared in the photo of the house in the Waterfront Survey of 1999-2003, have been replaced with flat vinyl mullions. All this window work was done without a building permit. Building permit #BLD98-1066 was issued on July 16, 1998 to property owner Farley M. Ball to remodel the kitchen and one bathroom. Presumably the kitchen bay window and the handicap access ramp were added on the west elevation during this remodel. On February 13, 2002 building permit #BLD2002-00362 was given to the same home owner to remove existing built-up roof and replace with white capsheet; on the porch's roof nine squares of red tiles were removed and reused in order to install a new roof underlayment. The house is in good condition.

Detached Garage – Built in 1925

A rectangular detached garage with a covered porch is located at the rear of the house (west side). Constructed of wood frame and stucco siding, the garage has a flat roof clad with composition panels. The front, shaded by a Brisbane box trees, has a slightly projecting bay with plywood swing-out double garage doors. The west side has a single pedestrian door. The south side has an aluminum sliding glass door which opens on to a covered concrete porch. The porch, supported by simple wood posts, has a shed roof covered with composition panels and two skylight boxes. The east side of the garage has

a single French door that opens on to a concrete pad leading to the rear of the house and to the garage's porch (**Plates 18-21**).

Alterations to the Detached Garage

According to the Tax Assessor's file of the property, the garage was converted to a student rental unit in 1977 with the addition of a kitchenette and a bathroom. The address was 124 ½ Los Aguajes Avenue. Although the permit is not explicit, probably this conversion included the addition of the west side pedestrian door, the rear sliding aluminum door and the covered porch. The City Street file contains a City letter, dated 4/23/93 about an illegal dwelling in the garage, a situation that was rectified by then owner Mary Benton. The garage appears to be used for storage today.

SITE HISTORY

Santa Barbara's waterfront has played a vital role in the development of the City, as a port for shipping commercial goods in and out of the region, as the heart of the commercial fishing industry, and as a recreational area for residents and visitors alike. With the exception of the Mission and Presidio, which established the European presence in this part of California, the waterfront has had the greatest impact on the history and character of Santa Barbara, an influence it continues to exercise to this day. Even as it was being eclipsed as a commercial port over a century ago, the waterfront made an irreplaceable contribution to the new industry that defined the City to millions and has steadily remained one of its largest economic activities – tourism.

The Chumash had occupied this stretch of coast for as long as 10,000 years before the arrival of the Spanish. Within what is now the city of Santa Barbara the Chumash had built an important village on a distinctive geographical feature close to the shore, between today's Chapala and Bath Streets. The village, called Siujtu by most sources, 'Amolomol by others, was recorded by Cabrillo in 1542. It sat atop a mound that stood elevated above surrounding marshland and contained several sulphur springs. Burton Mound, as it came to be known, was excavated in 1923 by the Museum of the American Indian of New York. Archaeologists discovered domestic debris, house floors, hearths, and over 300 burials, making it one of the most significant Chumash sites in the Central Coast. When the Spaniards arrived in 1782, hoping to build their fourth and last presidio to guard the coast between Morro Bay and San Pedro, they sought the cooperation of the reigning Chumash chief, Yanunali. Born in Siujtu-'Amolomol in 1837, Yanunali controlled 13 villages between Goleta's Mescalitán Island and Carpinteria. Reluctantly he allowed the Spaniards to erect their adobe walls and build their aqueducts (Bookspan, *Santa Barbara by the Sea*: 168-71; Waterfront Survey 1999-2003; Walker A. Tompkins, *Santa Barbara History Makers*: 5-7).

The Spanish rulers of the region expended their energies on building the Mission, initiating farming and animal husbandry, converting the rapidly diminishing Chumash population, and granting vast tracts of land to the small number of early settlers. They attempted with mixed success to monopolize the seaborne trade in hides and tallow along the coast of California. Their primary improvement to the waterfront seems to have been the light that they affixed to a tall sycamore each evening near the beach to serve as a navigational marker. (Tompkins, *History Makers*: 17-18; Otis L. Graham, Jr. et al., *Stearns Wharf: Surviving Change on the California Coast*:1-4).

In the 1830s the early American settler Joseph Chapman built an adobe home atop the mound that had been occupied by Yanunali's village. He sold his home to Thomas Robbins, who soon sold it to Lewis Burton, whose name attached to the Mound thereafter. Burton opened the City's first post office and general store at the site, and in 1850 became Santa Barbara's first American mayor. Today a State historic marker at the

north end of Ambassador Park describes the history of this important Santa Barbara site (**Plates 22 & 23**) (Tompkins, *History Makers*: 27, 63-4, 227; Walker A. Tompkins "Potter Foundation, 1902," *Santa Barbara News Press*, 13 May 1973).

At the time Santa Barbara became an American city in 1850 it lacked the port facilities necessary to allow its ambitious Yankee community to engage in large-scale coastal trade and participate readily in the gold rush boom. Vessels had to lie three miles offshore and send passengers and freight ashore in dinghies; frequently, crew carried passengers through the surf on their backs. Eager to expand his lumber business by providing the Americans with the wood they preferred to adobe for building homes, John Stearns built the wharf that bears his name in 1872, giving the isolated town a vital link to the rest of the world.

His timing proved fortunate, for this same year writers on the Eastern seaboard published glowing accounts of the salubrious climate of Santa Barbara. Quite suddenly Santa Barbara found itself receiving large numbers of tourists who came for convalescence or to enjoy the mild winters. Promotional materials from the 1870s and 80s tout the City as a health resort, citing its ocean breezes, the sulphur springs of a bathhouse by then erected at Burton Mound, the other bathhouses that had sprung up along West Beach, the long hard beach running along the entire front of the city, and the county's spectacular scenery. Tourists could also stroll along the beachside promenade, enjoy horse races and agricultural exhibits at the fair grounds back of East Beach, or ride horseback along the sands. Public land was set aside for Plaza del Mar and Pershing Parks, which marked the terminus of the oceanfront boulevard that is today named after the explorer Cabrillo. (Years later the roadway was extended through Plaza del Mar in order to serve the new yacht harbor and continue up to the Mesa.) The elaborate public bathing house, Los Baños del Mar, was completed at the seafront of these parks in 1901, just west of a pleasure pier. Bath Street was named for these public baths. Tourism concentrated on the beaches to the west of State Street; the area east of State generally remained more industrial and commercial due to its marshes.

Two other industries besides tourism developed in the Westside during the decades from the 1860s to the 1930s: agriculture, inland from the beaches, and medical services, spurred on by the national reputation of Santa Barbara as a health resort town.

All these visitors needed places to stay, especially since they tended to remain for months at a time. The earliest needs were satisfied by the construction in 1875 of the Arlington Hotel, placed inland from the strand at State and Victoria streets to avoid the fog and cooler sea breezes. But as roads improved and the Southern Pacific railway reached Santa Barbara from Los Angeles in 1887, the numbers of immigrants and tourists grew dramatically. City fathers, eager to continue capitalizing on the receipts from tourism, recognized the need for a hotel of a size and quality that would truly put Santa Barbara on the map as a first-class tourist destination. Believing it should be sited along the City's greatest attraction, its waterfront, they persuaded hotelier Milo Potter to purchase 36 undeveloped acres in a six-square-block tract bounded by Chapala, Bath, and

Montecito Streets and what today is West Cabrillo Blvd. (Otis L. Graham, Jr. et al., *Stearns Wharf*; Bookspan: 146, 164ff. A. Cole, "Greetings from the Santa Barbara Waterfront").

Potter sited his hotel directly atop Burton's Mound, after capping its sulphur springs with concrete. Tompkins tells us "a treasure trove of prehistoric Indian skeletons and artifacts was turned up during the trenching for foundations." The Potter Hotel became a landmark from the day it opened in "one of the great social events of the Pacific Coast" on January 19, 1903. It was huge, offering 600 guest rooms in five stories, and sumptuous in its appointments and beautifully-landscaped 23 acres of gardens. It was completely self-sustaining, having its own electric and cold storage plants, bakeries, hothouse for flowers, and separate accommodations for its employees. It maintained its own vegetable and poultry farms at the Kellogg Ranch in Goleta. Near Hope Ranch it ran its own country club, with race track, polo grounds, and golf course (**Plates 24-25**).

Like Stearns before him, Potter initially profited from a major improvement in transportation to the City. The Southern Pacific had finally connected Santa Barbara to San Francisco in 1901. This allowed the hotel to draw guests from the aristocracy of the Eastern seaboard, the "pleasure-seeking persons of means" sought by the City; and they came in droves, often parking their private railway cars on spurs by the new depot, built just behind the hotel's grounds. The hotel's register contained such names as Carnegie, Vanderbilt, Harriman, Swift, Armour, and Gould. Far more important to the development of Santa Barbara, however, were the lesser-known but also rich and powerful families that liked the region so well that they stayed and created the great estates of Montecito. Often they supervised construction of these mansions while long-term guests at the Potter. It was these public-spirited philanthropists – people like C. Billings, Major Max Fleischmann, George Owen Knapp, and Frederick Peabody – who would put their stamp on the character of the expanding city and its premier public resource, its waterfront. (Tompkins, "Potter Foundation, 1902" and *History Makers*: 275-79; Bookspan 164ff; A. Cole, "Greetings etc.").

The Potter Hotel thrived until World War I, when yet another revolution in transportation undermined its popularity. The automobile encouraged people to move around more but also to visit for shorter periods of time. The fashion of remaining at an elegant hotel for an entire "season" waned, and the Potter's profitability followed suit. The hotel was sold and renamed the Belvedere in 1919, then sold again and given the name Ambassador. It was running heavily in the red when a fire of suspicious origin burned it to the ground in October, 1921. Although no lives were lost, a priceless Stradivarius violin disappeared in the blaze (Tompkins, "Potter Hotel Fire, 1921," *Santa Barbara News-Press*, 30 Nov 1975).

It was following the fire that the former grounds of the hotel, now called the Ambassador Tract, were turned over to the Museum of the American Indian for excavation. The City hoped to acquire the entire parcel for a park, but had to settle for a small portion, which is today's Ambassador Park. In 1924 the Tract was subdivided for

residential use. The loss of the Potter Hotel was followed in 1925 by the earthquake's heavily damaging Los Baños del Mar. This led to a shift of emphasis in tourism development to East Beach. It also allowed the flourishing of smaller hotels and cottages, restaurants, and an amusement area in West Beach, serving pleasure seekers of more modest means. The 50% increase in Santa Barbara's population between 1920 and 1930 created demand not only for the single-family residences of the Ambassador Tract, but also for apartments, some of which were built along Chapala, West Mason, West Yanonali, and Castillo Streets within the Tract and its environs.

It was also during this period that the wealthy and influential residents first drawn to the City by its climate, scenery, and the luxury of the Potter Hotel stepped forward repeatedly to personally finance purchases of waterfront land and construction of such features as the boat harbor and the building today known as the Cabrillo Cultural Arts Center and Bathhouse. Private philanthropy in concert with public financing deliberately set out to create public space without commercial development running continuously from Stearns Wharf to the end of East Beach. The result is the boulevard, parkland, bird refuge, zoo, baseball field, and Dwight Murphy Field that residents and visitors (and birds!) flock to today, and which, combined with the attractions of West Beach, anchor the all-important tourist industry in Santa Barbara (Bookspan 174-80, 185-97; Waterfront Survey 1999-2003; A. Cole "Greetings etc.").

In the late 1930s and 40s auto camps offering camping in tents met the needs of the burgeoning numbers of visitors who arrived by car. It was a short step to building small cabins and providing meal facilities for auto-borne tourists. One of the earliest of these "motels" occupied lower Bath Street, and more soon followed along Castillo and Chapala Streets. Cabrillo Boulevard primarily housed restaurants serving travelers, and Stearns Wharf added restaurants and novelty shops catering to tourists while continuing its use as a fishing pier. In postwar decades the City created a number of master plans for the waterfront, and although struggles occurred to strike a balance between industrial and tourist uses, a 1976 revision of the master plan declared tourism as the best use of Santa Barbara's waterfront (A. Cole "Greetings etc."; Bookspan 186-97, 222-28).

When the Ambassador Tract was developed in 1924 its street layout followed the grid of downtown but also included curved roadways, notably Los Aguajes Avenue and Burton Circle, which lies atop the ancient Burton Mound. These helped give a distinctly insular feeling to the residential streets of the Tract. Zoned for multi-family residential use, the area was well suited to Spanish Colonial Revival style buildings, promoted by the City after the 1925 earthquake, and to courtyard apartments. Although most lots were used for single family homes, frequently a structure mimicking a single-family residence was placed facing the street, concealing additional units behind it that filled out the parcel. Other architectural styles significantly represented in the Tract included Minimal Traditional, Craftsman Bungalow, and one rare example of Streamline Moderne.

The Waterfront Survey 1999-2003 states that after the early 1950s, properties erected in the first phase of development of the Ambassador Tract began to be torn down

and replaced with larger apartment buildings and hotels intended to maximize the residential use of the properties. However, the detailed lot-by-lot history for Los Aguajes Avenue (immediately below) casts doubt on the assumption that apartment buildings necessarily replaced smaller original structures that had been demolished. On Los Aguajes Avenue apartments were in every case erected on empty lots. The Survey goes on to say that the styles of apartments in the Tract tended to be modernist and functional, as did the one-to-three-story commercial buildings that came into the Tract. These later structures, some involving neo-revivalist styles, represented a marked departure from the architectural cohesion of the initial Tract development.

Los Aguajes Avenue

In reconstructing the history of a structure or neighborhood in the City of Santa Barbara, two of the most useful primary sources are the Sanborn fire insurance maps and the City Directories. The available five sets of Sanborn maps are for the years 1892, 1907, 1930, 1930 corrected to 1950, and 1963. The available City Directories begin with the first one in 1895-1896; there is then a five-year gap, but the remaining ones cover 1901-1991. The Sanborn maps show sketches and addresses of the structures that existed on a given block, with some indication of land use, such as whether there was an orchard or barn. The City Directories typically list the residents of the City alphabetically and give their home address and occupation.

Within the length of the City waterfront in the late 19th century, the Sanborn Maps of 1886-1892 show a large agricultural park and marsh land lying south of Montecito Street and between Santa Barbara and Quarantina Street. There are no dwellings shown in the part of West Beach where the subject property is located. The 1907 Sanborn Map first shows the extensive Potter Hotel complex. The 1908-09 City Directory contain a street map showing a sketch of the Potter Hotel and its dominance of the West Beach (**Figures 7-8: 1907 Sanborn Map & 1908-09 City Directory street map**).

After the burning of the Potter Hotel in 1921, by then renamed the Ambassador Hotel, the hotel's former grounds were subdivided into 141 lots and named the Ambassador Tract (**Figure 11**). The subject property is lot #134 in the in tract's subdivision map. The 1924 City Directory shows the first listing of Los Aguajes Avenue, but there are not yet any structures with addresses listed. The name Los Aguajes probably comes from freshwater springs in the area used as a watering station by Spanish mariners.

"Way and Morgan," listed as both property owners and builders, received permit #15419 in August 25, 1924 to build the house at 134 Los Aguajes (May 21, 1924 to August 8, 1925 City Building Permits, Register #3, page 11). The same developers also received five other building permits the same day to build houses at 215 and 224 Los Aguajes Avenue, and at 138 (136), 223 and 232 West Yanonali Street. The permits correspond with the dwellings shown on the 1930 Sanborn Map as described below, except that #223 was not yet erected by 1930. Way and Morgan maintained a similarity in architectural style among the buildings that they did construct, which were also

harmonious with the dominant Spanish Colonial Revival style of the remainder of the Ambassador Tract.

Unfortunately, the search in 1920s City Directories and the business telephone books did not yield any entry of the developers' full names or other details about them. However, we can tell from the records of tenants who rented the house from the beginning that for Way and Morgan it was a rental property.

The 1930 Sanborn Map shows three dwellings and two business complexes on Los Aguajes Avenue. The three houses are the subject property and its detached rear automobile house at 132/134, and a dwelling and auto house at both 215 and 224. Between the subject property and the 224 dwelling is the large Golden State Milk Product Company with addresses as 205 and 215 West Montecito Street. Towards the southeast is the Hotel Seaside at 100 Los Aguajes Avenue and next to it a 52-car capacity garage building. The map contains three dwellings with auto houses at 136, 140 and 232 West Yanonali Street (**Figure 9: 1930 Sanborn Map**).

These first dwellings on Los Aguajes Avenue and West Yanonali Street are still standing today and appear to have had minor exterior alterations. The house at 136 West Yanonali Street, known as La Casa, has similar decorative "period attic windows" as the subject property.

Piecing together the incomplete information from the City Directories, the Tax Assessors records, and City Street files, it appears that Way and Morgan owned the house until Thomas E. Allin and his wife Joan bought it in 1936. It was later owned by the Joan G. Allin Trust Estate, until the ownership was transferred to a surviving daughter and heir, Mary A. Benton in 1985. The property was sold in 1997 to Eric T. Ball and Farley M. Ball. It was bought by the current owner, Mark Edwards, in August 2004.

It appears that none of the owners of 124 Los Aguajes actually lived in it until 1997. The various tenants who lived in the house were employed as drivers, hotel attendants, or salesmen. The 1925-26 directories list the address as 134 Los Aguajes Avenue and show George L. Welsh as the first occupant of the house. Welsh is listed as a salesman working for W.C. Logan Company: Distributors, Dodge Brothers Motor Cars, office on northwest corner of Mission and State Streets. In 1927 Eugene Gretler, a driver for Diehl Grocery Company, lived in the house, followed by another salesman, Alec Blaney and his wife May, who occupied the house until 1932. They were followed by Roy Cooper, a salesman at Golden State Milk Company, who with his wife Betty stayed in the house until 1936. Salesman Thomas E. Allin and his wife Joan, listed as living at 116 Los Aguajes Avenue, are shown in the 1936 directory as owners of the 134 Los Aguajes house.

Beginning in 1949 Darrell Myers, a clerk, and his wife Mildred became tenants of the house. Mildred operated a Dressmaking/Alterations shop from the house that lasted

until 1982. A. V. Kuczkowski was a tenant of the house from 1983 to 1986, followed by Helen Beatty in 1987, and Donna Benton from 1988 to 1991.

The 1930 (corrected to 1950) Sanborn Map shows a number of changes from the 1930 Sanborn Map, which only showed three dwellings and two businesses on Los Aguajes Avenue. The Soft Drink Bottling company and Polar Ice Delivery Company at 201, 205, and 205A West Montecito have replaced the former Golden State Milk Product Company within the complex that was shown on the 1930 Sanborn Map. The Hotel Seaside remains. But quite a few more dwellings are shown on the avenue. The north side of the avenue has additional houses at 114, 116, 230, 232 and 234. On the south side of the avenue there are added dwellings at 119, 209-211, 217, 219, 221, 223, 225, 225A-C, and 231A-C. The subject property is surrounded by empty lots. **See Figure 10.**

The 1950 map reveals the first cases where multiple dwellings have been built on individual lots on Los Aguajes Avenue. These multiple dwellings in all cases are single-story, single-family residences erected on previously vacant lots. For example, two dwellings occupy the lot at 114; two dwellings are at 230-232; two at 234 (one of which faces Bath Street); three at 231; four at 225; four dwellings and two auto houses at 217-223; and two dwellings and an auto house on the lot at 209-211. The three houses built before 1930 had no further dwellings put on their lots between 1930 and 1950 (**Figure 10**).

The 1963 Sanborn Map shows the post-1950 development on Los Aguajes Avenue. Occupying the former site of the Soft Drink Bottling building and Polar Ice Delivery Company is the Cold Storage for Wholesale Meat warehouse complex with addresses at 201, 205, 217, and 219 West Montecito Street. The Hotel Seaside at 100 has been replaced by the Park Hotel. One new business has been added, the 7-Up bottling plant (1952) in a large corrugated metal building at 108. A large vacant building with wood posts and concrete floor has been built at 130. The Lions Club house (1955) has been erected at 129. (1963 Sanborn Map: Volume I, sheet 122, City Planning & Zoning Counter. Due to the large size of the map book it is difficult to obtain a copy for this report).

But what is most noticeable among the changes between the 1950 and 1963 Sanborn Maps is the appearance in the latter of six two-story multi-unit apartment buildings on the avenue. A pair of five-unit apartments (1961) has been erected at 118 and 122; an apartment (1960) stands at 119 A and B; a Monterey style apartment (1955) at 111; and apartment buildings at 205 and 207. Every one of these six apartments was built on a previously vacant lot (**Figure 10 and Waterfront Survey 1999-2003**).

More recent development includes a two-story apartment complex called the Fig Tree, designed by Donald Sharpe, built at 104 Los Aguajes Avenue in 1972. It's not clear whether this apartment replaced or absorbed the former Park Hotel at 100. But like the other apartment building on Los Aguajes Avenue before it, its construction did not involve demolition of an existing single family residence. The 130 Los Aguajes building

shown in the 1963 Sanborn Map, located next door to the west of the subject property, is now an expanded business building housing Qwik Response Disaster Control and Construction. The former Wholesale Meat warehouse complex that was shown in the 1963 Sanborn Map is now two commercial warehouse structures, whose rear elevations are on Los Aguajes Avenue and front entrances at 201 and 205 West Montecito Street. **(Los Aguajes Avenue Streetscape and individual buildings: Plates 26-55).**

Waterfront Survey 1999-2003 – Building Evaluations

The Waterfront Survey and its associated proposal for designation of the West Beach Residential and Tourist Historic District have not been approved by the City. However, the survey provides valuable information about the architectural history of the West Beach neighborhood relevant to this study.

The survey identified the subject property along with residences at 111, 112, 119, 209-211, 215, 217-223, 221, 224, 225, 230, 231 Los Aguajes Avenue as contributing resources to the proposed historic district. With the exception of the 1955 Monterey Revival style two-story apartment building at 111 Los Aguajes Avenue, most of the other contributing resources are Spanish Colonial Revival style, one-story, single family houses that were constructed between 1925 and 1939. The house at 215, mentioned earlier as one of the oldest homes on the Los Aguajes Avenue, has a detached two-story apartment complex built at its rear in 1989. **See Figure 12 for Map of Proposed Waterfront Historic Districts.**

A tour of the West Beach neighborhood for this report found that the subject property and the La Casa house on 136 West Yanonali Street are the only two homes in the Ambassador Tract which feature the decorative “period attic windows” in their facades. **See Plates 56-59, pages 72-73.**

DETERMINATION OF SIGNIFICANCE

To determine whether a building is significant, the Master Environmental Assessment uses criteria provided by the Municipal Code, Chapter 22.22.040. The criteria for designation of landmarks or structures of merit are as follows:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- B. Its location as the 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 as the best remaining architectural type in its 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.

Additional Criteria:

5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
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.
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.
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 15064.5 (a) (3)].

Finding of Significance – 124 Los Aguajes Avenue

To be considered as a potential Landmark or Structure of Merit a building must retain integrity of location, materials, design and setting and meet one of the above criteria listed on page 27. The building at 124 Los Aguajes Avenue retains integrity of design, location and setting. It is eligible to be designated as a Structure of Merit under Criteria D, I, and also under Additional Criteria #5 and #6.

The building meets Criterion D for both its particular architectural style and how it represents a way of life important to the City. It contains an unusual but aesthetically successful blend of Spanish Colonial Revival style with Craftsman and Mission Revival elements. The first two of these styles dominate the architecture of the City of Santa Barbara; this house blends both. Its overall effect conforms to the predominant style of the surrounding neighborhood, and yet it is unique. Its distinctive period attic windows appear on only one other home within the Ambassador Tract, at 136 West Yanonali Street. As mentioned above in the Building Description (page 8) the architectural historian David Gebhard singled out these windows on the latter house, and proclaimed its overall design extraordinary both for the City and for Southern California. That home was constructed by Way and Morgan, the same builders who erected the subject property.

The house, moderate in its size and scale, with its playful facade detailing, illustrates a way of life, the tastes, and the financial capacities of the ordinary working citizens of the City of Santa Barbara who first settled in Los Aguajes Avenue during the mid 1920s, after the famous Potter burned down in 1921. It is one of five homes built “on spec” in the Ambassador Tract by Way and Morgan. A current resident of one of the homes told the owner of the subject property that he believes that Way and Morgan built them in order to attract additional development within the Tract. The first purchaser of 124 Los Aguajes Avenue, Thomas E. Allin, was a salesman who lived a few doors away at number 116. The Allin family owned the home for 61 years, until 1997. That the home was owned by a salesman, and the long list of renters who held such unprepossessing jobs as clerk or grocery driver, or who ran a shop from the home, demonstrates how people of modest means could afford to live in the pleasing and architecturally distinguished Ambassador Tract neighborhood, within walking distance of both the City’s commercial hub on State Street and its waterfront, its prime tourist center.

It meets Criterion I because its singular physical characteristics have represented an established and familiar visual feature on Los Aguajes Avenue and the West Beach neighborhood for 79 years. The building was among the very first constructed within the Ambassador Tract. Its physical characteristics are singular, and yet they fit harmoniously with the predominantly Spanish Colonial Revival architecture of the Tract.

It meets Additional Criterion #5 as a house associated with the way of life of ordinary working citizens in the first half of the 20th century, whose collective history

contributes to the broad patterns of the cultural, social, political, economic, and industrial history of the City of Santa Barbara. In its owners and tenants the home represents the transformation of the Ambassador Tract from the site of a luxury hotel catering to the super rich from out-of-state, to a residential neighborhood built to accommodate the burgeoning population of Santa Barbara while providing ordinary residents with comfortable and attractive housing in a desirable location.

It meets Additional Criterion #6 because, despite the many changes over time in the area such as construction of tourist-oriented businesses, apartment housing, and industrial facilities, its survival provides a sense of time and place that is important to the community. It contributes to the overall visual character of the West Beach neighborhood along Los Agujes Avenue in the way its scale, massing, and style fit with the other original single-family and multi-family residences built between 1925 and 1950 in the Ambassador Tract.

Conclusion

The report concludes that because of the above findings of significance, the building is worthy of a "Structure of Merit" designation under Criteria D, I, #5, and #6, and should be preserved on site if possible.

The garage building is not significant. It has lost its architectural integrity due to various alterations over the years.

ASSESSMENT OF IMPACTS OF THE PROJECT

CEQA Guidelines for Determining Projects Effects

CEQA (the California Environmental Quality Act) defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the California Register of Historic Resources or its inclusion in a local register or historic resources (PRC Section 15064.5 (b) (1)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and*

Reconstructing Historic Buildings (Standards) (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). Mitigation measures contained in the *Standards* are as follows:

1. Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for rehabilitation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* should be employed for any rehabilitation to a significant historic resource.
2. Preservation of the historic structure on site as non-habitable space (used for storage and/or mechanical equipment only). The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* should be employed for the preservation of a significant historic resource.
3. Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for the preservation of a significant historic resource.
4. Relocation and preservation of the historic structure on site for use as non-habitable space. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for the preservation of a significant historic resource.
5. Compatible incorporation of façade only of historic structure into the design of the new building on site.
6. Advertisements of acquisition and relocation of structure with its subsequent rehabilitation at its new site. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards*

for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for any rehabilitation to a significant historic structure.

7. Demolition of historic structure with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.
8. Commemoration of the demolished structure with a display of text and photographs designed by a city-approved historical consultant within the interior of the new building proposed for the site.
9. Commemoration of the demolished structure with a display of text and photographs designed by a city-approved historical consultant on the exterior of the new building proposed for the site.
10. Commemoration of the demolished structure/site with an enclosed display of text and photographs designed by a city-approved historical consultant on the perimeter of the property at the primary entrance.
11. Salvage of significant materials for conservation in a historical display. Salvaging of significant materials shall be accomplished using an approved Physical Conservation Program.

The California Environmental Quality Act (CEQA) Standards are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conclusion

Based on the above standards, demolition of the house would constitute a significant impact on a historic resource, therefore mitigation measures shall be required to reduce the impact to less than significant.

REQUIRED MITIGATION MEASURES

Because the 124 Los Aguajes Avenue house is worthy of a "Structure of Merit" designation, the City's Master Environmental Guidelines require that before demolition of the building occurs, the following measures are required to reduce potentially significant historic impacts.

1. A site plan of the property as it exists, with the subject building clearly indicated, drawn to scale and with dimensions given.
2. Floor plans drawn to scale.
3. Measured building elevation scaled drawings of the exterior and of significant, representative interior elevations. The Commission or planning staff may be consulted for a determination of what is significant.
4. Notation as to the building's construction materials.
5. Black and white photographic prints and negatives, taken with a large format (also known as a 4 x 5) camera, of all exterior elevations, interior rooms, and architectural details. The prints shall have identification labels on the back, with the subject clearly expressed, keyed to No. 2 above, and the photo date included. The City provides a list of photographic professionals for assistance in selecting a photographer capable of this specialized work.
6. A detailed history of the building including the original construction date, the name of the original owner, the name of the original architect, if known, the builder and any factual information on subsequent alterations.
7. These materials shall be collected in a presentation binder with the property's address and Assessor's Parcel Number identified on the front cover and the spine.
8. Prior to demolition the applicant will be required to offer and advertise the building at 124 Los Aguajes Avenue for sixty days.
9. If demolition occurs, then historic materials such as doors must be salvaged and offered for reuse.
10. If the existing house is fully demolished, the architecture of the new construction should be compatible and harmonious with the buildings of the West Beach neighborhood in both massing and architectural style.

RESIDUAL IMPACTS

If the required mitigation measures identified above are carried out, a potentially significant impact would be mitigated to less than significant.

ADVISORY RECOMMENDATIONS

The 124 Los Aguajes Avenue house qualifies as a Structure of Merit. Consequently, this report recommends that the building not be demolished. The report recommends two other alternatives for the property owner and the Historic Landmarks Commission to consider:

- Option 1. Preserve the house and build a detached apartment complex at the rear of the property. Examples of this option are found at 213 and 215 Los Aguajes Avenue (**Plates 54 & 60-61, pp. 71 & 74**). A similar example is at 231 Los Aguajes Avenue (**Plate 50, p. 69**).
- Option 2. Preserve the building's façade and build the mass of the new apartment complex at the rear of the property.

Whichever option is chosen, the architecture of the new construction should be compatible with the existing house and the predominant Spanish Colonial Revival style buildings of the West Beach neighborhood in both massing and architectural style.

Preserving the house intact or preserving its facade is desirable because from the inception of the Ambassador Tract neighborhood it has contributed to its character and architectural coherence. The structure is identified as a contributing resource in the as-yet-unapproved Waterfront Survey, *Proposed West Beach Residential and Tourist Historic District, 1999-2003*. As noted above in the site history and elsewhere in this report, within this neighborhood there are numerous examples of developments in which apartment units were built to the rear of original single-family residences. The scale and architectural style of these apartment units is compatible with the original house, which helps maintain the character of the neighborhood while allowing an increase in density.

RESIDUAL IMPACTS

If any of the advisory recommendations identified above is carried out, a potentially significant impact would be further reduced.

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MAPS

1886 Sanborn Fire Insurance Map
1888 Sanborn Fire Insurance Map
1892 Sanborn Fire Insurance Map
1907 Sanborn Fire Insurance Map
1930 Sanborn Fire Insurance Map
1930 Sanborn Map Corrected to 1950
1931 Sanborn Map
1931 Sanborn Map Corrected to 1950
1963 Sanborn Map
El Pueblo Viejo Landmark Districts Map

ATTACHMENTS

State of California
Department of Parks and Recreation
Waterfront Survey: Evaluation Record of 124 Los Agujes Avenue House
Dated: August 20, 2001 (3 pages)

PRIMARY RECORD

Other Listings
Review Code

Territorial
NRHP Status Code SB/SD

Reviewer

Date

Page 1 *Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

P1. Other Identifier: 033-041-007

*P2. Location: Not for Publication Unrestricted *a. County Santa Barbara

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 124 LOS AGUAJES AVE City: Santa Barbara Zip 93101

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: West Beach

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The first house constructed on Los Aguajes Avenue, this compact one-story single family residence displays elements of both the Spanish Colonial Revival and Craftsman styles. The structure is rectilinear in plan. Exterior walls are stucco. The flat roof is concealed by a short shed-roof parapet covered with red clay tile. A gabled portico with arched entry way provides access to the main entrance at the west end of the primary (southern) facade. Two sets of paired windows light the interior from the primary facade. Each pair of fixed, vertically-membered sash is separated by a stucco mullion, with a stucco sill and decorative lintel. A garage structure is located at the rear of the property. Both the condition and integrity of the property are good.

*P3b. Resource Attributes: (List Attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



Photo Description (View, date, access)

124 Los Aguajes
5/1/2000
(View toward N)

*P6. Date Constructed: 1925

Age and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:

Ball M Farley, Ball Eric T
124 Los Aguajes Ave
Santa Barbara CA 93101

*P8. Recorded by: Pat Gebhard

City of SB Planning Dept

630 Garden St
Santa Barbara CA 93102

*P9. Date Recorded: 1999-2003

*P10. Survey Type: (Describe)
Intensive Level

*P11. Report Citation: (Cite survey report and other sources, or enter "non")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2

*NRHP Status Code: 5D/3D

*Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

B1. Historic Name 134 Los Aguajes Ave.

B2. Common Name 124 Los Aguajes Ave.

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (construction date, alterations, and date of alterations) _____ Construction Date: 1925

- See Continuation Sheet -

*B7. Moved? Date Moved: _____ Original Location: _____

*B8. Related Features: _____

*B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Tourism & Residential Deve Area City of Santa Barbara

Period of Significance _____ Property Type _____

Applicable Criteria: A,D A/1,C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is a contributing resource to the proposed West Beach Residential and Tourist Historic District based upon its significance under National Register Criteria A and C (as well as California Register Criteria 1 and 3) due to its association with events that have made a significant contribution to the broad patterns of the history of Santa Barbara (i.e. the development of the West Beach area as a tourist destination and residential neighborhood from 1901-1953) and its distinctive characteristics of a period of construction (i.e. the period of construction experienced by Santa Barbara during the years 1901-1953). This property is also a contributing resource to the West Beach Residential and Tourist Historic District based upon its significance under Santa Barbara City Landmark Criteria A and D due to its character, interest, or value as a significant part of the heritage of the City (i.e. the development of the West Beach area as a tourist destination and residential neighborhood from 1901-1953) and its exemplification of a particular architectural style or way of life important to the City during the years 1901-1953.

B11. Additional Resource Attributes: (List attributes and codes) _____

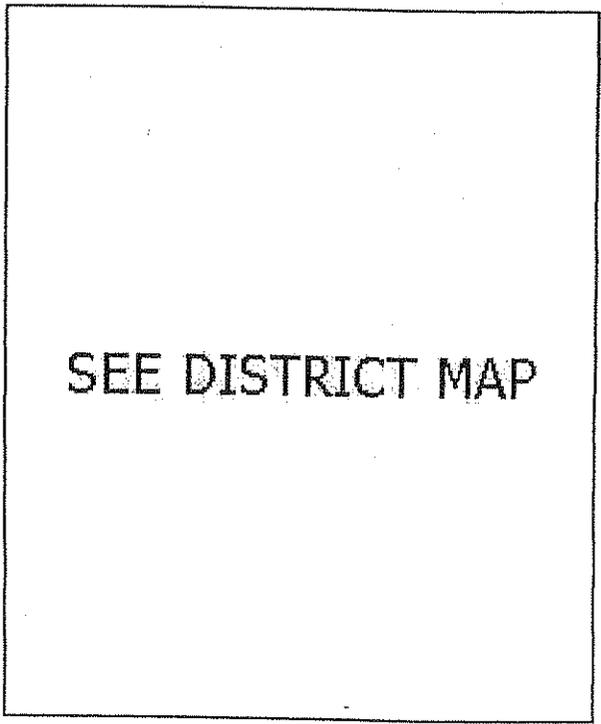
*B12. References: _____

B13. Remarks:
Waterfront Survey, 1999-2003

*B14. Evaluator:
Historic Resources Group & San Buenaventura Rsrch Assoc

*Date of Evaluation 8/20/2001

(This space reserved for official comments.)



CONTINUATION SHEET

Triennial

Page 3 *Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

*Recorded By: Pat Gebhard

*Date 8/20/2001

Continuation Update

P3a. Description (continued):

*B6. Construction History: (construction date, alterations, and date of alterations)

1925 SB City Directory 1925 (Santa Barbara City Directory)

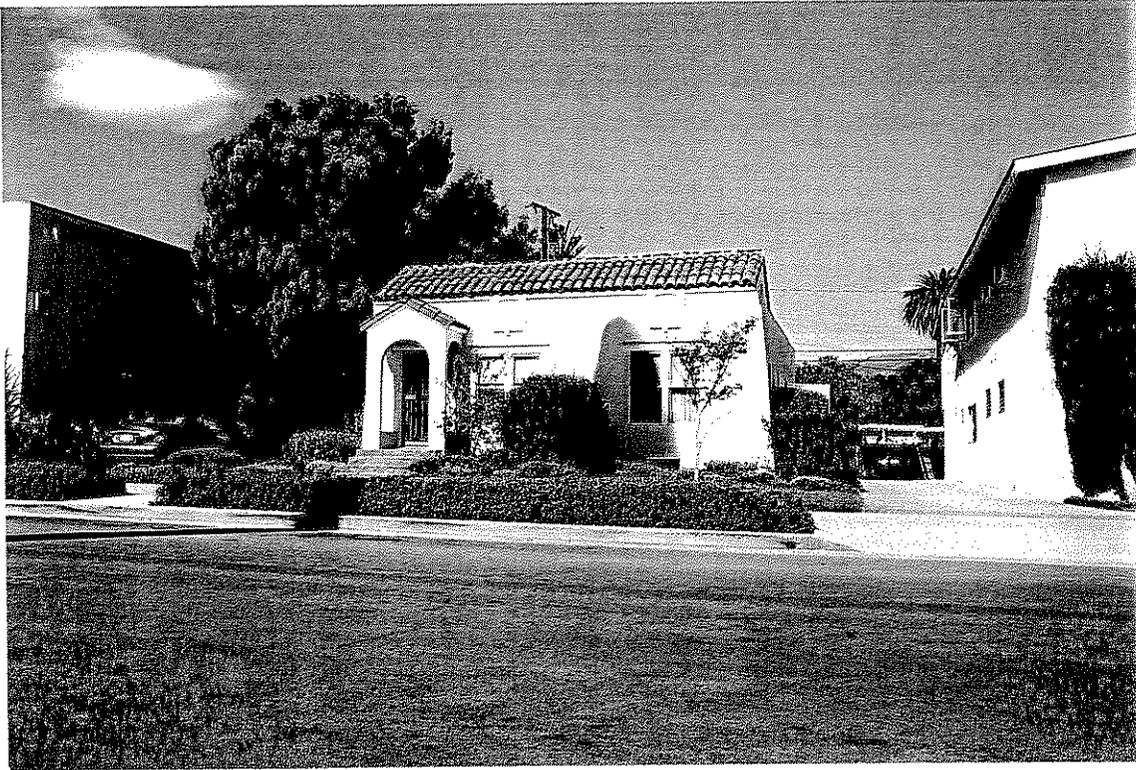
B10. Significance (continued):

B12. References (continued):

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PLATES

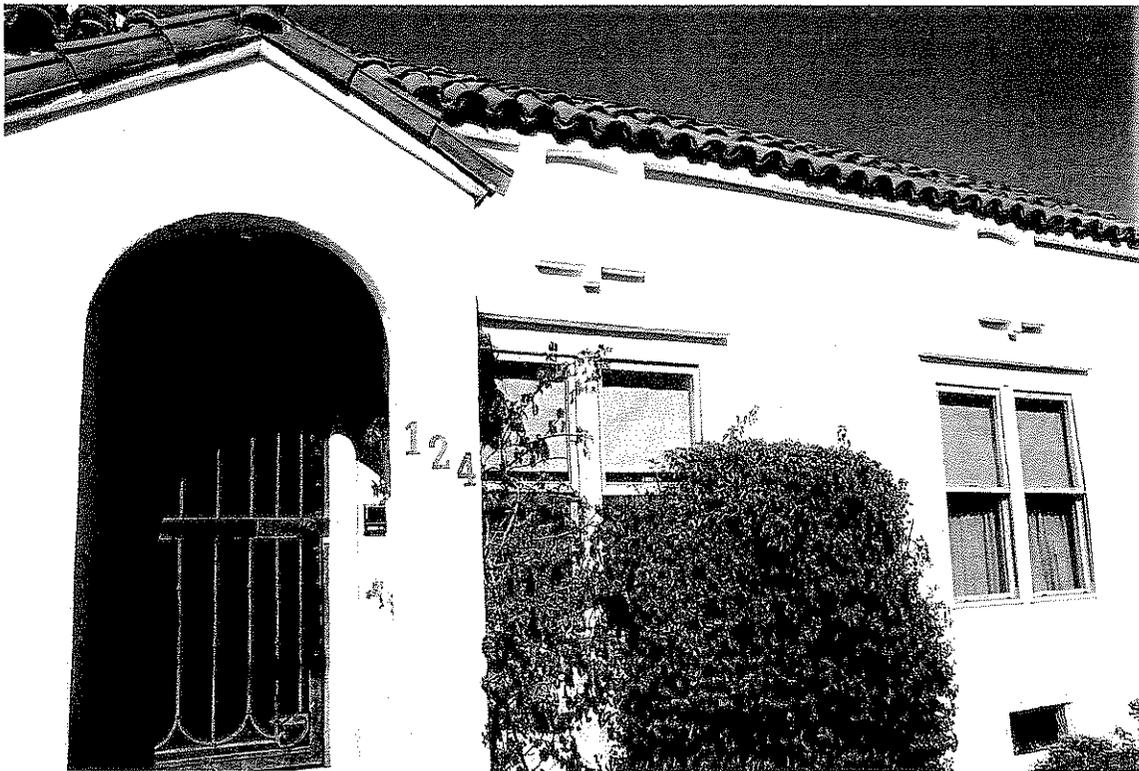


**PLATE 1. 124 Los Aguajes Avenue, facing north.
Spanish Colonial Revival style house with "period attic windows"
Built in 1925 by Way and Morgan**

Photograph by Stephen C. Murray, November 2004



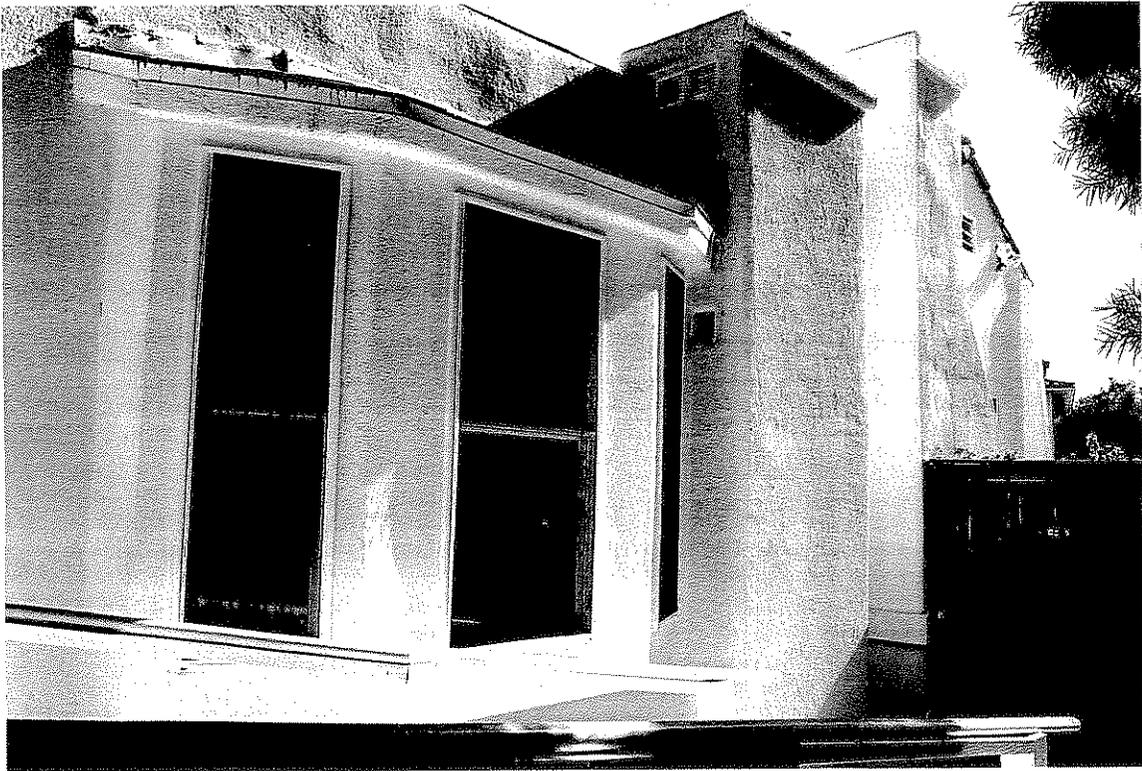
**PLATE 2. 124 Los Aguajes Avenue: front elevation, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 3. 124 Los Aguajes Avenue: close-up window details, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 4. 124 Los Aguajes Avenue: west elevation, facing east.
Photograph by Stephen C. Murray, November 2004**



**PLATE 5. 124 Los Aguajes Avenue: west elevation, facing east
Photograph by Stephen C. Murray, November 2004**



**PLATE 6. 124 Los Aguajes Avenue: west elevation, facing east.
Photograph by Stephen C. Murray, November 2004**



**PLATE 7. 124 Los Aguajes Avenue: view from front facing west (Qwik Response building).
Photograph by Stephen C. Murray, November 2004**



**PLATE 8. 124 Los Agujas Avenue: east elevation, facing west towards north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 9. 124 Los Agujas Avenue: view from front, facing east (apt. buildings).
Photograph by Stephen C. Murray, November 2004**



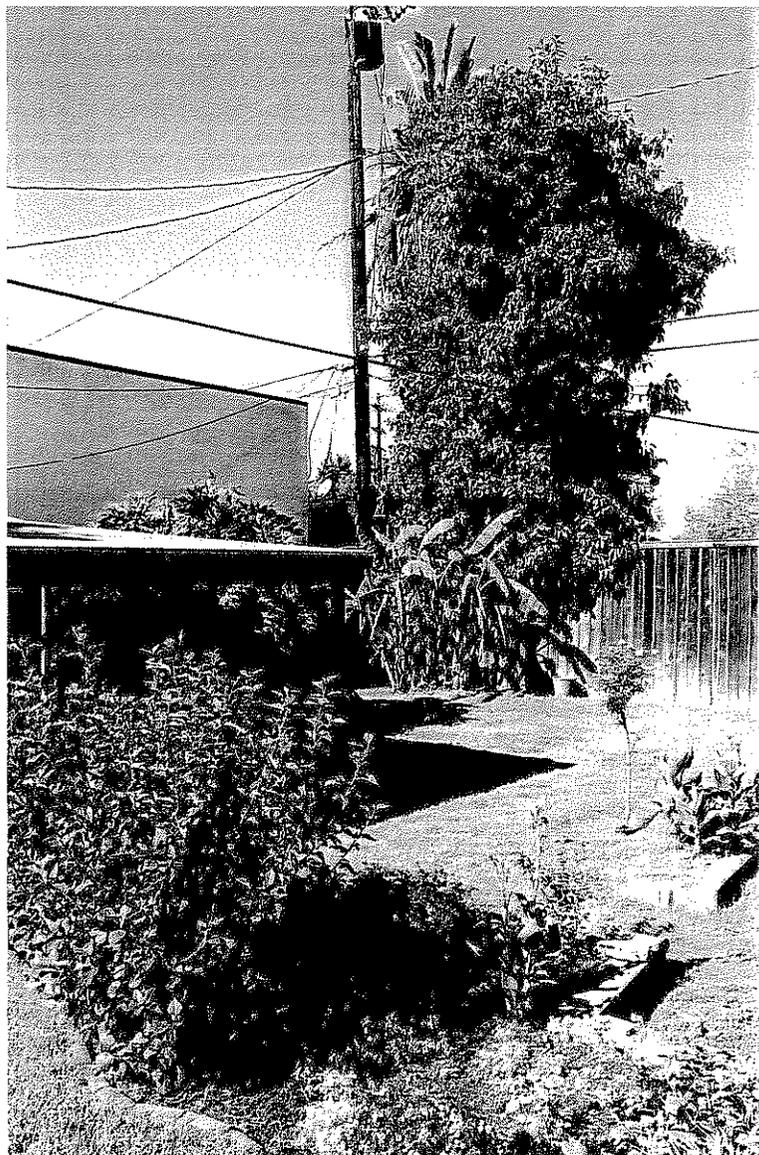
**PLATE 10. 124 Los Aguajes Avenue: rear north elevation, facing south.
Photograph by Stephen C. Murray, November 2004**



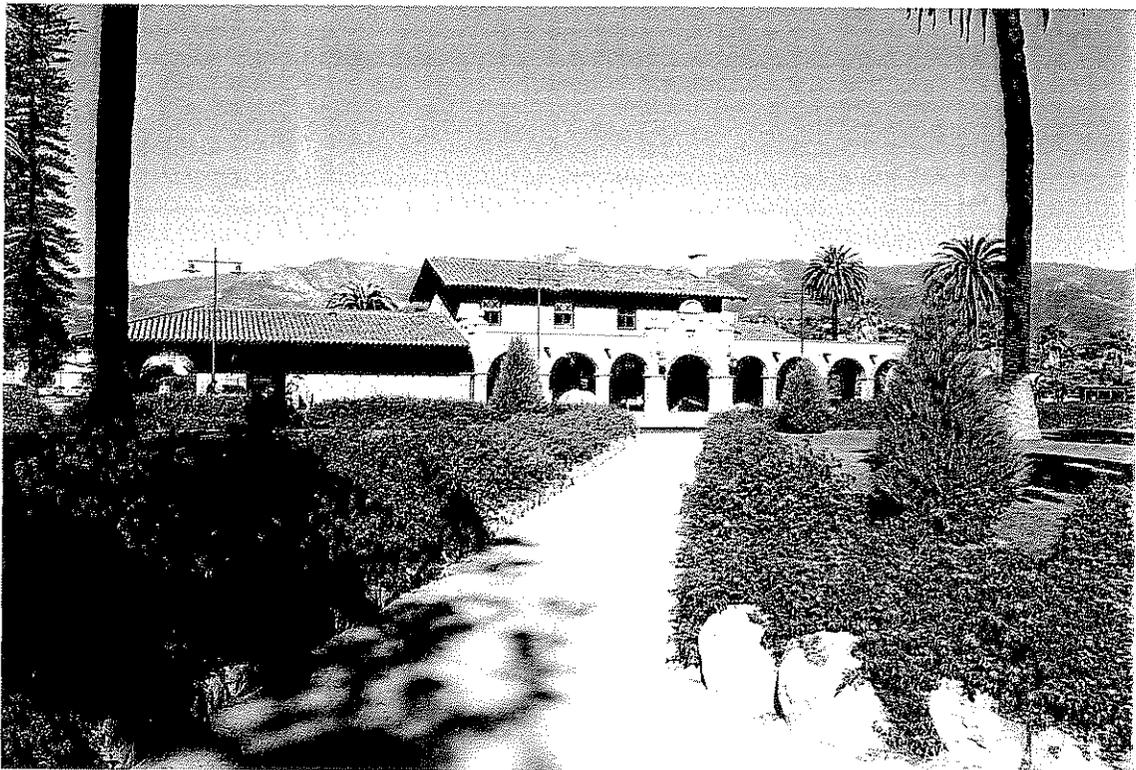
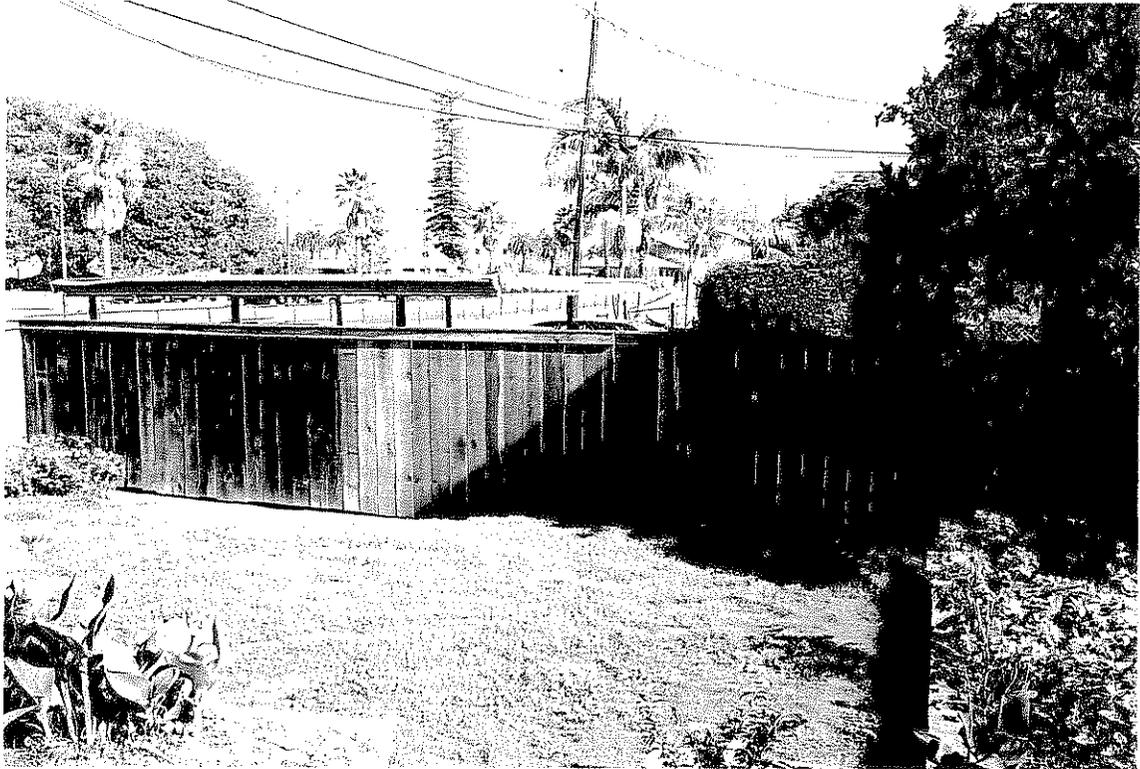
**PLATE 11. 124 Los Aguajes Avenue: rear north elevation, facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 12. 124 Los Agujes Avenue: rear north elevation, facing southeast.
Photograph by Stephen C. Murray, November 2004**



**PLATE 13. 124 Los Agujes Avenue:
rear north elevation, facing northeast.
Photograph by Stephen C. Murray,
November 2004**



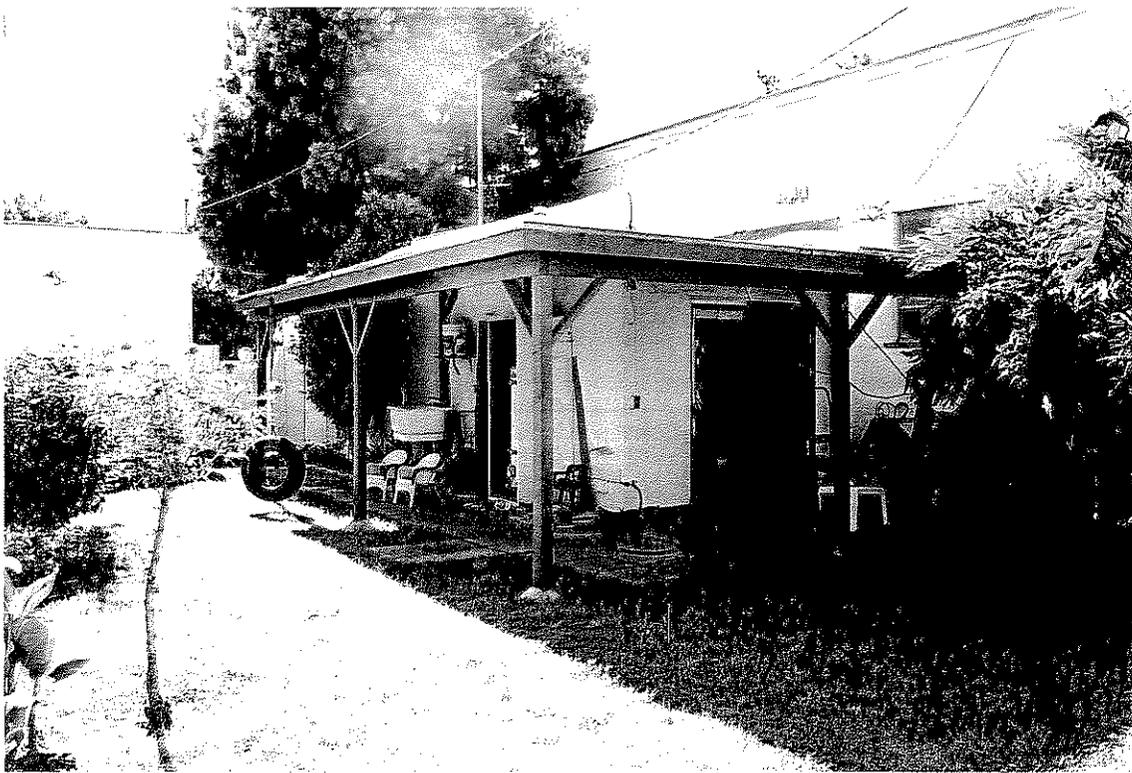
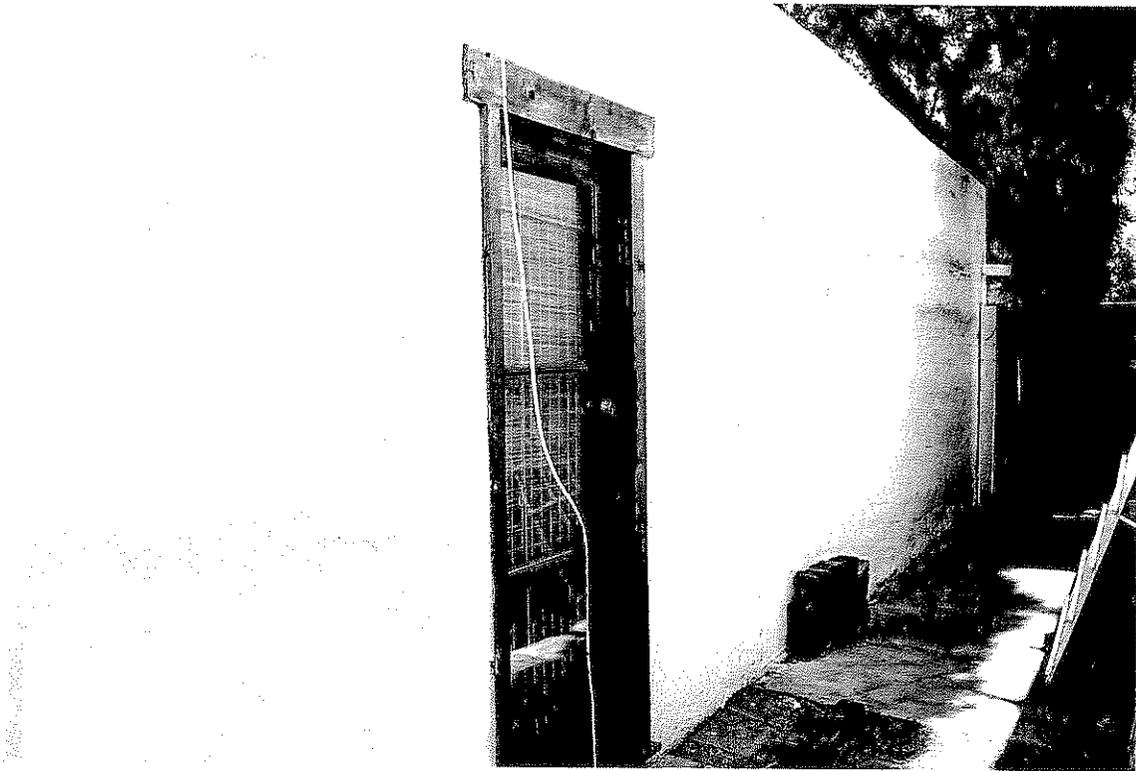
**PLATES 14 & 15. 124 Los Aguajes Avenue: rear north elevation, facing northeast
Towards the Train Depot
Photograph by Stephen C. Murray, November 2004**



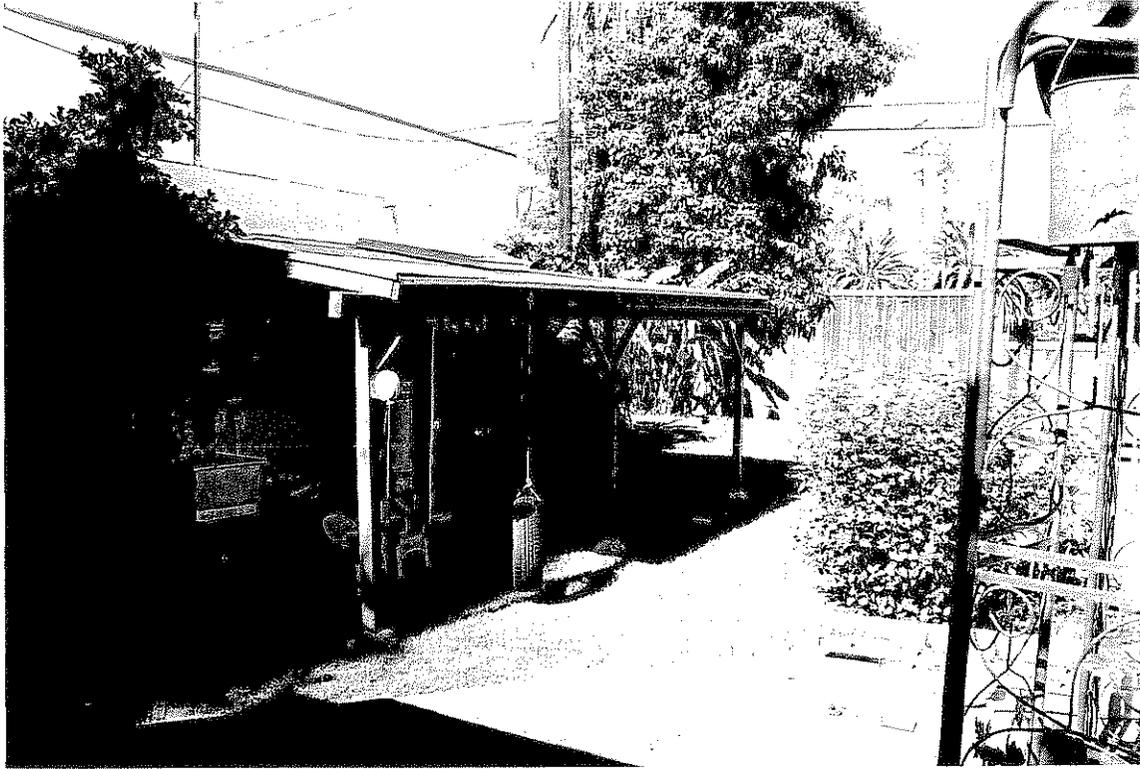
PLATE 16. 124 Los Aguajes Avenue: rear north side, Mission Creek retaining wall, facing south.
Photograph by Stephen C. Murray, November 2004



PLATE 17. 124 Los Aguajes Avenue: Mission Creek, facing north from Chapala Street.
Photograph by Stephen C. Murray, November 2004



**PLATES 18 & 19. 124 Los Agnajes Avenue: detached garage, west and south elevations,
facing southeast and southwest.
Photograph by Stephen C. Murray, November 2004**



**PLATES 20 & 21. 124 Los Aguajes Avenue: detached garage, facing north and west.
Photograph by Stephen C. Murray, November 2004**



PLATES 22. & 23. 124 Los Aguajes Avenue: Burton Mound Plaque and Ambassador Park, facing north from Cabrillo Boulevard.

Photograph by Stephen C. Murray, November 2004

PLATE 24. 124 Los Agujas Avenue: Potter Hotel, ca. 1910, facing north from the beach.

Photograph: Courtesy of Santa Barbara Historical Society Gledhill Library

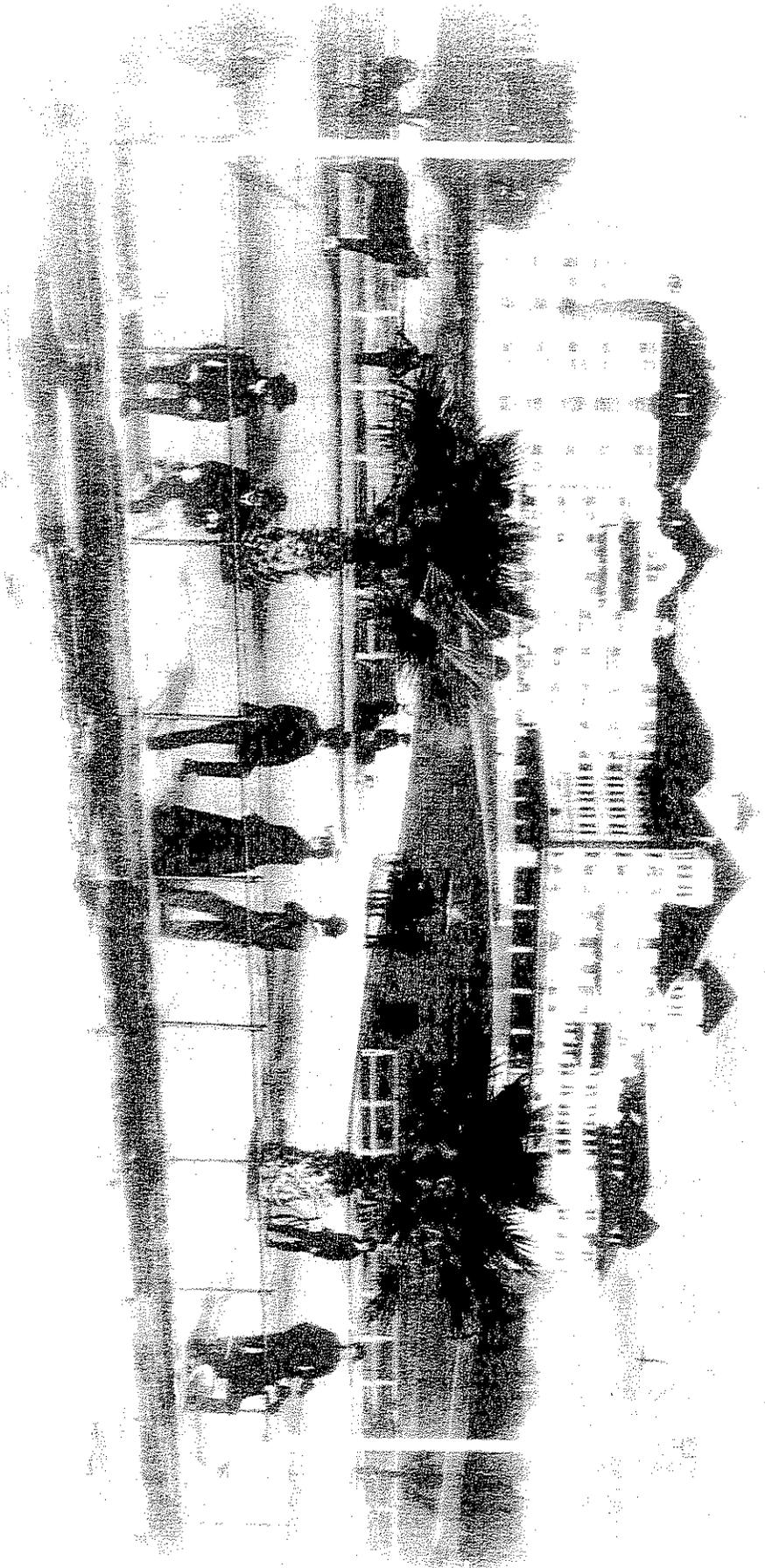
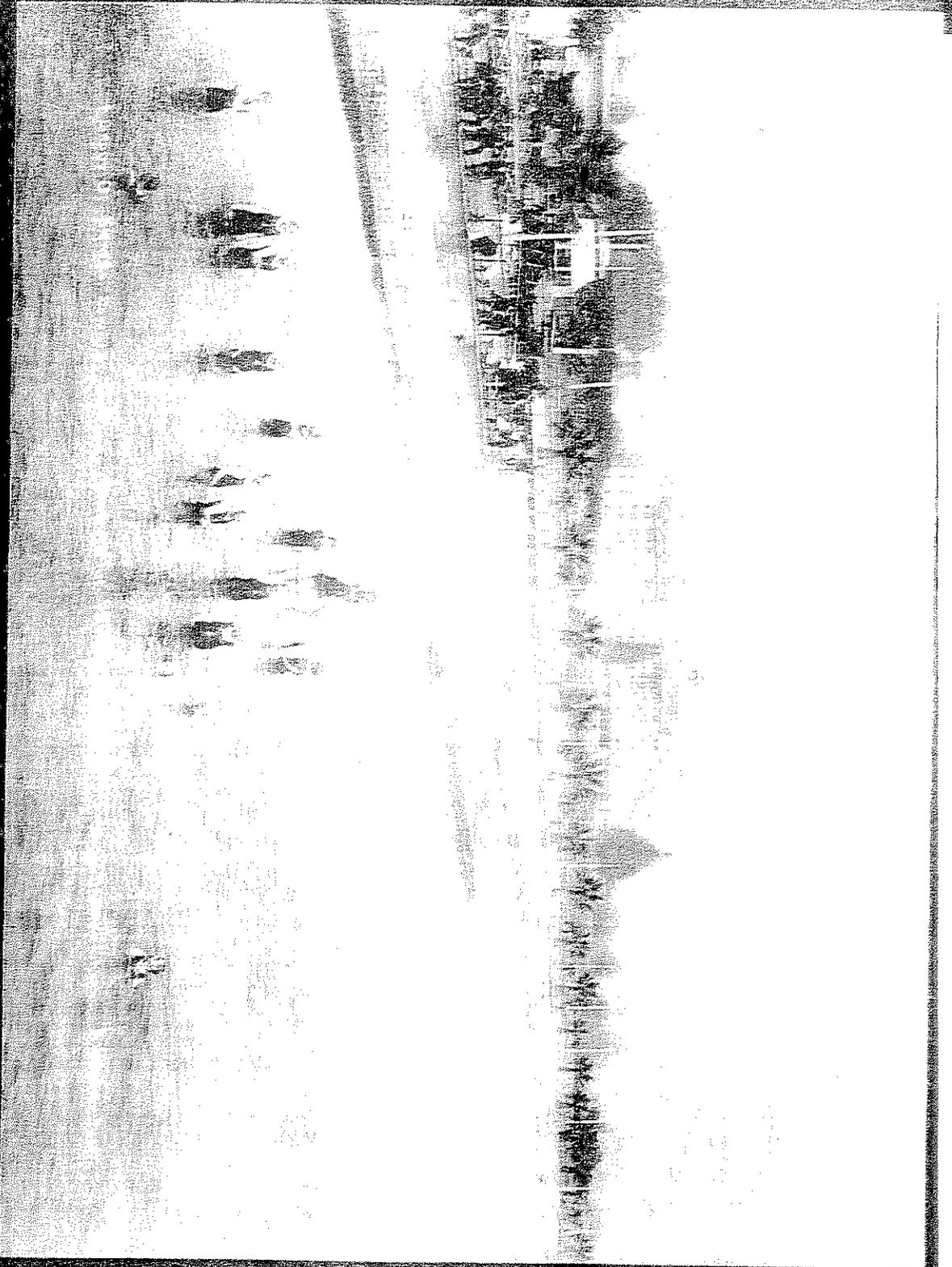


PLATE 25. 124 Los Agujas Avenue: Potter Hotel, ca. 1910, View from Plaza Del Mar Bath House
looking west. Photograph: Courtesy of Santa Barbara Historical Society Goodhill Library.



Los Aguajes Avenue Streetscape and Buildings



**PLATE 26. 124 Los Aguajes Avenue: Los Aguajes Ave.
Intersects W. Yanonali Street, Facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 27. 124 Los Aguajes Avenue: 104 Los Aguajes Apts. designed by Donald Sharpe,
Facing north. Photograph by Stephen C. Murray, November 2004**

PLATE 28. 124 Los Agujajes Avenue, former 7-Up plant, west elevation, facing southeast.
Photograph Courtesy of Mark Edwards, November 2004



PLATE 29. 124 Los Agujas Avenue: 110 Los Agujas Ave., north elevation, facing south.
Photograph Courtesy of Mark Edwards, November 2004

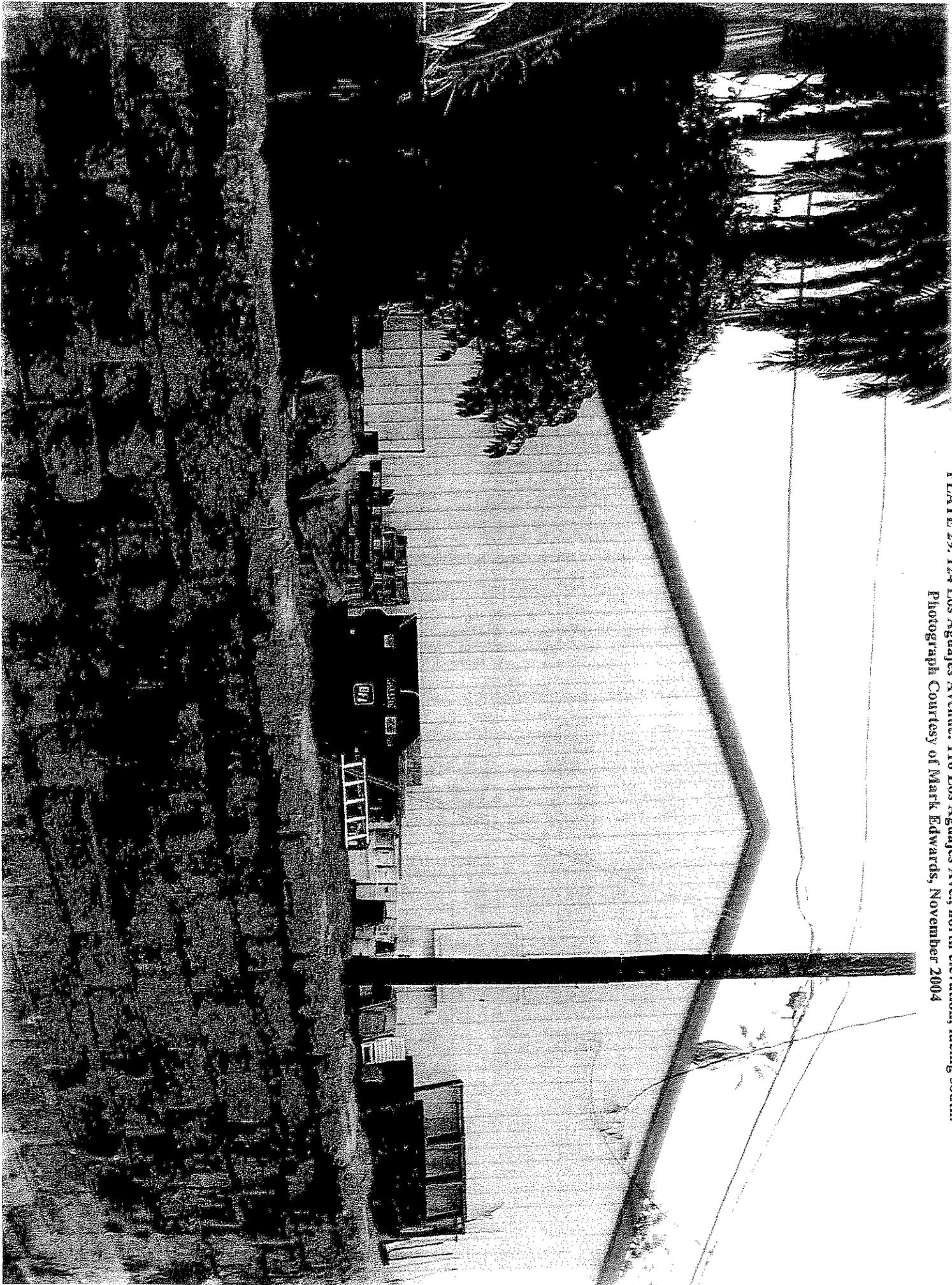
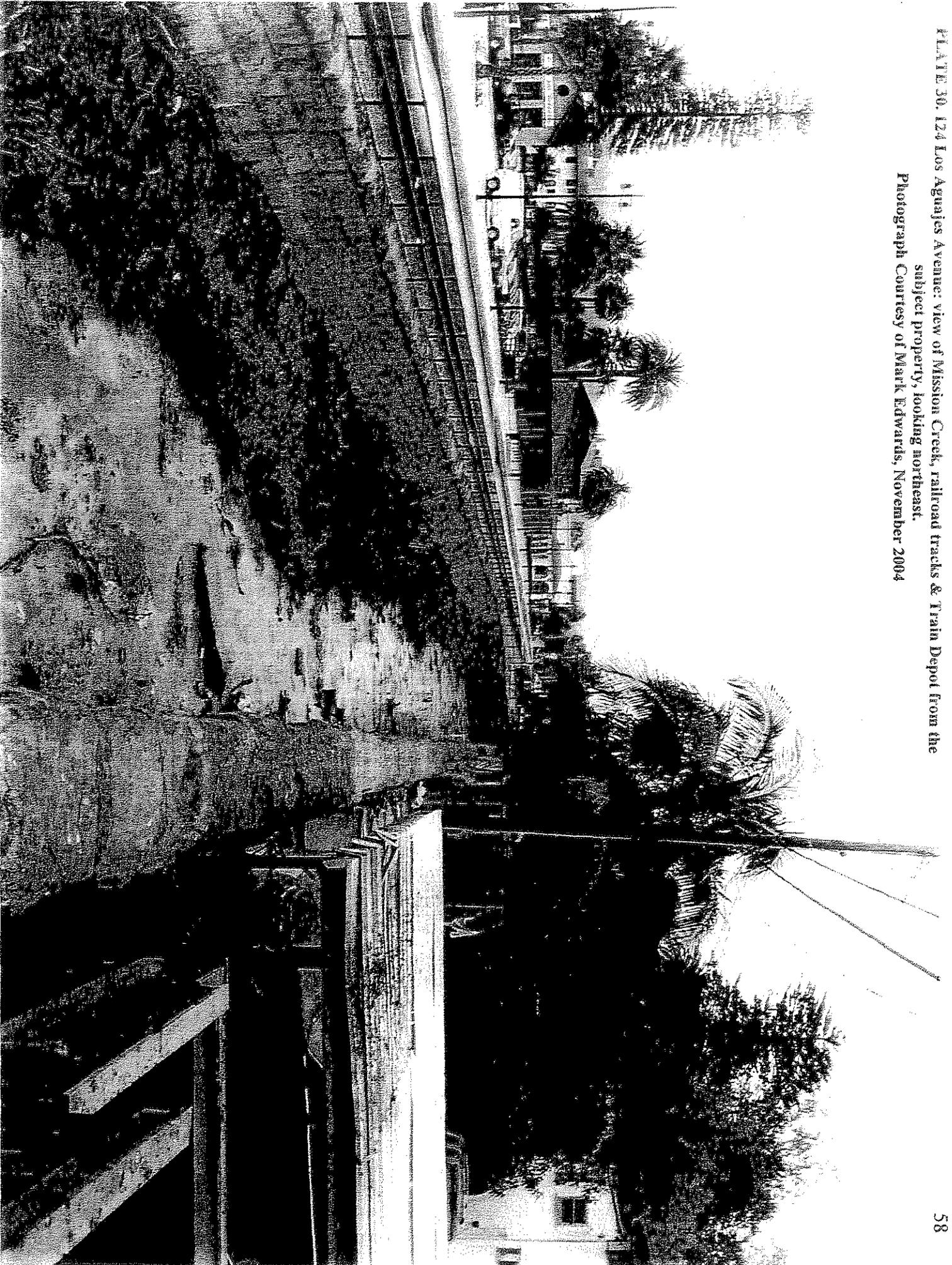


PLATE 30. 124 Los Aguajales Avenue: view of Mission Creek, railroad tracks & Train Depot from the subject property, looking northeast.
Photograph Courtesy of Mark Edwards, November 2004





**PLATE 31. 124 Los Aguajes Avenue: Facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 32. 124 Los Aguajes Avenue: 114 front house & 116 rear apt. Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 33. 124 Los Aguajes Avenue: 118 & 122 Los Aguajes Avenue apts., facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 34. 124 Los Aguajes Avenue: 119 A-B apt. & 119 house Los Aguajes Avenue, facing south
across from the subject property. Photograph by Stephen C. Murray, November 2004**



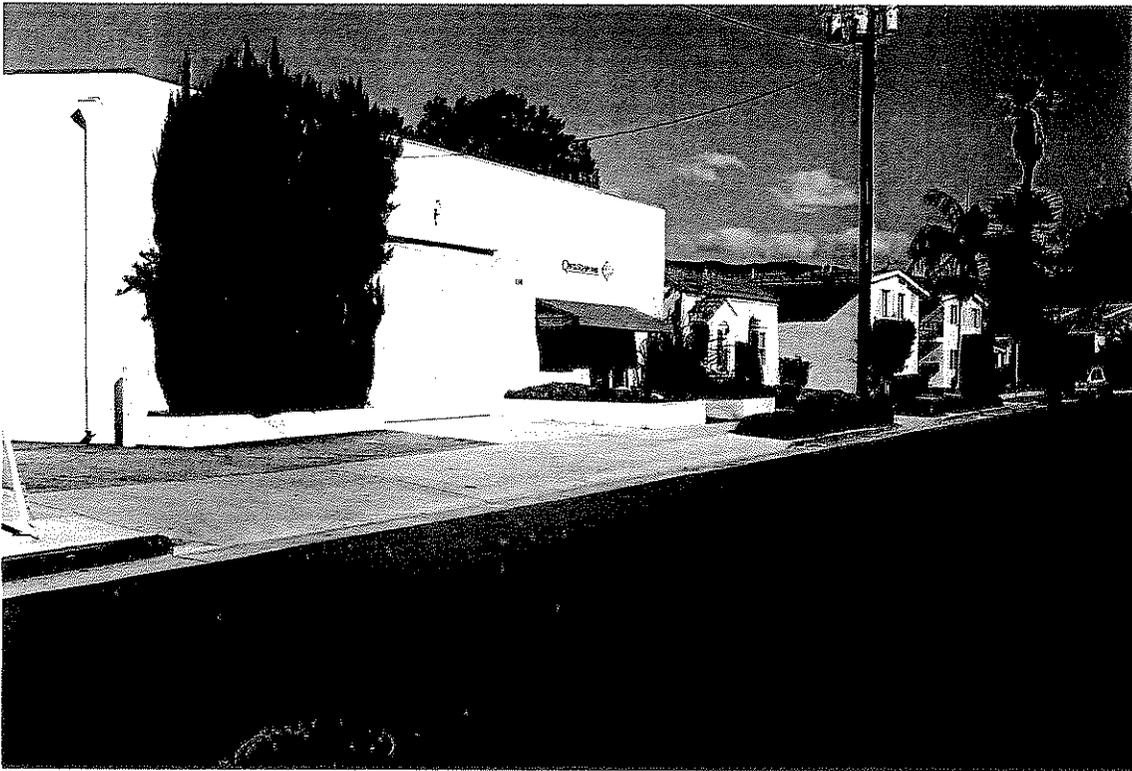
**PLATE 35. 124 Los Aguajes Avenue: facing west to south side of Los Aguajes Avenue.
Photograph by Stephen C. Murray, November 2004**



**PLATE 36. 124 Los Aguajes Avenue: 205 & 207 Los Aguajes Avenue apts., facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 37. 124 Los Aguajes Avenue: 122, 124 & 130 Los Aguajes Ave., facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 38. 124 Los Aguajes Avenue: next door neighbors of 124 Los Aguajes Ave., facing east.
Photograph by Stephen C. Murray, November 2004**



PLATE 39. 124 Los Aguajes Avenue: rear of warehouse buildings, 201 & 205 West Montecito Street. Facing east from Los Aguajes Avenue. Photograph by Stephen C. Murray, November 2004



PLATE 40. 124 Los Aguajes Avenue: rear of 201 West Montecito warehouse. Facing north from Los Aguajes Avenue. Photograph by Stephen C. Murray, November 2004



**PLATE 41. 124 Los Aguajes Avenue: former promenade, now a warehouse throughway connecting West Montecito Street and Los Aguajes Avenue. Facing north.
Photograph by Stephen C. Murray, November 2004**



PLATES 42 & 43. 124 Los Aguajes Avenue: 201 & 205 West Montecito Street warehouses.
Facing south. Photograph by Stephen C. Murray, November 2004

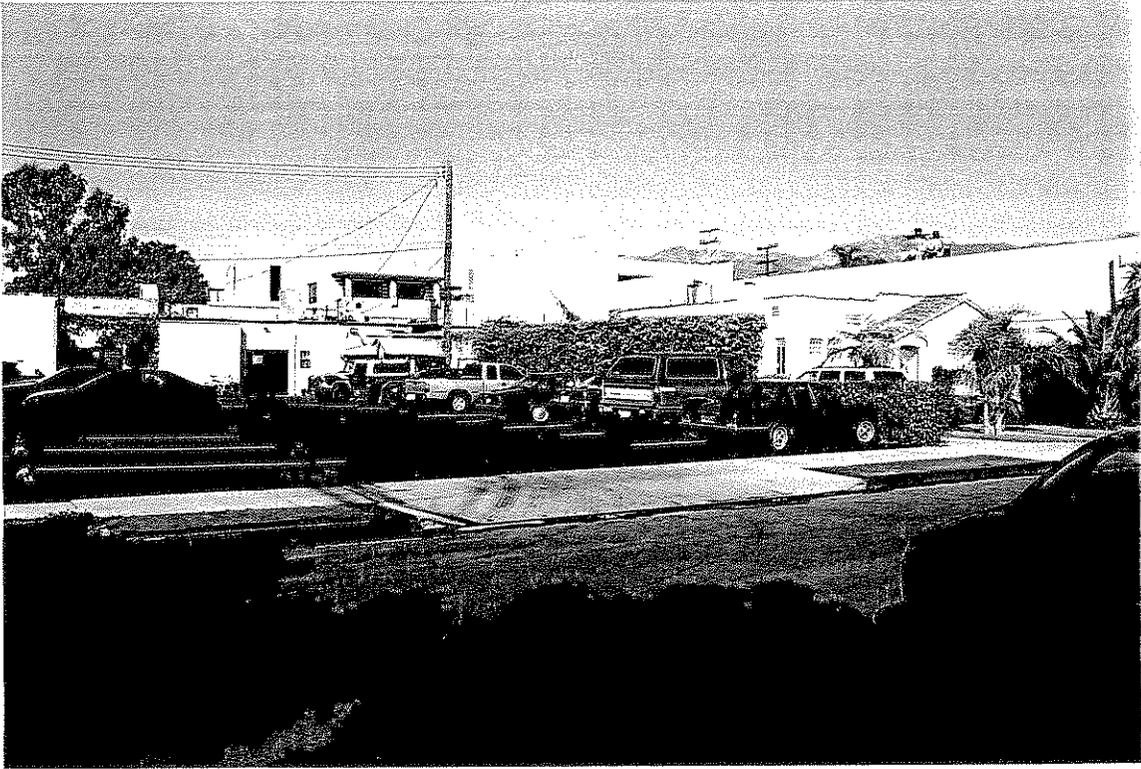


PLATE 44. 124 Los Aguajes Avenue: parking lot between 224 & 232 Los Aguajes Avenue. Facing north. Photograph by Stephen C. Murray, November 2004



PLATE 45. 124 Los Aguajes Avenue: 224 Los Aguajes Ave., built in 1925 by Way and Morgan. Facing north. Photograph by Stephen C. Murray, November 2004



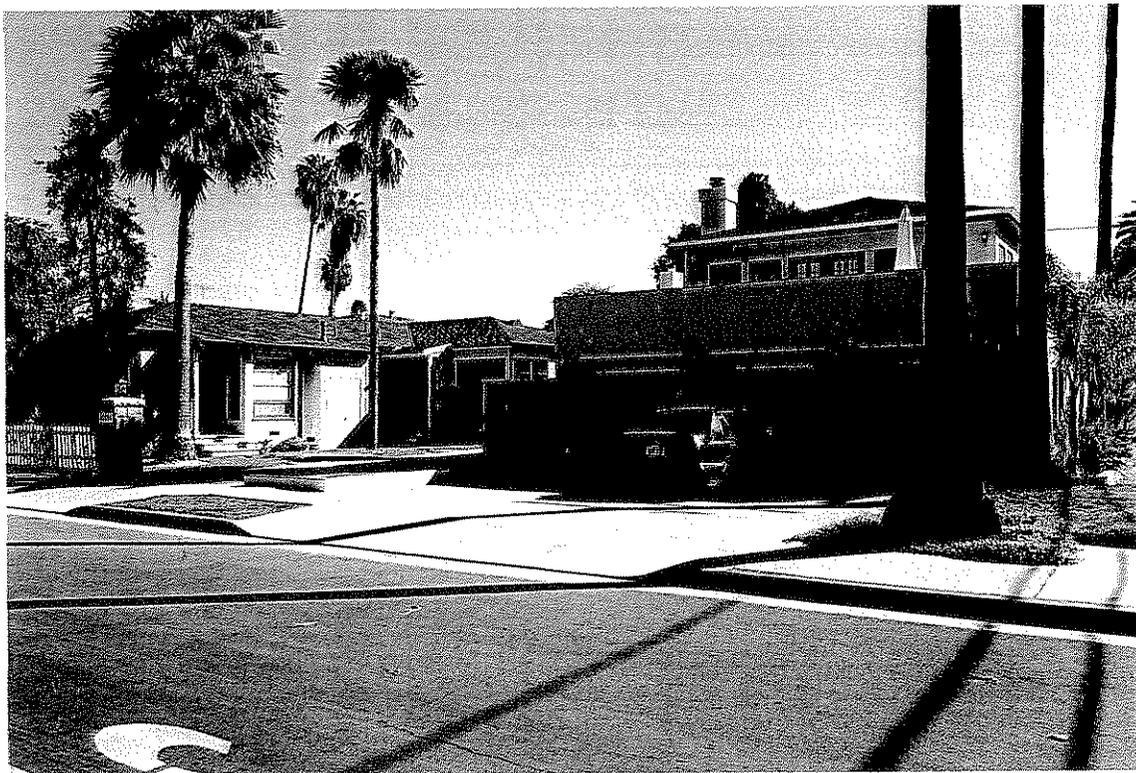
**PLATE 46. 124 Los Aguajes Avenue: 232 & 234 Los Aguajes Avenue, facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 47. 124 Los Aguajes Avenue: 232 Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 48. 124 Los Aguajes Avenue: 234 Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 49. 124 Los Aguajes Avenue: 212 Bath Street Apt., garage access from Los Aguajes Avenue.
Facing southeast. Photograph by Stephen C. Murray, November 2004**



**PLATE 50. 124 Los Aguajes Avenue: 231 Los Aguajes Avenue with 2-story rear apt., facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 51. 124 Los Aguajes Avenue: south side of Los Aguajes Avenue, facing west to Bath Street.
Photograph by Stephen C. Murray, November 2004**



**PLATE 52. 124 Los Aguajes Avenue: 225 Los Aguajes Avenue with rear apt., facing south.
Photograph by Stephen C. Murray, November 2004**

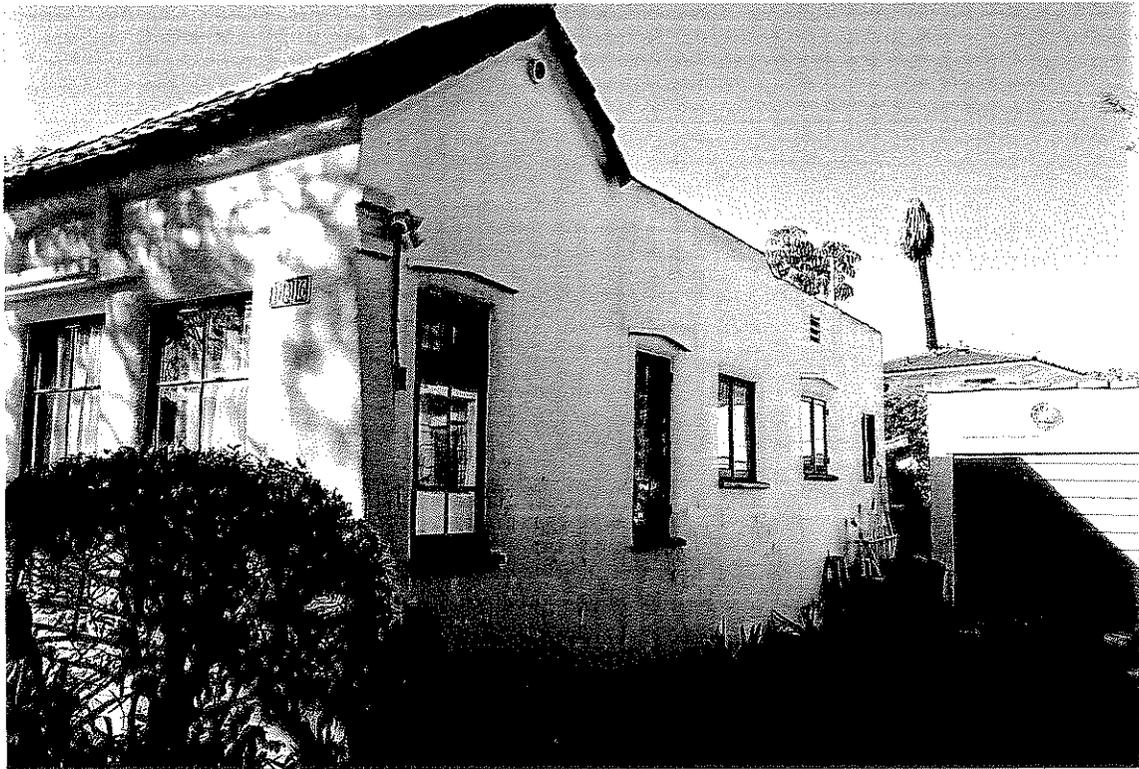


**PLATE 53. 124 Los Aguajes Avenue: 217, 219, 221, 223 Los Aguajes Ave. Courtyard apts.
Facing south. Photograph by Stephen C. Murray, November 2004**



PLATES 56 & 57. 124 Los Aguajes Avenue: Spanish Colonial Revival style façade with period attic windows, facing north. One of only two examples of this type of architecture in the West Beach Neighborhood.

Built in 1925 by Way and Morgan. Photograph by Stephen C. Murray, November 2004



PLATES 58 & 59. 124 Los Aguajes Avenue: 136 West Yanonali Street, La Casa, facing west. Spanish Colonial Revival style façade with period attic windows. Built in 1925 by Way and Morgan, one of only two examples of this type of architecture in the West Beach Neighborhood. Photograph by Stephen C. Murray, November 2004



PLATES 60 & 61. 124 Los Aguajes Avenue: 215 & 213 Los Aguajes Avenue, facing north & south.
Example of original house in front with rear detached apt. building.
Photograph by Stephen C. Murray, November 2004

