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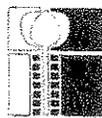
**HISTORIC STRUCTURES/SITES REPORT  
915 E. ANAPAMU STREET  
SANTA BARBARA, CA  
APN 029-201-003**

July 16, 2007

Prepared for:

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CITY OF SANTA BARBARA  
PLANNING DIVISION

Exhibit H

## 1. Introduction

This report was prepared for the purpose of assisting the City of Santa Barbara in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the proposed demolition of a residence at 915 E. Anapamu Street and the construction of residential condominiums. At present no plans are available for the proposed project. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Santa Barbara criteria. A determination will be made as to whether adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project, and recommend the adoption of mitigation measures, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Charles Crail, and is based on a field investigation and research conducted in June 2007. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

## 2. Documents Review

Archives visited for this project include the Santa Barbara City Planning Department, Santa Barbara County Assessor's and Surveyor's Office and the Santa Barbara Library. Within these archives, the following sources were consulted: City and County maps (assessor, county subdivision maps), Sanborn maps, city building permits, city directories, plans, etc.

The city's Designated Historic Structures/Sites list indicates no designated historic structures or sites within the project vicinity.

## 3. Site History

The property, believed to have totaled 14 acres, was purchased around 1903 by Frank Selover and his family from Dr. Henry Stambach, Selover's physician. At that time the Foot Hill Dairy complex was located on the property and supported a small herd of milk cows.

### *Frank Marshall Selover*

Born on January 2, 1873 in Lake City Minnesota, Frank Selover was fourteen years old when he moved to Santa Barbara in 1887 with his parents, Alexander and Ellen Selover, and sisters Louise and Dora. Alexander Selover was a carpenter and the family lived at 523 Brinkerhoff Street.

Frank Selover finished high school and attended Santa Barbara Business College. At the age of 17, he became an apprentice at the Santa Barbara *Morning Press*. While attending the Chicago World's Fair in 1893, Selover returned to his hometown of Lake City, Minnesota where he met Addie Beaty. The two were married in Pasadena on December 25, 1895.

In 1898 Frank attained the job of city editor for the *Morning Press*. (*Los Angeles Times*, April 4, 1898, pg. 11) Selover was active in the Santa Barbara Chamber of Commerce, having been elected secretary in 1899. The couple in 1900 were living on Brinkerhoff Street with Frank Selover's parents and their two children, Alexander and Mary. (U.S. Census, 1900)

Frank Selover's doctor, Henry Stambach, recommended that Frank try an outdoor job for his health. He sold Frank the property he owned in the Cove Mound Tract in 1903 that had a dairy on it and Frank took up dairying for a short time.

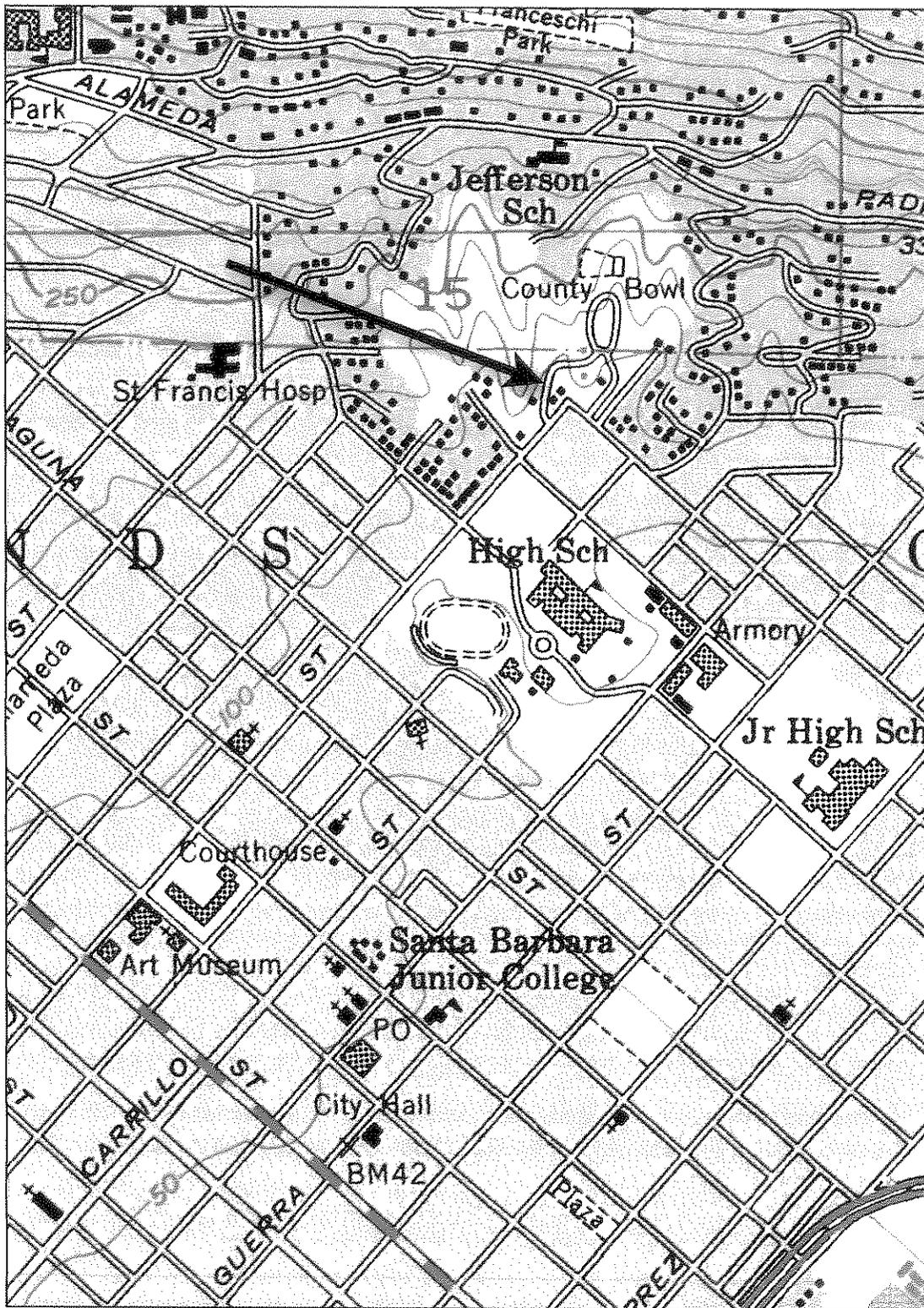


Figure 1. Site Location [USGS 7.5' Quadrangle, Santa Barbara, CA, 1952, rev 1988]

Frank Selover and his family moved to the property on N. Milpas Street around 1903. His father, Alexander Selover, helped him move a one room cottage from the Riviera School campus to the site, enlarged the cottage, and the family moved in. Alexander Selover also built a house for himself and his wife on part of his son's 14 acres, located today above Anapamu Street, west of Lowena Drive. By 1905, Frank Selover had given up on the dairy, sold off the animals and equipment, and returned to the newspaper as city editor of the *Morning Press*, a job he held until 1918.

Around 1907 the family built a larger house on the hill above their first house to accommodate their growing family. It was finished about the time Margaret was born on December 15, 1907, and her delivery occurred in the new house. (Murray, 2005: 11)

Frank and Addie Selover had six more children. In 1910 the family included Alexander, 12 years; Mary, 11 years; Fred, 9 years; John, 7 years; Frank, 5 years; Ellen, 3 years; Margaret, 2 years; and Josephine, six months. Also living with the family on the property were Frank's parents, Alexander, age 77, and Ellen Selover, age 69. (U.S. Census, 1910)

In 1918 Frank Selover left the Santa Barbara newspaper job for new opportunities with the *Sacramento Union*, where he was offered the job of managing editor. In 1920 the family moved again to Long Beach where Frank became managing editor of the *Long Beach Press*. He held this title until his death in 1947, although he retired in 1942. While he was managing editor, Selover wrote syndicated religious articles. The Selovers rented their two-story house in Santa Barbara during the time they lived in Long Beach.

#### *Ziesenhene Family*

The Selover's daughter Margaret attended Long Beach Junior College where she met her husband-to-be, Rudolf "Rudy" C. Ziesenhene. The couple married on July 16, 1933 in the house where she was born at 915 E. Anapamu Street, and moved into the small house on the same property at 1130 N. Milpas Street.

The following information came from a Historic Structures/Sites Report for 1130 N. Milpas Street.

In 1934 Frank Selover convinced his son-in-law "Rudy" Ziesenhene that his hopes for a career in professional photography were just not practical during the depths of the Great Depression. Frank recommended something like a plant nursery, which would make use of the family's land. Rudy's wife, concerned that a career in photography for Rudy meant many hours working indoors in the dark room or away from the family on photo-shoots, also encouraged him to try the nursery business. The newly-weds Rudy and Margaret moved into the 1130 N. Milpas house, and after considering what plants might be in demand, began cultivating begonias.

Rudy Zeiesenhene achieved outstanding success with his nursery and eventually became a leading expert on begonia cultivation. He has named 20 begonia species and created some 74 hybrids. A self-taught taxonomist and grower, Rudy for 70 years researched, crossbred, and sold begonia plants. At one time he had over 900 kinds of plants. He is a legend to the 1,400 worldwide members of the American Begonia Society. He has written numerous stories for the Begonia Society publications and trained begonia contest judges. He single-handedly invented the modern 100-point system that is used by judges to rate begonia plants that are entered in competitions. The use of Rudy's 100-point rating formula has been adopted by other flower competitions throughout the country. (Murray, 2005)

Between 1918 and 1944 the house at 915 E. Anapamu Street was rented to numerous families including students from the University of Santa Barbara campus on the Riviera. The Selovers returned to live in their house

at 915 E. Anapamu Street around 1944 when Frank Selover suffered a stroke. He died a few years later at his home on September 11, 1947. His wife Addie Selover continued to live in the house until her death in 1956. During this time the upstairs was rented to students from Brooks Institute of photography.

The Ziesenhenné family moved to the 915 E. Anapamu house in 1969 and the 1130 N. Milpas house became an accessory building for the begonia nursery. The house was used for storage and a restroom facility for the nursery customers. They lived there until Margaret Ziesenhenné died in 1998 and Rudy Ziesenhenné in 2005. The house at 1130 N. Milpas Street and the greenhouses were demolished in 2006.

#### *Neighborhood Context*

The present subject property of about one acre was originally part of a 14 acre parcel located on land that was part of the Pueblo Lands and part of the Cove Mound Tract. In 1908 Frank Selover commissioned a survey of their property showing that it was part of Pueblo Lot No. 70 of the Cove Mound tract, defining the boundaries owned by the Selovers and their neighbors the Shinnés. During this period, little was built on the lands surrounding the Selovers. Lowena Drive had not been constructed and no houses were located along Anapamu Street adjacent to their property. Development occurred in the mid-1920s and 1930s after the Selovers sold off some of their property.

The 1920s was a boom-time for much of Santa Barbara and the upper Milpas Street area was no exception. Located at the base of the Riviera, the Milpas Street neighborhood began to witness extensive growth, with the construction of the new high school nearby and new housing development along Anapamu Street and commercial development on lower Milpas Street. Across Milpas Street from the project site is a gas station, built during the late 1920s on land once owned by the Selovers. The Selovers apparently purchased property along Milpas and Anapamu streets opposite their original land and developed some of this property. Fred Selover, son of Frank, was a carpenter and worked on the construction of the nearby high school as well as other buildings the family owned or built. (Ziesenhenné, 2007)

The Selovers donated land for the construction of Lowena Drive during the 1930s, which became a dedicated road for access to the Santa Barbara County Bowl. Some of the Selover property was purchased by the Santa Barbara County Bowl for use as a parking lot. The Santa Barbara County Bowl purchased the 1130 N. Milpas Street property around 2005. This property had been subdivided from 915 E. Anapamu Street around 1947.

#### **4. Architectural and Social History**

Prior to the construction of the residence at 915 E. Anapamu Street, another house at that location had burned down. The Selovers built their new house in 1907 on top of the old foundation. (Murray, 2005: 7) The house was a one-and-a-half-story gable-roofed residence with wood shingle siding. [Photo 15] During the Santa Barbara earthquake of 1925, the residence received damage, particularly to the stone chimney, which collapsed. Frank Selover was living in Long Beach at the time. His son Fred Selover took out the permits to make alterations and additions to the house in 1928. The permits state that the contractor was Selover/Astenius & Company. There was no architect of record.

#### *1928 Alterations/Additions*

The house was extensively altered from a one-and-a-half-story gabled roof wood sided house to a two-story stuccoed flat roof building with a short parapet wall. A tower feature was added on the front. The style of the residence as it was remodeled was Spanish Revival. The only bungalow features remaining are primarily on the inside, although some portions of the original wood windows may also remain. On the interior, the original

stone fireplace remains within an inglenook featuring a high-backed built-in wood seating area with storage. Built-in cupboards are found in the living room area and kitchen. Board-and-bat wainscoting is found around the stairway and entry. A new concrete perimeter foundation was added.

#### *1944 Additions*

Building permits indicate that a six-foot by nine-foot one story bath and toilet addition was made to the northwest side of the house by Fred Selover.

#### *1952 Alterations/Additions*

Other minor changes were made to the residence without permits. A wooden stairway was added to the rear of the house. The garage was converted to an extra room and the double wooden doors were either removed or stuccoed over. A jalousie window was added on the east side of the garage.

Although the residence has been vacant for some time, it remains in fair to good condition. Except for the enclosure of the garage and rear stair addition, the house has retained its integrity of design and materials from its 1928 period of reconstruction. It is still in its original location and has retained a majority of its landscape elements, including stone walls and mature trees.

## **5. Field Inventory**

The subject property consists of a two-story single family residence constructed around 1907 as a bungalow style house and remodeled in 1928 to reflect the Spanish Revival style. The house is built at the top of a small hill at the east end of Milpas Street where it curves to become Anapamu Street. The house is oriented to the south and features a rectilinear plan with a flat roof. The exterior walls are clad with stucco and are topped by a flat roof with a short parapet wall. The house rests on a concrete perimeter foundation.

The front elevation is symmetrically composed around the central tower entrance that extends above the parapet wall and is roofed with clay tiles. The round arched tower entrance features a raised quoin design which is repeated around the second floor window above the entry. The east side of the facade is recessed to incorporate the slightly rounded tower feature. Windows on both the first and second floors are symmetrically placed and slightly recessed behind a rounded arch. Each window is composed of a large fixed central sash and two vertically-divided outer double-hung windows each with two lights. The west side of the front elevation contains the same fenestration pattern as the east side except there is no recessed arch and the second floor window has been replaced with sliders within the original opening. Above the second floor window is a shed roof covered with clay tiles. [Photo 1]

The first floor side (eastern) elevation features a single three-part wood fixed window with one larger pane in the center flanked by smaller panes. The second floor features a pair of wood frame double-hung, one-over-one windows with plain wood mouldings. The one-story portion of the house, on the rear east side, features a tall window with jalousies. [Photo 2]

The side (western) elevation features an entrance with concrete steps and an adjacent wood frame double-hung window with wood mouldings. The second floor contains a pair of double-hung one-over-one wood windows with wood mouldings. A one-story six foot-by-nine foot flat-roofed bathroom and shed stucco addition, completed in 1944, is located on this side of the house. [Photo 3]

The rear (northern) elevation is recessed in the center creating a modified u-shape. A one-story flat-roofed garage is attached to the rear east side. The doors have been removed and resurfaced with stucco. A wooden

stairway has been added along with a second floor entry door. A shed roof with exposed rafters is located over the entrance. Windows on both first and second floors are wood frame double-hung one-over-one. A stucco clad chimney extends above the parapet wall. [Photo 4]

#### *Interior Features*

Features which appear to remain from the original 1907 house include a sandstone fireplace and inglenook with built-in seat, as well as a built-in bookcase and cupboards in the living/dining area as well as built-in kitchen cupboards. Board-and-bat wainscoting is found on the walls in the inglenook and in the entry and stairwell. [Photos 5-8]

#### *Landscape Features*

A stucco clad wall extends out from the back of the house and encloses a small backyard. The wall contains raised stucco piers about every ten feet. Adjacent to the back west side wall is a round arched wing wall, that is part of the overall wall system. [Photo 9]

A concrete sidewalk runs along the front of the house from the hillside stairway to the front entry and is lined with stone on one side. Scattered oak trees and palm trees along with small shrubs form the landscaping surrounding the house.

The house is located at the top of a hill on an approximately one acre parcel. A sandstone wall runs along the Milpas Street side of the property and ends where the road curves and turns into Anapamu Street. At this corner are stone steps that lead up the hill to the house. [Photos 10-11] The hillside below the house is covered with dense shrubs and trees, primarily native Oak trees and some palm trees. A dry creek runs along the base of the hill on the property. The rear access to the property is along Lowena Drive.

#### *Surrounding Area*

Across Lowena Drive from the rear of the subject property is a single family residence that appears to have been constructed circa 1960. North east along Lowena Drive the road leads to the Santa Barbara County Bowl. [Photos 12-13 ]

Below the subject property is the lot which was once owned by the Selover family, where their first house was built and where the two nursery greenhouses were located. Today the lot is vacant and Cove Mound Drive runs past the vacant lot leading into the Santa Barbara County Bowl.

Adjacent to the project site along Milpas Street where the sandstone retaining wall stands and the steps leading up to the property are located is a house facing onto Anapamu Street at the head of Milpas Street. This house was built during the 1920s. Another 1920s residence is located around the corner on Lowena Drive. [Photo 14]

## **6. Photographs**

Photographs of the building and surrounding neighborhood are included in the appendix.

## 7. Assessment of Historic Structures/Sites

### *City of Santa Barbara Landmarks Ordinance*

The Criteria for Designation of Landmarks (Chapter 22.22.040, Santa Barbara Municipal Code) lists eleven areas of potential significance for the evaluation of potential City landmarks and Structures of Merit. A property may qualify for listing as a City landmark or Structure of Merit under one or more of the following criteria:

- (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, 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 person or persons whose effort has significantly influenced the heritage of the City, 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 characteristics 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, State or the Nation.

### *California Register of Historic Resources and National Register of Historic Places*

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historic Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

The California Register may also include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k), as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local

By definition, the California Register of Historic Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to owner objection.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. 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. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

#### *Eligibility Evaluation*

**National and California Registers.** This residence does not appear to have any association with an event which has made a significant contribution to the history of Santa Barbara (Criterion A/1).

The property does not appear to be associated with a significant individual in the history of Santa Barbara (Criterion B/2). The house was built for Frank Selover and his family. The family lived in the house from 1907 to 1918 and it was then rented out until 1944. Frank Selover worked as Managing Editor of the *Morning Press* off and on from 1898 until 1918 and then spent the rest of his newspaper career with the *Long Beach Press Telegram*, not returning to Santa Barbara until a few years before his death in 1947. Although he was a well known and respected member of the Santa Barbara community, no known significant contributions were made to the history of Santa Barbara by Frank Selover or his family. His son-in-law, Rudy Ziesenhenne, became well known as a propagator of begonias. Rudy and Margaret Selover Ziesenhenne and their family lived on the property, but resided in the house at 1130 N. Milpas until 1969, when they moved into the house at 915 E. Anapamu. Rudy built up his begonia business starting in 1934 and raised the orchids in greenhouses adjacent to the family residence. All of these buildings that were primarily associated with Rudy Ziesenhenne and the begonia business have been demolished.

This residence does not embody the distinctive characteristics of a single type, period or method of construction. It is a modest example of the Spanish Revival style (Criterion C/3.) The original designer and builder of the house when it was altered in 1928 was a Long Beach contractor, Astenio and Company. No information was obtained on the contractor. It is believed that Fred Selover, a carpenter, may also have acted as contractor. (Ziesenhenne, 2007) There was no architect of record.

**Conclusion.** This property does not appear to be eligible for listing on the California or National Registers.

#### ***Santa Barbara Landmark***

*Criterion A, B: Part of the Heritage of the City/Historical Event.* The property does not appear to be associated with any historically important theme in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City," nor is it known to be associated with any significant historical events.

*Criterion C: Significant Person.* The property is not associated with any notable individuals. None of the residence's numerous occupants over the years can be said to have made significant contributions to the culture and development of the City, the State or the Nation, except for Rudolf "Rudy" Ziesenhenne who lived in the house from 1969 until his death in 2005. Rudy Ziesenhenne was a noted Santa Barbara taxonomist who specialized in propagating begonias at his nursery. The nursery buildings and the house he was most associated with during the time he started his business were located below 915 E. Anapamu, at 1130 N. Milpas Street. The Milpas Street house and greenhouses were demolished. A commemorative display of Rudolf C. Ziesenhenne's 70 years of begonia-nursery cultivation and horticulture experience will be produced using text and photos as part of the mitigation for the removal of the residence and greenhouses associated with Ziesenhenne's career. (Murray, 2005: 22)

*Criteria D, E, F, G: Architecture and Design.* This property does not exemplify a particular architectural style. It is a modest example of the Spanish Revival style, having originally been constructed as a one-and-a-half story bungalow, then completely altered in 1928 to reflect the Spanish Revival style. It does not embody elements that demonstrate outstanding attention to architectural design, detail. The house is essentially devoid of architectural details except on the front where a tower element and quoin detail around the entrance and upper window was added. No architect of record could be found for this house. The contractor was probably Fred Selover. Also mentioned in the permits were the Astenius Company of Long Beach. No information was obtained on this company.

*Criterion H: Relationship to Landmarks.* The subject property is not visually related to any designated City Landmarks.

*Criterion I: Singular Physical Characteristics.* This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape. The house, although on the top of a small hill, is almost completely surrounded by trees making it difficult to see from the street below. The most visual feature at the street level is the sandstone retaining wall that was constructed circa 1915 and the oak and palm trees on the adjacent hillside below the house.

*Criteria J, K: Archeology & Natural Environment.* Not applicable.

**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.

This property has no known associations with traditional cultural values, nor does it illustrate 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.

This residence does not convey an important sense of time and place. The landscape features including the stone wall along Milpas Street and the mature oak and palm trees contribute to the overall landscape features in the neighborhood. A report conducted in 2005 on the adjacent property at 1130 N. Milpas Street recommended the preservation of the entire sandstone wall, half of which is on the 915 E. Anapamu property and half on the 1130 N. Milpas Street property (originally these properties were one parcel and subdivided in the 1940s).

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.

This standard pertains to archaeology and is not applicable in this case.

8. Any structure, site, or object determined by the City to 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)].

At present this property is not listed as a landmark or structure of merit on any city, state or national list. However, the sandstone retaining wall, built circa 1915, that runs along the base of the hill on Milpas Street and fronts onto the 1130 N. Milpas and 915 E. Anapamu property, was determined eligible in a Historic Structures/Site Report for 1130 N. Milpas Street as a City Structure of Merit because "the location, design, and craftsmanship of the stone wall meet Criterion 1 as having a singular physical characteristic representing an established and familiar visual feature of the lower Riviera neighborhood. The stone wall meets Additional Criterion #6 as a structure that conveys an important sense of time and place that is valuable to the Santa Barbara community. It contributes to the overall visual character of the lower

Riviera neighborhood and reflects its numerous counterparts that exist on the slopes above it on the Riviera. It is perhaps the most public and visible of all the sandstone walls so characteristic of the Riviera neighborhood." (Murray, 2005: 18)

**Conclusion.** In our professional opinion, this residence does not appear to be eligible for designation as a City of Santa Barbara Landmark or Structure of Merit. The stone wall was determined eligible as a Structure of Merit in a study done of the adjacent property at 1130 N. Milpas Street. We concur that the sandstone retaining wall is eligible as a Structure of Merit.

#### **8. Evaluation of Potential Project Effects**

The property at 915 E. Anapamu Street was evaluated in this report and is not regarded as a historic resource for purposes of CEQA and the city's Guidelines for Archaeological and Historic Structures and Sites. However, a previous report for the adjacent property at 1130 N. Milpas Street determined the sandstone retaining wall that runs along Milpas Street, half of which belongs to the 915 E. Anapamu property, to be eligible as a Site of Merit. Therefore, the demolition of this wall would result in an adverse impact. The property owner intends to retain the sandstone wall located at the base of the hill along Milpas Street.

Consequently, the proposed project will not have a negative impact and in this respect should be regarded as conforming to the *Secretary of the Interior's Standards for Rehabilitation*; therefore the project will not produce an adverse impact on historic resources, as defined by the city's *Guidelines for Archaeological Resources and Historic Structures and Sites*.

#### **9. Recommended Action/Mitigation Measures**

No mitigation measures are necessary since the property has been determined ineligible for the National and California Registers and as a City of Santa Barbara landmark or Structure of Merit. The sandstone wall located partly on this property was determined eligible in another report for 1130 N. Milpas Street. Because the owner will be retaining the sandstone wall as part of his project design, no mitigation measures are necessary.

## 10. Selected Sources

City of Santa Barbara Building & Safety Department, street files.

City Directories, Santa Barbara, various years.

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

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Gebhard, David & Winter, Robert. *Architecture in Los Angeles. A Compleat Guide*. Salt Lake City: Peregrine Smith Books, 1985.

Interview with Fred Ziesenhenné by Judy Triem, June 11, 2007.

*Los Angeles Times*, April 4, 1898, pg. 11; May 24, 1899, pg. 5.

Murray, Fermina B. Historic Structures/Sites Report, 1130 N. Milpas Street, Santa Barbara, CA, June 23, 2005.

Sanborn Maps, Santa Barbara, 1907 through 1950.

Santa Barbara County Surveyor's Office, R.M. Bk. 4, pg. 79, Cove Mound Tract Map, 1908.

Santa Barbara Press. "Frank Selover Dies Here at 74", September 12, 1947.

U.S. Census Records, Santa Barbara City, 1900, 1910; Long Beach City, 1920.



Photo 1. 915 E. Anapamu Street, front elevation. [5 June 2007]

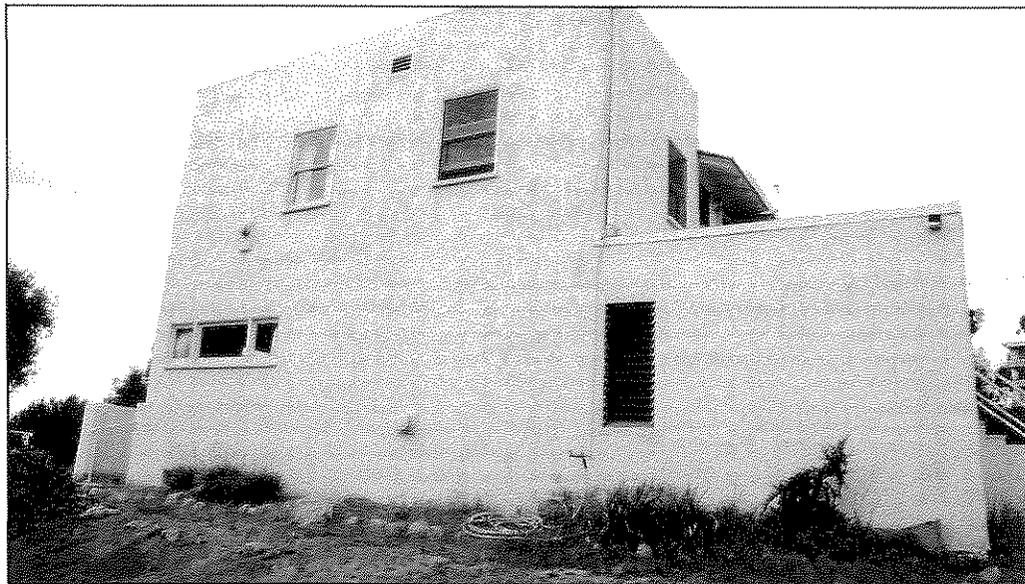


Photo 2. Side (eastern) elevation of main residence. [5 June 2007]

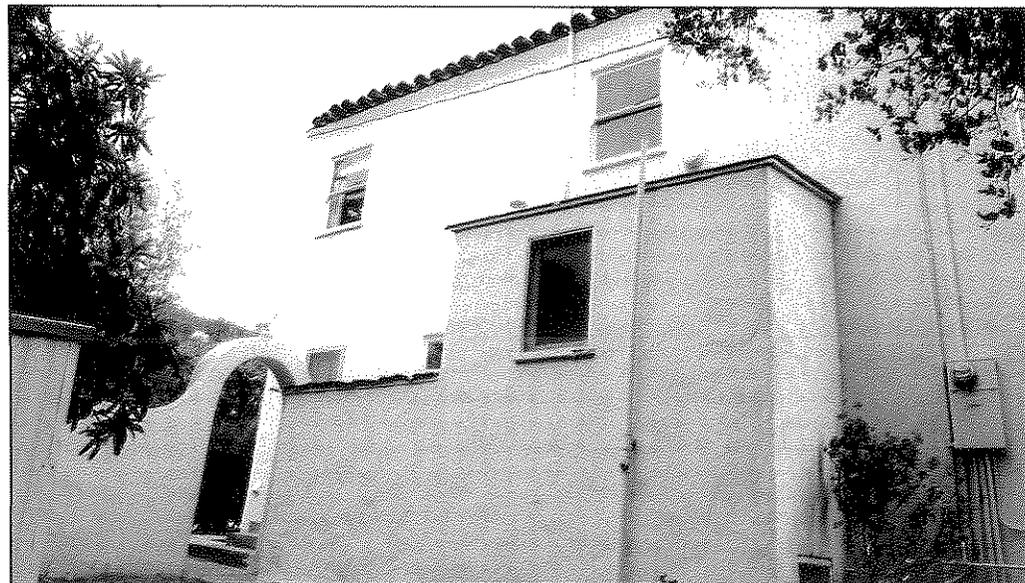


Photo 3. Side (western) elevation of main residence. [5 June 2007]



Photo 4. Rear elevation of main residence. [5 June 2007]



Photo 5. First floor interior showing sandstone fireplace. [5 June 2007]

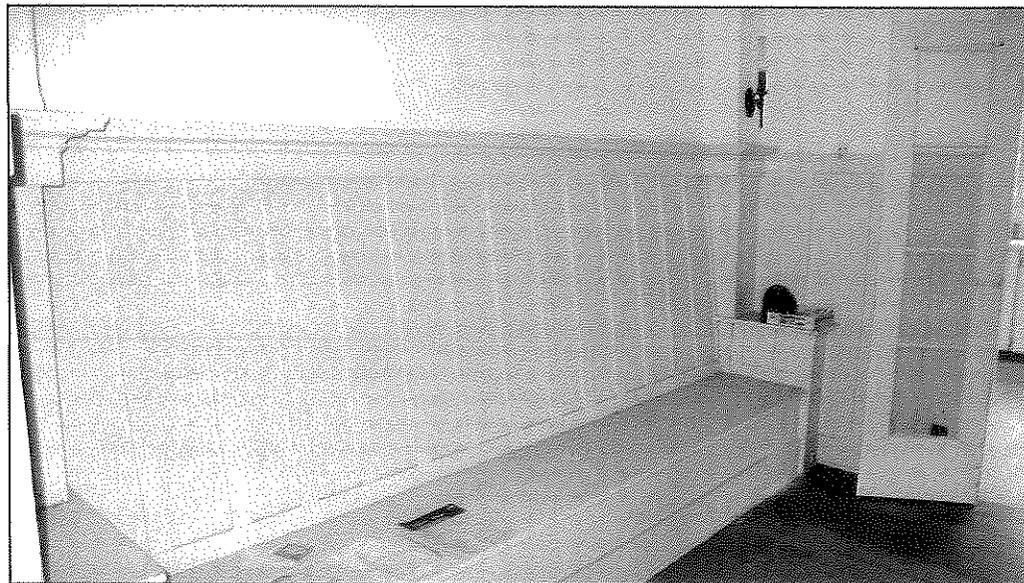


Photo 6. Inglenook with built-in seat across from fireplace. [5 June 2007]



Photo 7. Built-in display case and drawers in living room area. [5 June 2007]



Photo 8. Entry stairway. [5 June 2007]



Photo 9. Rear wall. [5 June 2007]



Photo 10. Stone steps leading up the hill to the house. [5 June 2007]

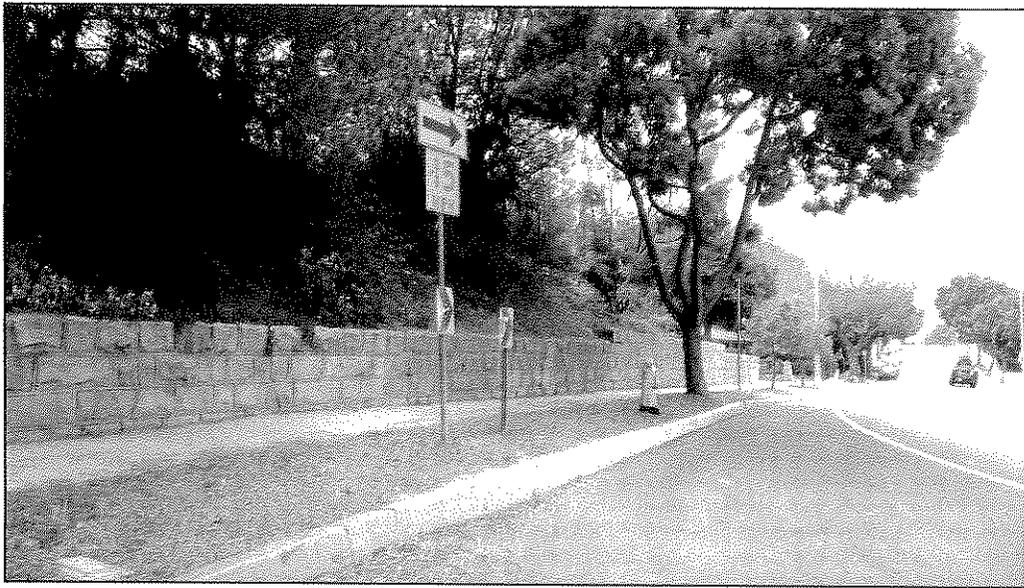


Photo 11. Retaining wall that extends along Milpas Street, looking south. [5 June 2007]

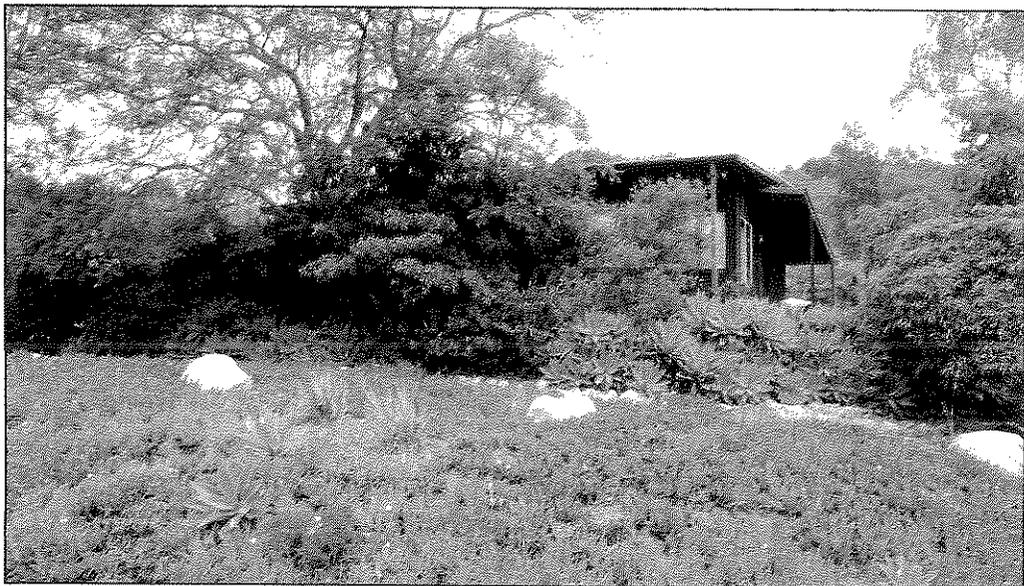


Photo 12. View across Lowena Drive from project site. [5 June 2007]]



Photo 13. View looking down Lowena Drive from project site toward Santa Barbara Bowl. [5 June 2007]



Photo 14. Residences adjacent and below project site on Anapamu Street. [5 June 2007]

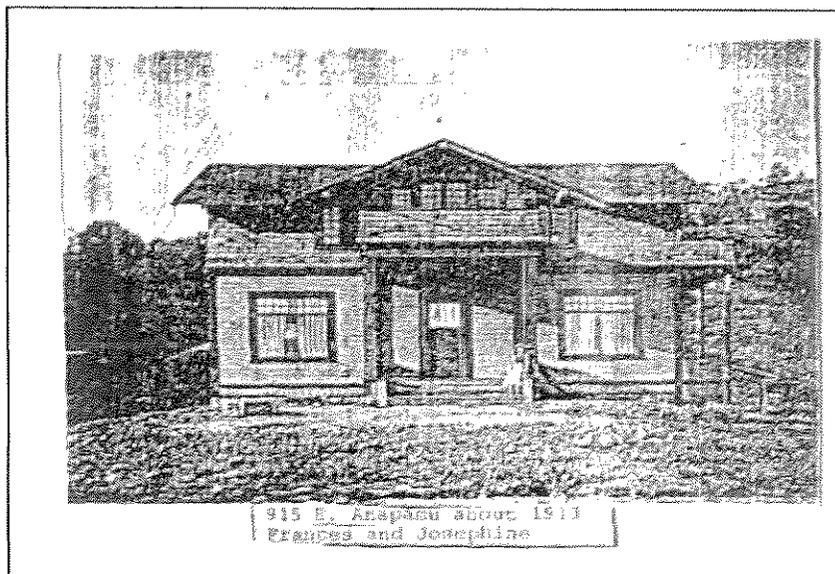


Photo 15. Historic photo of 1907 Selover house at 915 E. Anapamu Street, from collection of Selover family. [ca 1913]