



City of Santa Barbara

West Downtown Historic Building Survey

Prepared For
City of Santa Barbara
Community Development Department
Planning Division
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Santa Barbara, CA 93102

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MANAGEMENT SUMMARY

The City of Santa Barbara (City) contracted with Applied EarthWorks, Inc. to perform an architectural survey of West Downtown in the City of Santa Barbara. Bound by West De la Guerra Street to the north, Chapala Street to the east, West Haley Street to the south, and State Highway 101 to the west, the entire area encompasses 270 parcels, many with multiple residential dwellings. These properties have a common linear context that coordinates with the rise of the American period of development in the city. While many properties have since been demolished or significantly altered, two pockets within the study boundaries convey a sense of time through the architectural styles that are representative of the growth and development of the city of Santa Barbara.

Located along De la Vina Street between West De la Guerra Street and West Cota Street is the potential West Downtown Lower De la Vina Historic District. This area developed as a result of the new American presence following the induction of California into the Union. The City Common Council established the center of town to be located north of Ortega Street between Santa Barbara and Chapala streets, encompassing most of the existing Spanish development. As a result, new American businesses developed south of Ortega Street and residential properties rose on both the east and west sides of Santa Barbara and Chapala streets. This potential district includes 25 contributing properties. The period of significance is circa 1870–1910. The potential West Downtown Lower De la Vina Historic District appears to be eligible as a City of Santa Barbara Landmark District.

The potential West Downtown Castillo Street Historic District includes several properties on streets that branch off Castillo Street, including West De la Guerra Street, Ruth Avenue, West Ortega Street, Dibblee Avenue, and West Cota Street. The area includes 60 contributing properties that were constructed primarily after the turn of the twentieth century. Two blocks located west of Castillo Street are the result of planned residential neighborhoods, while the properties located east of Castillo Street developed organically as need demanded. This area is representative of a change in design preference in architecture from the Victorian period to the Arts and Crafts period. Many transitional buildings in the area illustrate the phases of this transformation over time. The period of significance is 1890–1925. The potential West Downtown Castillo Street Historic District appears to be eligible as a City of Santa Barbara Landmark District.

In addition to the two potential districts, several properties within the survey area stood out as potential City of Santa Barbara Structures of Merit. The properties chosen for individual evaluation include four bungalow courts and four individual dwellings. Two of the bungalow courts are Craftsman in style (built 1914 and 1917) and two are Spanish Colonial Revival (built 1926 and 1931). Four dwellings are located in neighborhoods where several of the turn-of-the-century buildings are undergoing extensive remodel and many in-fill buildings are post-1965 modern. While these properties did not fit into the districts based on location, architecture, or period of significance, they do represent properties that appear to meet the criteria for local listing for their significant architecture and intact designs.

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PROJECT DESCRIPTION

The City of Santa Barbara (City) contracted with Applied EarthWorks, Inc. to perform an architectural survey of West Downtown area of the city of Santa Barbara (Figure 1-1). Bound by West De la Guerra Street to the north, Chapala Street to the east, West Haley Street to the south, and State Highway 101 to the west, the entire area encompasses 270 parcels, many with multiple residential dwellings. Applied EarthWorks performed an architectural survey of the area in June 2010. Based on the results of this survey and background research, Geographic Information System (GIS) mapping was utilized to compile property-specific information that allowed two distinctive residential areas to surface as potential districts (Figure 1-2). These methods are described in Chapter 2.

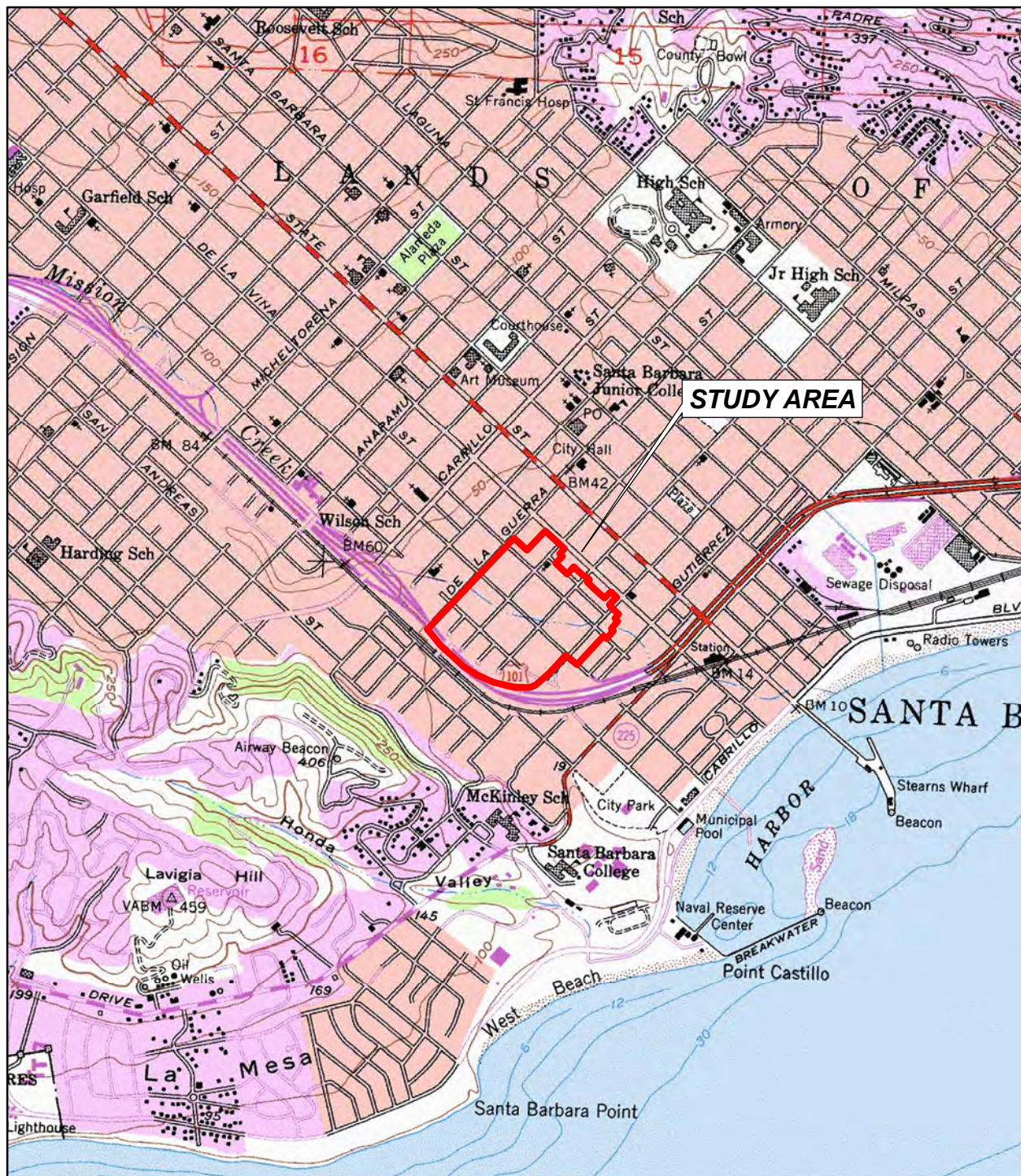
Located along De la Vina Street between West De la Guerra Street and West Cota Street is the potential West Downtown Lower De la Vina Historic District. This potential district includes 28 parcels, of which 25 are contributing properties to the district. The period of significance is circa 1870–1910, which was defined based on information provided in the historical context (Chapter 3).

The potential West Downtown Castillo Street Historic District includes numerous properties on streets that branch off Castillo Street, including West De la Guerra Street, Ruth Avenue, West Ortega Street, Dibblee Avenue, and West Cota Street. There are 60 contributing properties on the 73 parcels within the potential district boundaries that were constructed primarily after the turn of the twentieth century. The period of significance is 1890–1925 (see Chapter 3).

In addition to the two potential districts, several properties within the survey area stood out as potential City of Santa Barbara Structures of Merit. The most outstanding properties were chosen for individual evaluation and include four bungalow courts and four individual dwellings. Two of the bungalow courts are Craftsman in style (built 1914 and 1917) and two are Spanish Colonial Revival (built 1926 and 1931).

The predominant architectural styles within the potential districts are described and illustrated in Chapter 4. The districts were evaluated for local significance using the criteria defined in *Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites* (City of Santa Barbara 2002). The districts were also evaluated for eligibility for inclusion on the National Register of Historic Places and the California Historical Landmark list. Those evaluations are provided in Chapter 5.

Chapter 6 details the results of the architectural survey and compiles the pertinent information about each property within the West Downtown study area.



USGS 7.5 Minute
Topographic Quadrangle
Santa Barbara, CA
Land Grant: Pueblo Lands of Santa Barbara

0 0.5 1 Miles



Figure 1-1 West Downtown historic building survey area.

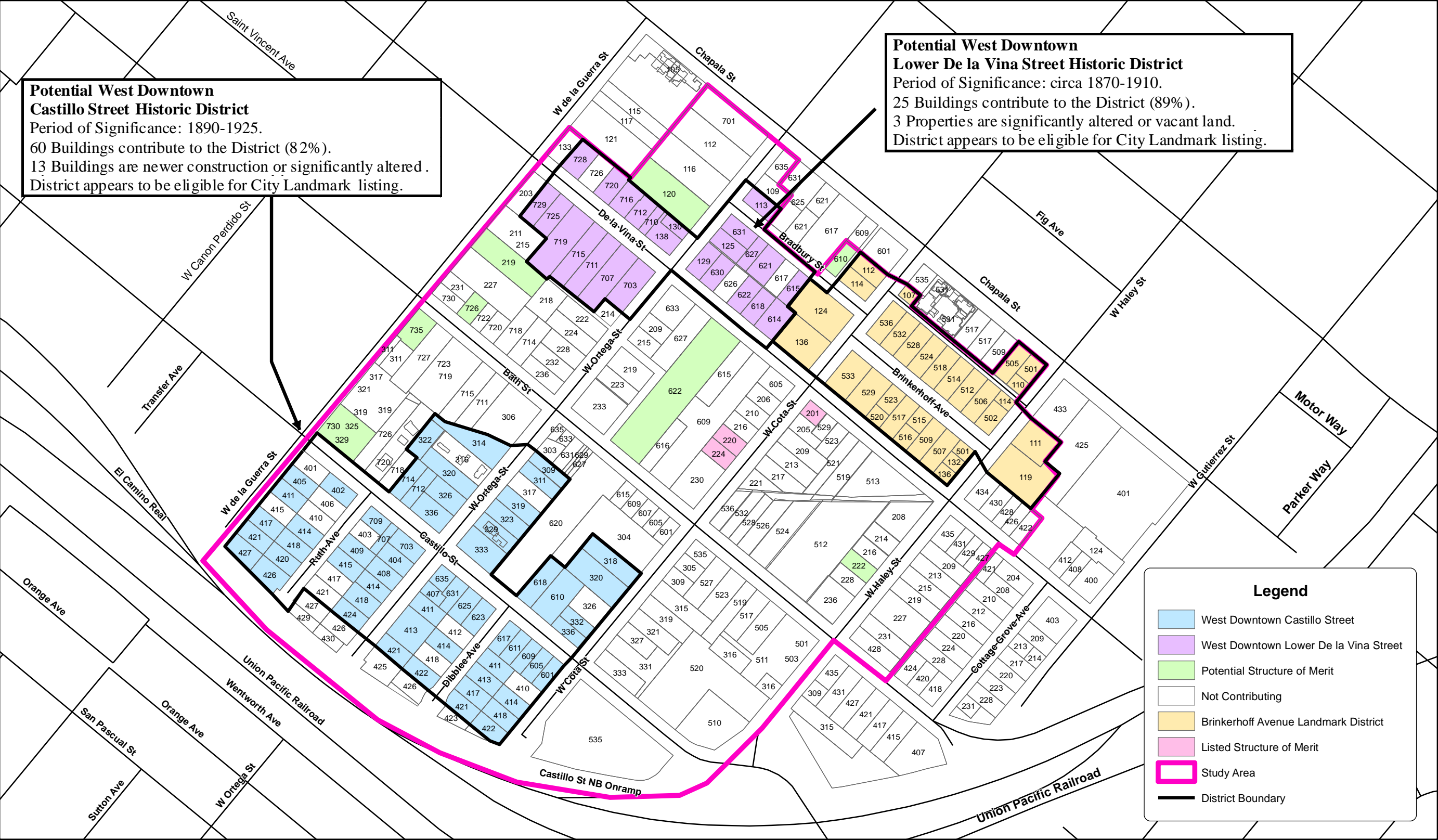


Figure 1-2 City of Santa Barbara West Downtown historic building survey.

DOCUMENTS REVIEW AND INVENTORY METHODS

The West Downtown area was first identified for its potential as a historic district in *Phase I/II Architectural Resources Report for the Mission Creek Flood Control Project* (Post and Hazeltine 1999). This technical study was completed as part of the Environmental Impact Report (EIR) for the Lower Mission Creek Flood Control Project (LMCFCP) prepared by the U.S. Army Corps of Engineers (2000). The stated goal of the LMCFCP was to widen Mission Creek between the Canon Perdido Street Bridge and the Cabrillo Boulevard Bridge in order to increase creek hydraulic capacity to accommodate the estimated 20-year flow event to protect the City of Santa Barbara against future flooding. The cultural resources technical study and the EIR for the LMCFCP determined that many of the residential properties adjacent to Lower Mission Creek potentially represented a National Register historic district in the area north of Gutierrez Street and west of State Street. The technical study and EIR suggested research boundaries for a potential West Downtown Historic District. Subsequent to the filing of the EIR for the LMCFCP, additional studies in the area completed for compliance with Section 106 of the National Historic Preservation Act (NHPA) were conducted under the assumption that the potential district was eligible for the National Register of Historic Places until such time that research on the potential district could be performed.

2.1 DOCUMENTS REVIEW

Archival research for the project area was conducted by Architectural Historian Aubrie Morlet in repositories located in the city of Santa Barbara. Research focused on historical maps, written histories, previous cultural reconnaissance studies, historical newspapers, Official Minutes of the Santa Barbara Common Council, and the Official Records of Santa Barbara County. The following repositories were visited in the preparation of this report:

- Santa Barbara County Assessor and Recorder, Santa Barbara;
- Santa Barbara County Surveyors Office, Santa Barbara;
- City of Santa Barbara, Public Works Department, Santa Barbara;
- City of Santa Barbara, Community Development Department, Santa Barbara;
- City of Santa Barbara, City Clerks Office, Santa Barbara;
- Central Library, Santa Barbara Public Library, Santa Barbara;
- Gledhill Library, Santa Barbara Historical Museum, Santa Barbara; and
- Map and Imagery Laboratory, Davidson Library, University of California, Santa Barbara.

The archival research was compiled to create the historical context presented in Chapter 3. This context follows the political, economic, and social developments of the city of Santa Barbara and leads into a more meticulous history of the 15 blocks that make up the west downtown area. The context presents important trends or patterns of development in a particular area such as the economic impacts of the arrival of the railroad, the establishment of staple businesses, and the placement of local transportation such as the street railway. Early newspapers give information about home and property values in various parts of a town, allowing the reader to surmise what areas of town were more desirable than others at any particular time. The U.S. Census Records and Voter Registers record the occupation of residents and if the resident is a renter or homeowner. When examined together with the development of the city and the specific west downtown area, a period of significance for the study area emerges.

Period of significance is defined as “the span of time when a historic property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics” (National Park Service 1999). In the case of districts, the period of significance is linked to the physical development of an area, styles of construction, and/or cohesive neighborhoods, and establishes which buildings are contributing and noncontributing. Often the date of construction is not the only deciding factor for determining a building’s contribution to the district. If a building has been significantly altered since its date of construction or more importantly after the period of significance and no longer has the ability to convey character-defining features of the architectural style for which it is significant, then the property is considered noncontributing. For the west downtown area there was clearly a pattern of development beginning with those properties closest to commercial development on State Street and those constructed over the next 50 years as development spread to the west. Redevelopment created pockets that remained historically intact representing discrete and contemporary neighborhoods or styles of construction. Results of the architectural inventory survey of the study area gathered information on construction development within the west downtown area over time. As a result of refining the context and period of significance it became clear that two districts representing discrete development, architectural styles, and period of construction were represented in the study area and their significance was further evaluated.

2.2 INVENTORY METHODS

In a Request for Proposal dated February 2, 2010, the City sought proposals for tasks which included:

a “City Level” . . . study of a total of 187 properties . . . , 67 of which have recently been studied for the Ortega Street Bridge Project . . . and prepare a report that provides analysis and conclusions on whether there is a potential historic district and define the boundaries of that district [City of Santa Barbara 2010:1].

In response to the Request for Proposal, Applied EarthWorks’ proposed to evaluate “120 properties in the vicinity of the Cota Street Bridge” and to survey those buildings “for historical significance and integrity both individually and as contributors to the proposed district” (Applied EarthWorks Inc. 2010:7). The map provided by the City for the study area depicts the boundaries originally suggested in the LMCFCP environmental report, the document that originally proposed that a district may exist. Upon award of a contract, it became clear that the boundaries provided within the LMCFCP study were not sufficient to encompass the potentially historic

properties within this area of the city. By the completion of the study, 302 properties, most representing multiple buildings on an individual assessor's parcel, were included in the inventory.

Within the early stages of the architectural inventory, building permits acquired from the City of Santa Barbara Public Works Department archives (log books and Land Development Team Records Archive) provided the date of construction, architect, building contractor, and property owner for each property, and identified any alterations that occurred following initial construction. Original permits were not located for all properties within the study area. Permits for properties developed prior to 1902 are not available; therefore, a large collection of historical maps was used to approximate construction dates for those buildings. Pre-1920 lot numbers and address were needed to identify building permits and match them to buildings. This information was obtained from subdivision maps where available, the 1912 City of Santa Barbara map compiled by Walter Barry, and from the 1892–1950 Sanborn fire insurance maps. Historical maps and aerial photographs aided in the reconstruction of city-wide and west downtown growth patterns. Maps utilized include:

- 1853 Wackenreuder Map #1.
- 1853 U.S. Coast Survey Preliminary Sketch of Santa Barbara.
- 1878 U.S. Coast Survey Sketch of the City of Santa Barbara.
- 1886 Sanborn fire insurance maps.
- 1888 Bird's Eye View of Santa Barbara, *Santa Barbara News-Press*.
- 1888 Sanborn fire insurance maps.
- 1889 Map of the City of Santa Barbara, California, compiled by Charles Mensch.
- 1892 Sanborn fire insurance maps.
- 1907 Sanborn fire insurance maps.
- 1912 "City of Santa Barbara, California," map compiled by Walter Barry.
- 1928 aerial photograph of the City of Santa Barbara.
- 1930 Sanborn fire insurance maps.
- 1938 aerial photograph of the City of Santa Barbara.
- 1943 aerial photograph of the City of Santa Barbara.
- 1950 Sanborn fire insurance maps, corrected.
- 1953 aerial photograph of the City of Santa Barbara.

- 1967 aerial photograph of the City of Santa Barbara.
- 1975 aerial photograph of the City of Santa Barbara.

Building permit and mapping information was compiled to create an inventory table for the entire survey area. The inventory table initially included property address, Assessor's Parcel Number (APN), current evaluation/eligibility status, type of property, date of construction, and notes regarding any known alterations. The table was transferred into a Geographic Information System (GIS) database to create a map based primarily on construction dates. This map showed that the general period of development for the entire area was 1870–1925. The inventory table and date of construction map were utilized during the pedestrian architectural inventory survey to track all properties that were inventoried during the survey.

The architectural inventory survey was conducted on June 21–25, 2010 by Aubrie Morlet and Field Technician Audrey Podratz. During the intensive survey, each property was photographed and notes were taken on architectural style, visual alterations, additional buildings on the parcel, and the condition of character-defining features. After the survey, each property was ranked according to its date of construction and architectural integrity. For a building to retain integrity, the resource had to retain enough of its historic character to convey the reason for its significance. This was assessed by examining seven aspects of integrity, which are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . .

Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . .

Setting is the physical environment of a historic property. . . .

Materials are 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 is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . .

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . .

Association is the direct link between an important historic event or person and a historic property. . . [National Park Service 2002:Part VIII].

In a district, a building retains good integrity if it has not been moved and has sustained few alterations, the surrounding neighborhood remains residential in character, and the building continues to be used for its original purpose. Alterations such as changing the windows to a larger or different style and/or changing the cladding material were considered significant alterations that significantly alter a building's appearance. The system developed for the west downtown area property hierarchical ranking is detailed below using integrity, date of

construction, and architectural type to determine if the property should be considered a contributing or noncontributing element of the potential district.

- A. Within period of significance (1870–1925); architecturally compatible; good overall integrity.
- B. Within period of significance; architecturally compatible; diminished integrity (sensitive repairs and remodels). However, outside of a district setting, these buildings would not be individually architecturally significant.
- C. Within period of significance but alterations to character-defining features significantly diminished the integrity of the property; can no longer convey its significance. These buildings are not individually architecturally significant.
- D. Not within the period of significance; not architecturally compatible; or constructed after 1965 and do not meet the age requirements for evaluation. These buildings are not individually architecturally significant at this time. However, passage of time may require their further consideration.

Once the inventoried properties were ranked, a color-coded map based on the ranking system was produced using the GIS database. This map facilitated the recognition of specific areas that appeared to have been less impacted by redevelopment activities over time. Two specific areas emerged as historically intact. Results of the intensive field survey added to the historical context of the project area, which allowed the individual potential district boundaries to be defined.

A combined total of 101 properties are currently within the two proposed districts. An additional eight properties were identified as potential Structures of Merit outside of the district boundaries. As Applied EarthWorks was tasked with evaluating approximately 120 properties for the study, the properties that were within the district boundaries and those that appear to be individually eligible, a total of 109, were selected for formal evaluation. The majority of the buildings outside the district boundaries were either constructed after the period of significance, were less than 50 years old (and therefore did not meet the age requirement for evaluation), or were altered to an extent that the building could no longer convey its architectural significance. The noncontributing buildings were further reviewed and determined not to meet the criteria for the historic district or for individual listing based on their architecture. Nonetheless, at the request of the City these buildings were recorded in the existing Santa Barbara Historic Resources Inventory Database.

2.3 CONTRIBUTIONS TO THE CITY HISTORIC RESOURCES INVENTORY DATABASE

As an added element of the project, the City requested that all properties considered during the survey be entered into the City of Santa Barbara Historic Resources Inventory Database in lieu of preparing individual California Department of Parks and Recreation (DPR) 523 forms. For all properties established as noncontributors to either of the two proposed districts and therefore not originally included in the city-level study scope of work, the following information was requested:

- Photograph of the property,
- Description of resource including related features,
- Property type,
- Architectural style,
- Date of construction, and
- A brief statement on why the building is not eligible (Michael Berman, personal communication 2011).

At the time of the contract modification, the number of noncontributing properties to be recorded was established at 95. The final number of noncontributing properties entered into the database is 161, including 30 properties previously evaluated in other bridge studies. In order to provide accurate dates of construction and statements on why a building was not eligible for inclusion in either of the two potential districts, a full review of the City's Land Development Team Records Archive was undertaken for each property. As the Brinkerhoff Avenue Landmark District is adjacent to the West Downtown survey area, those 32 properties are listed in the findings and were entered into the database but were not individually evaluated for significance at the request of the City.

3 HISTORICAL CONTEXT

3.1 EARLY HISTORY

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

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

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

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

3.2 AMERICANS AND STATEHOOD

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

Population figures indicate that at the time of statehood in 1850, Santa Barbara remained almost completely Spanish (Nelson 1979:46) and political control of the city remained with the old Spanish families (Williams 1977:7). The “Americanization” of Santa Barbara was a gradual, steady imposition of Anglo-American traditions on the town. The most noticeable physical

example of this was the grid system that was laid out by Salisbury Haley and mapped by V. Wackenruder in 1853. It followed the shoreline, and therefore the streets were not aligned with the cardinal directions. Estado, or State Street, extended to the Pacific Ocean. The first pier was constructed at the foot of Chapala Street in 1868, but was not long enough to handle ocean-going ships. As a result, in 1871 John Stearns' plans to construct a second wharf at the base of State Street that extended 1,500 feet were approved (Cole 1999:3–4). The second wharf was completed in 1872 and provided the city with a much-needed means of transporting construction materials in a cost-effective way. Between 1850 and 1875, most buildings were constructed of adobe bricks as lumber was expensive and difficult to acquire, but after the completion of Stearns Wharf, lumber and brick became the primary construction material. The 1877 Bird's Eye View of Santa Barbara clearly shows State Street and the wharf, with some buildings west of State Street and a lumber yard east of State and south of the creek (Glover 1877).

In 1887 the Southern Pacific Railroad completed track from Los Angeles to Santa Barbara; by 1901 it also was connected to San Francisco. The establishment of Stearns Wharf and the coming of the railroad were significant influences on Santa Barbara's economy during the latter half of the nineteenth century. The most important influence was the growing number of travelers then able to visit the city. Tourism soon became established as a principal economic activity as wealthy easterners were encouraged to spend winters in Santa Barbara (Tompkins 1975). While many tourists returned home in the spring, others became permanent residents, bringing with them the brick and wood-framed building styles popular in the nineteenth century. These changes were lamented, but not halted:

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

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

The Plans and Planting Committee of the Santa Barbara Community Arts Association supported the creation of an Architectural Review Board and City Planning Commission that would establish design controls for new construction within the city (Streatfield 2005:121–122). As a result, much of the post-earthquake construction was designed in the Spanish Colonial Revival and other Mediterranean architectural styles. Areas of the city developed prior to the post-earthquake era were designed in the Victorian styles popular in the late nineteenth century and the Arts and Crafts styles in the early twentieth century. Cottages and bungalows built in these styles are common in the West Downtown study area.

3.3 WEST DOWNTOWN HISTORIC NEIGHBORHOOD

Streets were platted through the city of Santa Barbara in 1851 by Salisbury Haley and drawn by Wackenruder in 1853. At that time there was little development in the West Downtown area. Indeed, settlement of the area was first initiated by American newcomers (Tompkins 1989:110). The City of Santa Barbara, Common Council Ordinance Number 2 declared the center of town bound by Figueroa, Santa Barbara, Ortega, and Chapala streets (Southworth 1920). This area encompassed the majority of the existing Spanish development; therefore, newcomers sought out a new area for American businesses. Lower State Street between Ortega Street and Mission Creek was primarily developed by Americans and European immigrants between 1855 and 1870 and catered to the needs of residents building homes nearby.



Figure 3-1 State Street circa 1885 looking north from Haley Street. The Morris House is on the left and the Tebbet's Building is on the right (courtesy of the Santa Barbara Historical Museum, Gledhill Library).

Between 1850 and 1880, several blocks within the west downtown area were planted with fruit and nut orchards intermingled with many single-family dwellings. Subdivided city lots closer to State Street could be purchased for as little as \$1 each in 1856 and \$10 each in 1860 (Williams 1977:34; Works Progress Administration 1941:38). A small real estate boom occurred from 1872 to 1874 due to the widely advertised beauty and climate of Santa Barbara. Between 1860 and 1874, property values in the city increased from \$100 to \$5,000 for an entire city block (Southworth 1920:136). City blocks 221, 222, 241, and 242 located north of the west downtown area, were subdivided during the real estate boom for residential development (Surveyor Map, Book 1, Page 4). A single lot with a newly constructed house on Reddick Street was advertised for sale in the *Santa Barbara Weekly Press* (1873) for a price of \$1,000. Crane and Barker, Real Estate Agents, advertised that a 50-by-100-foot empty lot could be purchased for \$50 down, \$50 in 3 months, and the balance 6 months from the date of sale for a total of \$150. At a time when

skilled laborers such as carpenters, bricklayers, plasterers, machinists, and blacksmiths made \$3–4 a day, a workingman’s family might still be able to afford to purchase land and build a home. A drought that occurred over the winter of 1876–1877 caused a drop in real estate value that would persist for the next several years.

American commercial development of lower State Street and residential areas west of Chapala Street increased exponentially during the late nineteenth century. As the Southern Pacific Railroad neared Santa Barbara, the value of land rose, creating a short-lived real estate boom in 1887 that died with the realization that the railroad would not be connecting with San Francisco anytime soon (Southworth 1920:137). Several residential subdivisions such as the Verona Tract, the Mission Hill Addition, and the Brinkerhoff Block developed as a result of this boom. By 1892, west downtown streets such as Chapala, De la Vina, and Bath were lined with residential buildings. Lower State Street was less than three blocks away, an easy walking distance. Starting in the summer 1875, a mule-drawn trolley operated along State Street between Victoria and Mason streets. In 1887, the trolley line was expanded both north and south, electric lights were installed along State Street from Victoria Street to Stearns Wharf, and 1 year later State Street was paved for the first time. In 1896 the trolley line was converted to electric cars and the line was again extended to reach areas farther north and east as residential development continued (Everett and Coombs 1984:13, 36).

When the city began to improve streets, which included grading, curbing, installing gutters, laying sidewalks, and eventually paving, the costs were divided among the property owners (Santa Barbara City Council 1906). Often residents of a particular area would petition the council to allow the owners to hire the contractor themselves, skipping the city bidding process and potentially saving a few dollars. This fiscal practice was continued in the laying of sewer and water pipes beginning in the 1890s. The west downtown streets closer to State Street experienced this development earlier than those west of Bath Street. Water pipe was laid for several blocks on Ortega, De la Vina, and De la Guerra Streets prior to 1892. By 1907, the entire west downtown area had new water pipelines, sometimes replacing the earlier lines; some disgruntled residents had to pay a second time for water lines. From 1903 to 1907, the city escalated street grading, curbing, and guttering, issuing several contracts a month for single and multiple block projects. Contracts for sewer lines during this time period were issued just as frequently (Santa Barbara City Council 1903–1907). Infrastructure costs were eventually assumed by the City in the 1910s. This period of increased infrastructure development parallels the growth in available subdivided land and increased number of new homes in the west downtown area.

During the first decade of the twentieth century, three blocks (252, 197, and 215) within the west downtown area that had previously been under cultivation were formally subdivided and sold. The new areas created Cottage Grove, Ruth, and Dibblee avenues. Four additional blocks (195, 232, 233, and 214) yielded new parcels for sale while leaving existing residences on smaller parcels. Two advertisements in the *Morning Press* on August 20, 1905 illustrate the varying costs of new lots:

Louis G. Dreyfus, real estate agent: 23 lots 50x125 in western part of city \$95 each.

Buy Lots Now of R. H. Fulwider, block 197 known as the De la Guerra block, sewer and gas in De la Guerra, graded and sidewalked, last and only block in the city for

subdivision-36 lots. Good neighborhood, quality soil. Costs: \$300, \$350, corners \$450 [Morning Press 1905].

The subdivision survey map for Block 197 shows the lots measuring 100 by 50 feet fronting De la Guerra Street, Ruth Avenue, and Ortega Street. The lots were purchased and developed for single-family residences with the exception of 703 Castillo where a four-unit apartment was built. The majority of the homes were constructed in simplistic Queen Anne and Craftsman styles—small homes most often identified as cottages and bungalows. The Union Mill Company Lumber Yard located at Chapala and West Cota streets was the closest lumber yard and may have provided the materials for the new homes. Many of the property owners constructed second residences on the lots as rentals or additional housing for family members.

Between 1910 and 1960, residential infill occurred steadily throughout the west downtown area. County Surveyor maps demonstrate a common pattern of development for blocks in the area. A large lot (55 by 450 feet) on West Cota Street between Bath and De la Vina streets was highly desirable real estate with multiple addresses. The lot was divided in two, and the west half sold. The new property owner constructed two single-family Spanish Colonial Revival style dwellings on the lot in 1924–1925. A large two-story residential structure that was built prior to 1877 was present on the east lot fronting De la Vina Street. The property owner demolished the larger corner house after constructing a small bungalow near the middle of Cota Street in 1925. During the 1950s, both the west and east lots were subdivided into four lots each, some with existing buildings, and sold. The undeveloped lots quickly were developed as multiple unit apartments. The first half of the twentieth century brought the demolition of many old homes in favor of land-efficient multiple-family dwellings. This infill has greatly impacted the overall streetscapes of much of the older west downtown area.

DESCRIPTION OF ARCHITECTURAL STYLES

Three architectural styles are predominant in the West Downtown Area: National Folk, Queen Anne, and Craftsman. Not very many of the buildings are built in high style; instead, they are transitional buildings constructed over a longer period of time encompassing several architectural periods. Transitional buildings are typically basic in form such as a gable front, gable front and wing, pyramidal (square or rectangular footprint with hipped roof), and side gable. Contemporary architectural details are added to these basic forms giving them a taste of the high style that many wealthier families employed in constructing their homes. Transitional buildings in the area most commonly exhibit small architectural details from such styles as Italianate, Queen Anne, and Craftsman but are National Folk in form. For the purposes of this survey, if a building did not exhibit at least three character-defining features of a particular style, the building is described as a National Folk.

Below is a description of architectural styles in the West Downtown study area with a list of significant character-defining features for each.

4.1 NATIONAL FOLK

National Folk style buildings have a very basic footprint and were commonly constructed as residences after 1850. Quick to design and fairly simple to construct, a property owner could complete a dwelling for a cost of \$900 or less during the first two decades of the twentieth century. If the building is more transitional in style, the costs increased by \$300 or \$400, depending on the amount of embellishment. In Santa Barbara, that might include decorative supports for the porch, a dormer, decorative brackets, cut-away bay windows, and leaded glass in the upper window sashes on the street-facing facade.

Character-defining features of the National Folk style include:

- Basic form such as gable front, gable front and wing, pyramidal (square or rectangular footprint with hipped roof), and side gable.
- Medium- to low-pitched roofs (no tile).
- Wood sash windows (single or double hung).
- Horizontal wood siding or wood shingle siding.



Figure 4-1 National Folk residence at 414 Dibblee Avenue constructed in 1904 by owner C. B. Flint, \$600 value on building permit.



Figure 4-2 National Folk residence at 710 De la Vina Street constructed circa 1880; side gable building with extended front porch.



Figure 4-3 National Folk residence at 414 Ruth Avenue constructed in 1908 by builder A. W. Fergus for owner F. W. Bruck; \$1,100 value on building permit. Note the basket-handle arch entrance to the recessed porch, leaded glass in upper sash of the wide front windows, and the rafter tails. This transitional building exhibits Craftsman style influences but still retains its National Folk form.



Figure 4-4 National Folk residence at 329 West Ortega Street constructed circa 1900; two-story gable front building with full-width front porch.

4.2 ITALIANATE

Five Italianate style buildings are present in the West Downtown study area; two of them were constructed during the period (1850–1880) in which the style was popular nationwide and three by 1900. The Italianate, Greek Revival, and Gothic Revival styles co-existed with that of the Victorian period buildings. With so many choices available at the beginning of Santa Barbara’s American development period, it appears that the Romantic styles quickly got left behind.

Character-defining features include:

- Basic two-story square, rectangular, or L plan.
- Low-pitched roof (most often hipped) with wide boxed eaves.
- Brackets at the cornice line.
- Tall, narrow windows with crowns, most commonly arched.
- Square porch supports.



Figure 4-5 Italianate residence at 721 De la Vina Street constructed in 1874 for owner E. C. Roeder. This Italianate example included everything that is unusual for the style such as a single story, five-ranked with a full width front porch. The arched windows are framed in and therefore do not exhibit any additional crowns.

4.3 QUEEN ANNE

The Queen Anne architectural style, popular from 1880 to 1910, is recognized for its break from symmetrical fenestration, uniform roof lines, and basic building forms. In fact, the idea was to create irregularity by using multiple cladding materials, differing roof heights, and wall

projections to produce a completely varied look. Decorative detailing in porch supports, brackets, gable end designs, and half-timbering are quintessential to the style. In the West Downtown study area there are Queen Anne style dwellings with many decorative details and some dwellings with just a hint of the influence.

Character-defining features include but are not limited to:

- Irregular footprints with single story front porch that may wrap.
- Steeply pitched hipped and/or cross-gabled roofs; gable-on-hipped roof for simple examples.
- Gable end ornamentation is common in more elaborate examples.
- Cutaway bay windows, a tower, dormers, half-timbering.
- Spindle work common on porch supports and balustrades, brackets, cutaway bays.
- Eastlake detailing includes geometric and sunburst designs.
- 1/1 wood sash windows, sometimes with leaded glass designs.



Figure 4-6 Queen Anne residence at 523 Brinkerhoff Avenue constructed in 1888 by owner Alexander Selover. While this building does not exhibit the various cladding materials typical in the Queen Anne style, it does display a square tower, multiple roof lines, and spindle work on the porch.

4.4 CRAFTSMAN

The Craftsman style, created in southern California, flourished in Santa Barbara. Popular from 1905 to 1930 and beyond, the West Downtown study area has many transitional examples as well as a few very fine bungalows. The Arts and Crafts Period focused on merging the outdoors with the built environment and bringing the beauty of the woodworker's art into the home. These buildings break dramatically from the elaboration of the Italianate and Queen Anne styles commonly constructed for the previous three decades.

Character-defining features include:

- Low- to medium-pitched gable roof or hipped roof with recessed full-width porch.
- Wide eaves with exposed rafter tails.
- Decorative beams or knee braces in the gable ends.
- Gable or shed roof dormers.
- Dropped gable front porch with wide porch supports.
- Most often clad with wood siding or wood shingles.
- Decorative materials such as river rock, concrete block, or brick sometimes used on porch supports, chimneys, and balustrades.
- Wide sash windows with leaded glass designs and/or transomed windows.
- Wood doors with fixed lights in upper, occasionally with side lights.



Figure 4-7 Craftsman residence at 418 Ruth Avenue constructed in 1910 by builder Byron Flint for owner Charles Gillis. The front door and window surrounds have been altered in this example, but the rounded rafter tails and fascia boards make this a nice example of the style.



Figure 4-8 Craftsman residence at 415 Ruth Avenue constructed in 1916 by builder C. W. Northrop for owner W. L. Swartz. This building is a cross-gabled type with a very well-preserved front porch. The original screen door and front door are rare finds in the district.

5 DISTRICT ASSESSMENT/EVALUATION

5.1 THRESHOLDS OF SIGNIFICANCE

The local criteria for evaluating significance are found in the *Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites* (City of Santa Barbara 2002). The City of Santa Barbara defines significant historic resources to include, but not be limited to, the following:

1. Any structure, site or object designated on the most current version of the following lists:
 - a. National Historic Landmarks
 - b. National Register of Historic Places
 - c. California Register of Historical Landmarks
 - d. California Register of Historical Resources
 - e. City of Santa Barbara Landmarks
 - f. City of Santa Barbara Structures of Merit
2. Selected structures that are representative of particular architectural styles including vernacular as well as high styles, architectural styles that were popular fifty or more years ago, or structures that are embodiments of outstanding attention to architectural design, detail, materials, or craftsmanship.
3. Any structure, site or object meeting any or all the criteria established for a City Landmark and a City Structure of Merit, 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 [Santa Barbara Municipal Code 22.22.040].
4. Any structure, site or object meeting any or all the criteria provided for the National Register of Historic Places and the California Historical Landmark list:
- National Register Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and
- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. That are associated with the lives of persons significant in our past; or
 - C. That embody the distinctive character of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. That have yielded, or may be likely to yield, information important in prehistory or history [Code of Federal Regulations, Title 36, Part 60].
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 [CEQA Guidelines Section 15064.5(a)(3)].

As described in Section 2 (Methods), building information was compiled and entered into GIS software to create a map that illustrates the current date of construction for all properties within the survey area. This approach takes into account any significant alterations that the property may have undergone since the original date of construction. Field survey information regarding the integrity of each building was added to the program allowing two discrete (well-defined) areas to emerge as potential historic districts. While the historical context provides the thematic

basis for the evaluation of the entire survey area, each potential district's eligibility is discussed below.

5.2 WEST DOWNTOWN LOWER DE LA VINA STREET HISTORIC DISTRICT

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

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

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

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

5.3 WEST DOWNTOWN CASTILLO STREET HISTORIC DISTRICT

The potential West Downtown Castillo Street Historic District includes several properties on streets that branch off Castillo Street, including West De la Guerra Street, Ruth Avenue, West Ortega Street, Dibblee Avenue, and West Cota Street. The area includes 60 contributing properties that were constructed primarily between 1902 and 1906. Two blocks located west of Castillo Street are the result of planned residential neighborhoods, while the properties located east of Castillo Street developed organically as need demanded. This area is representative of a change in design preference in architecture from the Victorian period to the Arts and Crafts period. Many transitional buildings in the area illustrate the phases of the transformation. The period of significance is 1890–1925. The potential West Downtown Castillo Street Historic District appears to be eligible for the local register.

The completion of the Southern Pacific Railroad connecting San Francisco with Los Angeles in 1901 led to a real estate boom in Santa Barbara. A shortage of available parcels combined with an increased property value led property owners in Blocks 196 and 214 to subdivide larger parcels for additional residential development. Between 1892 and 1930 this would result in the creation of 17 new parcels. Eight of these properties, located on West Cota Street, Castillo Street, and West Ortega Street, are included within the potential district boundaries. During the same period, four property owners constructed 13 additional dwellings on their parcels. Although owners did not subdivide the parcels, the new dwellings greatly increased the available of housing in the area.

Prior to the subdivision of Blocks 215 and 197, these blocks were cultivated land owned by Thomas B. Dibblee. Upon his death in 1895 the estate sold the land. Although the original subdivision map could not be located, a residential tract for Block 215 was created in 1904 and the dividing street was named Dibblee Avenue. Carl William Dewlaney purchased Block 197 and in 1905 created a residential tract with a dividing street named Ruth Avenue after his mother Ruth Ann Dewlaney. A newspaper advertisement on August 20, 1905 shares the cost of the lots for Block 197 as \$300, \$350, and corners \$450 [*Morning Press* 1905]. With the cost of constructing a modest home at \$900 or less, the total investment for the homeowner could be anywhere from \$1,000 to \$2,000.

From 1904 to 1906, 50 dwellings were constructed on the 73 lots within the two subdivided blocks. An additional 17 dwellings were constructed between 1907 and 1918. Dwellings were constructed on the five remaining lots before 1930, and there was one last vacant lot on West De la Guerra Street. The substantial flooding of Mission Creek in January 1907 and January 1914 may have impacted the rate of development within the area. Table 5-1 outlines the build-out of the two blocks.

Review of the building permits for the area showed that fewer people were constructing their own homes compared to the previous decades. Of the 73 lots sold in the two blocks, only 15 of the permits listed the property owner as the builder of the dwelling. According to the permits,

Table 5-1
Build-out Details for Blocks 215 and 197

Block 215	Block 197
37 lots created 1904	36 lots approved on September 16, 1905
32 dwellings constructed 1904–1906	18 dwellings constructed 1905–1906
5 dwellings constructed 1911–1916	12 dwellings constructed 1907–1918
9 of the 37 dwellings were constructed by Mission Contracts & Builds Co. (25%)	5 dwellings constructed 1921–1930 (1 lot remained vacant until after 1930)
9 lots were lost to the construction of Hwy 101	6 lots were lost to the construction of Hwy 101

these owners spend an average of \$877, close to the average cost of the time. Compared with owners that purchased the services of a contractor to build their homes, owner-builders saved an average of \$150. The average annual earnings in 1907 for people working in the telephone, telegraph, and gas and electric industries along with public school teachers was \$525, or \$44 a month (Bureau of the Census 1965:91–92). Average annual earnings increased for clerical workers, steam railroad workers, federal employees, and postal employees to \$1,043, or \$87 a month (Bureau of the Census 1965:91–92). Homeowners that needed to take out a loan to finance construction could easily obtain lending at an average of 5.5–6.0 percent in 1907 (Grebler et al. 1956:501). A \$1,000 loan at 5.5 percent interest for 60 months resulted in payments of \$19.10, a reasonable percentage of monthly wages for the middle-class worker.

Most of the lots in the entire West Downtown study area were sold to individuals that proceeded to build dwellings either for their own residence or to sell. Several individuals owned two or three lots at a time. One investor, the Mission Contracts & Builds Company, was the most ambitious. The third permit to be filed for Block 215 was for the construction of five one-story dwellings by the Mission Contracts & Builds Company for a total improved value of \$3,800 or \$760 each. The permit was approved by the City on April 22, 1904. The figure below illustrates the final product. Notice how the floor plans appear to complement each other. The two corner lots have projecting bay windows with no front porches. The middle lot presents a recessed front porch in the middle of the dwelling, and its two neighboring lots have recessed porches on the outside corners. The back porches are all facing the middle lot. It appears that these dwellings may have been used to showcase the builder's skills to potential clients. The investment paid off. In August, just 4 months after beginning construction on the Castillo Street dwellings, the company had been hired by property owners to build at 625 Castillo Street and 429 West Ortega Street. In November, property owners for 623 Castillo Street, and 422 and 318 West Cota Street also hired the company to build their homes. One final property owner at 426 Ruth Avenue contracted with the company in October 1905. This last permit brings the total number of dwellings constructed by Mission Contracts & Builds Company in the district to 11; nine of which are located in Block 215. The average cost for the five contracted dwelling was \$1,150. The five dwellings along Castillo Street are the only known example of speculative building in

the West Downtown study area and are significant resources in their own right for development of patterned building.

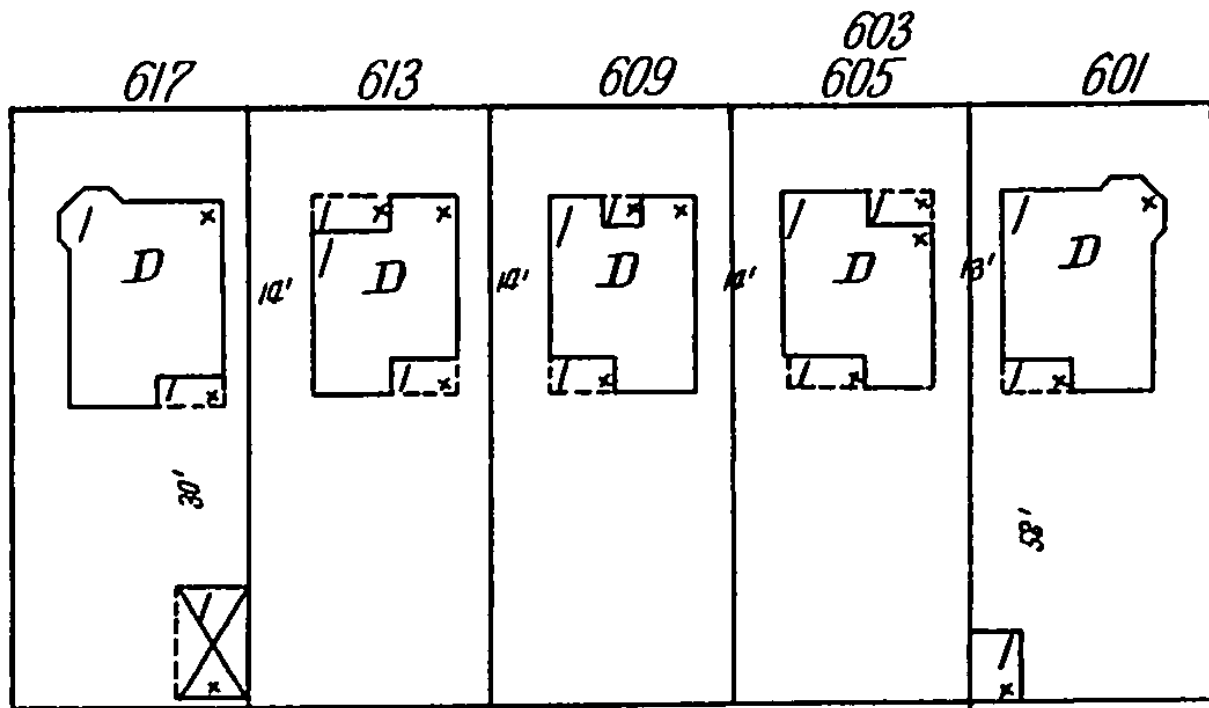


Figure 5-1 Clip from Sheet 57 of the 1907 Sanborn map illustrating the dwellings on Castillo Street constructed by Mission Contracts & Builds Company in 1904.

Two additional contractors are responsible for the construction of 15 dwellings in the two-block area. Byron C. Flint was contracted by the owners to build 10 one-story dwellings: 411, 413, 414, 417 Dibblee Avenue; 403, 406, 418, and 420 Ruth Avenue; and 421 West De la Guerra Street. The average cost was \$914 for each. C. A. Riffe was contracted by the owners to build six dwellings: 418 Dibblee Avenue; 409, 417, and 435 Ruth Avenue; and 414, 418, and 424 West Ortega Street. The average cost was \$1,017. Another 25 or more building contractors either constructed new dwellings or made additions to dwellings during the period of significance. Most of the contractors are unknown, but the fact that the buildings remain are a testament to the quality of work provided.

The potential West Downtown Castillo Street Historic District is an area reflective of the architectural movements of the early twentieth century. The completion of the railroad led to a real estate boom in the city of Santa Barbara that would last for the next two decades. Families and individuals looking to purchase property during the period could find more reasonable prices the further from the commercial center of the city they looked. Even though the electric railway did not travel into the west downtown neighborhood, residents working or shopping in town only needed travel three or four blocks to reach State Street. Based on the pace of the new development, the area appears to have been desirable to the working middle class. The dwellings constructed in the district are primarily National Folk style with a few Queen Anne and

Craftsman styles. The National Folk buildings are often transitional in style; they take on Queen Anne or Craftsman embellishments but remain National Folk in overall form. These neighborhoods are the product of the average working class man; a symbol of financial success for each homeowner.

The potential West Downtown Castillo Street Historic District appears to meet several of the significance criteria established by the City of Santa Barbara:

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

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

6 SURVEY RESULTS

As described in Section 2 (Methods), the district boundaries were determined by the year in which the dwelling was built and the level of architectural integrity the property possessed. Some properties retained good integrity but were either too far removed from the congregation of other significant properties in order to contribute to the district (such as the dwelling at 222 West Haley Street) or the property did not fit into the period of significance characterizing the district, such is the case with the five bungalow courts surrounding the West Downtown Lower De la Vina Historic District. These properties are recommended for listing individually as Structures of Merit (see Figure 1-2).

Preserving the street view around significant buildings is important to maintain a sense of neighborhood feeling. Therefore, both districts have properties within their boundaries that do not contribute to the eligibility of the district but if eliminated would significantly impact the street view. For example, both 417 and 421 Ruth Avenue are not contributing elements of the potential West Downtown Castillo Street Historic District, but they are immediately next door and across the street from several significant contributing properties such as 426, 420, 418, 414, and 415 Ruth Street. This concept is similar in spirit to that of the design guidelines for the Lower Riviera Special Design District where page 1 states “these guidelines are intended to guide all development within the Lower Riviera Special Design District in order to ensure continuing compatibility with the existing traditional architecture and development patterns of the neighborhood.”

6.1 POTENTIAL WEST DOWNTOWN LOWER DE LA VINA HISTORIC DISTRICT

The potential West Downtown Lower De la Vina Street Historic District includes properties located along De la Vina Street north of West Cota Street and extends east on West Ortega Street and south on Bradbury Street adjoining with the Brinkerhoff Avenue Landmark District (Figure 6-1). The potential district includes 25 contributing properties (Table 6-1).

**Table 6-1
Contributing Properties to the Potential West Downtown Lower De la Vina Street Historic District**

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style	Rank
615	Bradbury Avenue	037-122-007	SFR	1911	Craftsman	A
617	Bradbury Avenue	037-122-006	Vacant land	—	—	D
621	Bradbury Avenue	037-122-005	Apartments	1880c	National	A
627	Bradbury Avenue	037-122-004	Duplex	1916	Craftsman	A
631	Bradbury Avenue	037-122-003	MFP	1872c	Italianate	A
614	De la Vina Street	037-122-012	SFR	1880c	National	B

Table 6-1 (continued)
Contributing Properties to the Potential West Downtown Lower De la Vina Street Historic District

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style	Rank
618	De la Vina Street	037-122-013	SFR	1880c	National	B
622	De la Vina Street	037-122-014	SFR	1897c	National	B
626	De la Vina Street	037-122-015	Mixed use	1880c	National	C
630	De la Vina Street	037-122-016	SFR	1880c	National	B
703	De la Vina Street	037-081-015	Apartments	1885c	Stick	A
707	De la Vina Street	037-081-014	MFP	1875c	National	B
710	De la Vina Street	037-082-024	SFR	1875c	National	A
711	De la Vina Street	037-081-013	Apartments	1880c	Italianate	B
712	De la Vina Street	037-082-015	MFP	1875c	National	A
715	De la Vina Street	037-081-012	SFR	1897c	Queen Anne	A
716	De la Vina Street	037-082-016	SFR	1875c	National	A
719	De la Vina Street	037-081-011	MFP	1874	Italianate	A
720	De la Vina Street	037-082-017	MFP	1875c	National	B
725	De la Vina Street	037-081-010	MFP	1907	National	A
726	De la Vina Street	037-082-018	MFP	1875c	National	C
728	De la Vina Street	037-082-019	MFP	1875c	National	B
729	De la Vina Street	037-081-009	SFR	1906	Colonial Revival	B
113	Ortega Street, West	037-123-001	SFR	1880c	National	A
		Potential List				
125	Ortega Street, West	037-122-002	Retail	1884	National	A
		Cooks Hall & Holiness Church and Parsonage				
129	Ortega Street, West	037-122-001	SFR	1880c	National	B
130	Ortega Street, West	037-082-012	Office	1903	National	A
		Potential List				
138	Ortega Street, West	037-082-025	Office	1905	Prairie	B

Type: MFP = multiple-family property; SFR = single-family residence.

6.2 POTENTIAL WEST DOWNTOWN CASTILLO STREET HISTORIC DISTRICT

The potential West Downtown Castillo Street Historic District includes several properties on streets that branch off Castillo Street, including West De la Guerra Street, Ruth Avenue, West Ortega Street, Dibblee Avenue, and West Cota Street (Figure 6-2). The area includes 60 contributing properties that were constructed primarily after the turn of the twentieth century (Table 6-2).

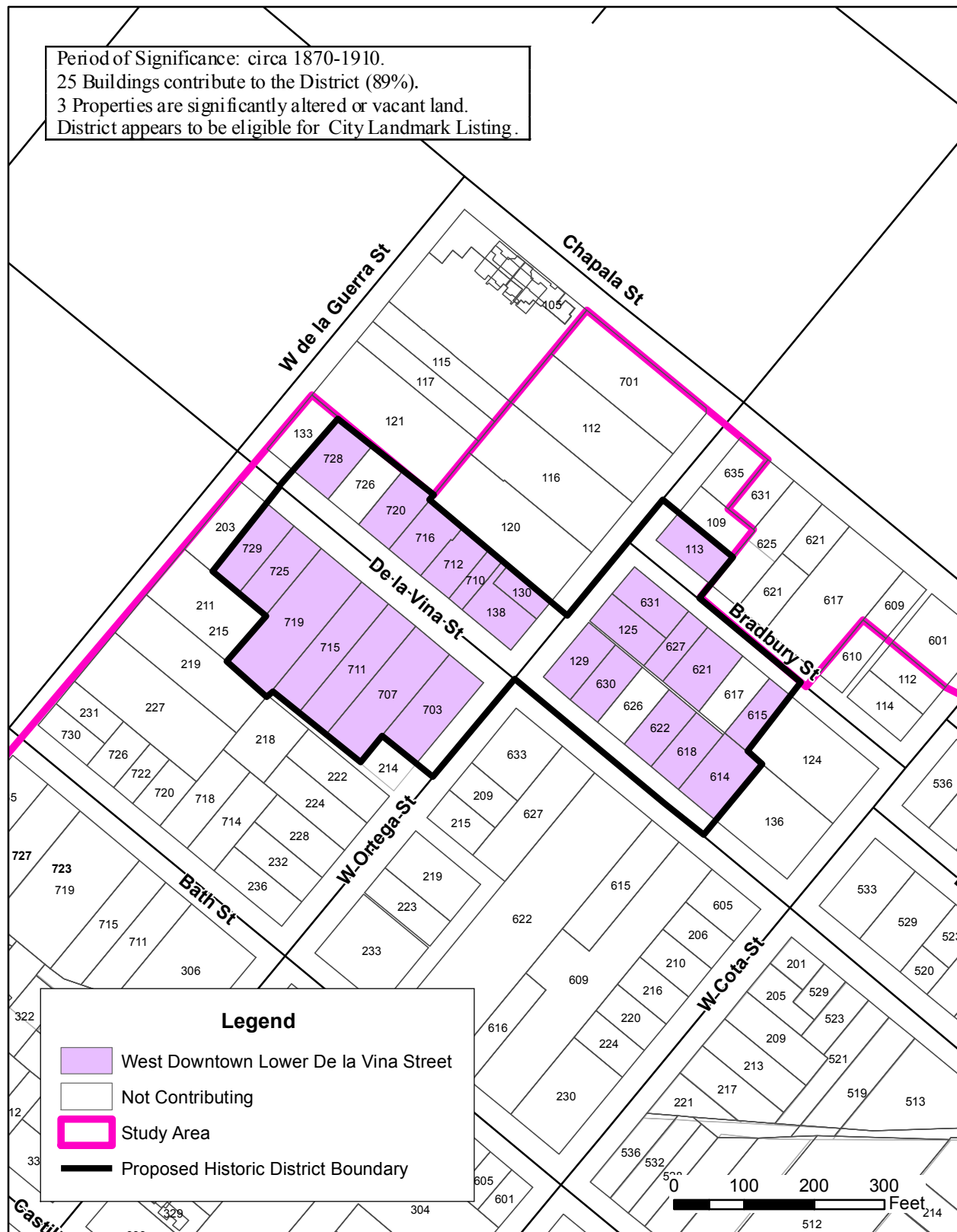


Figure 6-1 Potential West Downtown Lower De la Vina Historic District.



Figure 6-2 Potential West Downtown Castillo Street Historic District.

Table 6-2
Contributing Properties to the Potential West Downtown Castillo Street Historic District

Street No.	Street Name	Parcel No./ Name	Type	Year Built	Architectural Style	Rank
601	Castillo Street	037-112-009	SFR	1904	National	B
605	Castillo Street	037-112-008	SFR	1904	National	B
609	Castillo Street	037-112-007	MFP	1904	National	A
610	Castillo Street	037-113-032	MFP	1897c	National	A
611	Castillo Street	037-112-006	SFR	1904	National	B
617	Castillo Street	037-112-005	SFR	1904	National	B
618	Castillo Street	037-113-028	SFR	1905	Queen Anne	B
623	Castillo Street	037-111-009	SFR	1904	National	B
625	Castillo Street	037-111-008	SFR	1904	National	A
631	Castillo Street	037-111-007	SFR	1904	National	A
635	Castillo Street	037-111-006	SFR	1904	National	A
703	Castillo Street	037-072-009	Apartments	1900c	Italianate	B
707	Castillo Street	037-072-008	SFR	1920c	Craftsman	B
709	Castillo Street	037-072-007	MFP	1908	National	B
712	Castillo Street	037-073-018	SFR	1913	Craftsman	B
714	Castillo Street	037-073-019	MFP	1890c	National	B
318	Cota Street, West	037-113-022	SFR	1897c	National	A
320	Cota Street, West	037-113-023	Apartments	1902	Queen Anne	A
326	Cota Street, West	037-113-031	MFP	1987	Modern	D
332	Cota Street, West	037-113-025	SFR	1902	Queen Anne	A
336	Cota Street, West	037-113-026	SFR	1890c	National	B
410	Cota Street, West	037-112-010	MFP	1905	National	C
414	Cota Street, West	037-112-011	SFR	1904	National	A
418	Cota Street, West	037-112-012	SFR	1906	National	A
422	Cota Street, West	037-112-013	MFP	1904	National	B
401	De la Guerra Street, West	037-071-007	Duplex	2008	Modern Craftsman	D
405	De la Guerra Street, West	037-071-006	SFR	1905	National	B
411	De la Guerra Street, West	037-071-005	SFR	1906	National	A
415	De la Guerra Street, West	037-071-004	Duplex	2008	Modern	D
417	De la Guerra Street, West	037-071-003	SFR	1906	National	A
421	De la Guerra Street, West	037-071-002	MFP	1906	National	B
427	De la Guerra Street, West	037-071-016	MFP	1906	National	B
411	Dibblee Avenue	037-112-004	SFR	1905	National	A
412	Dibblee Avenue	037-111-010	Triplex	1986	Modern	D
413	Dibblee Avenue	037-112-003	SFR	1905	National	B
414	Dibblee Avenue	037-111-011	SFR	1904	National	A
417	Dibblee Avenue	037-112-002	SFR	1906	National	A
418	Dibblee Avenue	037-111-012	SFR	2001	Modern	D
421	Dibblee Avenue	037-112-001	SFR	1905	National	A
422	Dibblee Avenue	037-111-013	SFR	1904	National	B

Table 6-2 (continued)
Contributing Properties to the Potential West Downtown Castillo Street Historic District

Street No.	Street Name	Parcel No./ Name	Type	Year Built	Architectural Style	Rank
309	Ortega Street, West	037-113-007 Philip Ripper House	SFR	1900c	Queen Anne	A
311	Ortega Street, West	037-113-006	Duplex	1906	Queen Anne	A
314	Ortega Street, West	037-073-012	SFR	1890c	National	A
316	Ortega Street, West	037-540-001	MFP	2007	Modern	D
317	Ortega Street, West	037-113-005	SFR	1890c	National	C
319	Ortega Street, West	037-113-004	Triplex	1890c	Queen Anne	A
320	Ortega Street, West	037-073-026	MFP	1890c	National	B
322	Ortega Street, West	037-073-027	MFP	1890c	Craftsman	B
323	Ortega Street, West	037-113-003 Wenkett Coleman House	SFR	1890c	National	B
326	Ortega Street, West	037-073-016 Brooks House	MFP	1890c	Gothic Revival	A
329	Ortega Street, West	037-360-001 George N. Johnson House	MFP	1890c	National	B
333	Ortega Street, West	037-113-001 Emigh House	MFP	1890c	Italianate	B
336	Ortega Street, West	037-073-017 Hitching Posts	MFP	1890c	National	B
404	Ortega Street, West	037-072-010	MFP	1906	National	A
407	Ortega Street, West	037-111-005	SFR	1920c	National	A
408	Ortega Street, West	037-072-011	SFR	1906	National	A
411	Ortega Street, West	037-111-004	SFR	1905	Queen Anne	A
413	Ortega Street, West	037-111-003	MFP	1904	Craftsman	A
414	Ortega Street, West	037-072-012	SFR	1906	National	A
418	Ortega Street, West	037-072-013	MFP	1906	National	A
421	Ortega Street, West	037-111-002	SFR	1904	National	A
424	Ortega Street, West	037-072-014	SFR	1906	National	A
402	Ruth Avenue	037-071-008	Duplex	1906	National	A
403	Ruth Avenue	037-072-006	Duplex	1913	Craftsman	C
406	Ruth Avenue	037-071-009	SFR	1908	National	C
409	Ruth Avenue	037-072-005	SFR	1906	National	B
410	Ruth Avenue	037-071-010	SFR	1913	Craftsman	C
414	Ruth Avenue	037-071-011	SFR	1908	National	A
415	Ruth Avenue	037-072-004	SFR	1916	Craftsman	A
417	Ruth Avenue	037-072-003	MFP	1906	National	C
418	Ruth Avenue	037-071-012	SFR	1910	Craftsman	A
420	Ruth Avenue	037-071-013	MFP	1907	National	B
421	Ruth Avenue	037-072-002	MFP	1906	National	C
426	Ruth Avenue	037-071-015	MFP	1905	National	B

Type: MFP = multiple-family property; SFR = single-family residence.

6.3 STRUCTURES OF MERIT

In addition to the two potential districts, several properties within the survey area stood out as potential City of Santa Barbara Structures of Merit. The most significant properties were chosen for individual evaluation and include four bungalow courts and four individual dwelling. Two of the bungalow courts are Craftsman in style (built 1914 and 1917) and two are Spanish Colonial Revival (built 1926 and 1931). Four dwellings are located in neighborhoods where several of the turn-of-the-century buildings are undergoing extensive remodel and many in-fill buildings are post-1965 modern. While these properties did not fit into the district based on location, architecture, or period of significance, they do represent properties that meet the criteria for local listing.

Table 6-3
Potential Structures of Merit Properties Outside the Potential District Boundaries

Street No.	Street Name	Parcel No./ Name	Type	Year Built	Architectural Style	Rank
622	Bath Street	037-121-009 Casalino Court	MFP	1917– 1931	Craftsman	A
726	Bath Street	037-081-027	SFR	1920-25	Craftsman	A
735	Bath Street	037-073-005	SFR	1902	Queen Anne	A
610	Bradbury Avenue	037-123-014 Vallikett Court	MFP	1914	Craftsman	A
219	De la Guerra Street, West	037-081-032 Rosenthal Court	MFP	1926	Spanish Colonial Revival	A
325	De la Guerra Street, West	037-073-001	MFP	1895c	Italianate/Queen Anne	A
222	Haley Street, West	037-161-017	SFR	1900c	National	A
120	Ortega Street, West	037-082-011 Stern Court	MFP	1931	Spanish Colonial Revival	A

Type: MFP = multiple-family property; SFR = single-family residence.

6.4 NONCONTRIBUTING PROPERTIES IN THE WEST DOWNTOWN AREA

A total of 161 properties were found to be of modern construction, significantly altered, or too far removed from the potential district boundaries; therefore, these properties do not contribute to either of the potential west downtown districts (Table 6-4). In addition, as the Brinkerhoff Avenue Landmark District has already been defined, those properties were not evaluated as part of the current study and do not contribute to either of the potential west downtown historic districts (Table 6-5).

Table 6-4
West Downtown Noncontributing Properties

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style/ Significance	Rank
428	Bath Street	037-201-001	Mixed use	1900c	Italianate	C
501	Bath Street	037-152-033	Office	1986	Modern	D
505	Bath Street	037-152-027	Office	1986	Modern	D

Table 6-4 (continued)
West Downtown Noncontributing Properties

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style/ Significance	Rank
512	Bath Street	037-161-035	Vacant land	—	—	D
517	Bath Street	037-152-015	Parking lot	—	—	D
519	Bath Street	037-152-014	Parking lot	—	—	D
523	Bath Street	037-152-025	Parking lot	—	—	D
524	Bath Street	037-161-023	Apartments	1969	Modern	D
526	Bath Street	037-161-024	SFR	1915	National	C
527	Bath Street	037-152-011	SFR	1910c	National	B
528	Bath Street	037-161-025	SFR	1922	National	C
532	Bath Street	037-161-026	Duplex	1910	National	C
535	Bath Street	037-152-010	MFP	1910c	Craftsman	C
536	Bath Street	037-161-001	Duplex	1900	Queen Anne	B
601	Bath Street	037-113-020	SFR	1900c	National	B
605	Bath Street	037-113-019	SFR	1925c	National	B
607	Bath Street	037-113-018	SFR	1914	National	B
609	Bath Street	037-113-017	SFR	1925c	National	B
615	Bath Street	037-113-016	Residential	—	Ancillary building	D
616	Bath Street	037-121-019	SFR	1925c	National	B
627	Bath Street	037-113-014	Residential	1995	Ancillary building	D
629	Bath Street	037-113-013	Residential	—	Ancillary building	D
631	Bath Street	037-113-012	Parking	—	—	D
631	Bath Street	037-113-011	SFR	1925	National	C
633	Bath Street	037-113-010	Vacant land	—	—	C
635	Bath Street	037-113-009	Vacant land	—	—	D
711	Bath Street	037-073-010	MFP	1925c	Vernacular	C
714	Bath Street	037-081-023	SFP	1914	Craftsman	C
715	Bath Street	037-073-009	MFP	1925c	National	C
718	Bath Street	037-081-024	Duplex	1904	National	B
719	Bath Street	037-073-024	Apartments	1976	Modern	D
720	Bath Street	037-081-025	SFR	1996	Modern	D
722	Bath Street	037-081-026	SFR	1909	National	C
727	Bath Street	037-520-001	Condo	2006	Modern	D
730	Bath Street	037-081-001	MFP	1924	Craftsman	C
510	Castillo Street	037-152-029	Office	1979	Modern	D
520	Castillo Street	037-152-030	Office	1979	Modern	D
535	Castillo Street	037-151-002	Office	1963	Modern	D
620	Castillo Street	037-113-033	Condo	1985	Modern	D
718	Castillo Street	037-073-020	SFR	1890c	National	C
720	Castillo Street	037-310-001	MFP	1890c	National	C
726	Castillo Street	037-073-022	MFP	1906	National	C
635	Chapala Street	037-123-003	Offices	1948	Modern	C
701	Chapala Street	037-082-008	Retail	1955	Modern	D

Table 6-4 (continued)
West Downtown Noncontributing Properties

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style/ Significance	Rank
201	Cota Street, West	037-161-007	SFR	1916	National Structure of Merit	A
205	Cota Street, West	037-161-006	Duplex	1983	Modern	D
206	Cota Street, West	037-121-013	Duplex	1955	Ranch	C
209	Cota Street, West	037-161-005	Apartments	1985	Modern	D
210	Cota Street, West	037-121-014	Duplex	1955	Ranch	C
213	Cota Street, West	037-161-004	SFR	1890c	National	C
216	Cota Street, West	037-121-015	SFR	1925	National	C
217	Cota Street, West	037-161-003	Triplex	2001	Modern	D
220	Cota Street, West	037-121-016	SFR	1924	Spanish Colonial Revival Structure of Merit	A
221	Cota Street, West	037-161-002	Duplex	1920	Modern	C
224	Cota Street, West	037-121-017	SFR	1925	Spanish Colonial Revival Structure of Merit	A
230	Cota Street, West	037-121-018	SFR	1905	National	C
304	Cota Street, West	037-113-021	Apartments	1885c	Italianate	C
305	Cota Street, West	037-152-009	SFR	1920c	Craftsman	C
309	Cota Street, West	037-152-008	SFR	1920c	Craftsman	C
315	Cota Street, West	037-152-007	MFP	1955	Vernacular	D
319	Cota Street, West	037-152-006	MFP	1992	Modern	D
321	Cota Street, West	037-152-005	SFR	2000	Modern	D
327	Cota Street, West	037-152-004	SFR	1935	National	C
331	Cota Street, West	037-152-032	Apartments	1986	Modern	D
333	Cota Street, West	037-152-001	Triplex	1890c	Modern	C
133	De la Guerra Street, West	037-082-001	Office	1960c	Modern	D
203	De la Guerra Street, West	037-081-008	MFP	1954	Modern	D
211	De la Guerra Street, West	037-081-028	Mixed use	1962	Modern	D
227	De la Guerra Street, West	037-081-030	Apartments	1993	Modern	D
231	De la Guerra Street, West	037-081-002	SFR	1903	National	C
311	De la Guerra Street, West	037-073-004	SFR	1952	National	C
317	De la Guerra Street, West	037-073-002	MFP	1920s	Craftsman	A
422	De la Vina Street	037-203-018	SFR	1890c	National	C
426	De la Vina Street	037-203-019	SFR	1920c	National	C
427	De la Vina Street	037-201-012	SFR	1920c	Craftsman	A
428	De la Vina Street	037-203-020	SFR	1920c	National	C
429	De la Vina Street	037-201-011	SFR	1925c	Craftsman	A
430	De la Vina Street	037-203-021	Duplex	1920c	Vernacular	B
431	De la Vina Street	037-201-010	SFR	1925c	Craftsman	B
434	De la Vina Street	037-203-001	Bridge	2011	Modern	D
435	De la Vina Street	037-201-009	Mixed use	1921	Vernacular	C
513	De la Vina Street	037-161-037	Office	1963	Vernacular	D
		037-161-032		1980	Modern	

Table 6-4 (continued)
West Downtown Noncontributing Properties

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style/ Significance	Rank
519	De la Vina Street	037-161-039 037-161-011	MFP	1890c	National	B
521	De la Vina Street	037-161-010	SFR	1900c	National	C
523	De la Vina Street	037-161-009	SFR	1900c	National	C
529	De la Vina Street	037-161-008	SFR	1915c	Craftsman	B
605	De la Vina Street	037-121-012	Triplex	1955	Ranch	D
609	De la Vina Street	037-121-011	Apartments	1965	Modern	D
615	De la Vina Street	037-121-010	MFP	1926c	Craftsman	C
627	De la Vina Street	037-121-008 Hitching Post	Apartments	1960	Modern	D
633	De la Vina Street	037-121-007	Apartments	1956	Modern	D
423	Dibblee Avenue	037-112-014	SFR	1985	Modern	D
426	Dibblee Avenue	037-111-014	SFR	1916	National	C
208	Haley Street, West	037-161-014	MFP	1920c	National	C
209	Haley Street, West	037-201-008	Apartments	1969	Modern	D
213	Haley Street, West	037-201-007	MFP	1903c	National	C
214	Haley Street, West	037-161-015	MFP	2003	Modern	D
215	Haley Street, West	037-201-006	SFR	2001	Modern	D
216	Haley Street, West	037-161-016	SFR	1903c	National	B
219	Haley Street, West	037-201-005	Apartments	1960c	Modern	C
227	Haley Street, West	037-201-028	Commercial	1969	Modern	D
228	Haley Street, West	037-161-018	SFR	1903c	Queen Anne	B
231	Haley Street, West	037-201-002	MFR	1997	Modern	D
236	Haley Street, West	037-161-034	School	1970c	Modern	D
316	Haley Street, West	037-152-020	Office	1986	Modern	D
109	Ortega Street, West	037-123-002	Office	1905c	National	C
112	Ortega Street, West	037-082-009	MFR	1875c	Spanish Colonial Revival	C
116	Ortega Street, West	037-082-010	MFP	1916	Craftsman	C
209	Ortega Street, West	037-121-006	SFR	1932	Spanish Colonial Revival	C
214	Ortega Street, West	037-081-016	Duplex	1890c	National	C
215	Ortega Street, West	037-121-005	Apartments	1966	Ranch	D
218	Ortega Street, West	037-081-031	Garages	1922	Vernacular	C
219	Ortega Street, West	037-121-004	MFP	1931	Spanish Colonial Revival	C
222	Ortega Street, West	037-081-018	MFP	1911	Craftsman	C
223	Ortega Street, West	037-121-003	SFR	1890c	National	C
224	Ortega Street, West	037-081-019	Apartments	1986	Modern	D
228	Ortega Street, West	037-081-020	MFP	1890c	National	B
232	Ortega Street, West	037-081-021	SFR	1903	National	B
233	Ortega Street, West	037-121-020	MFP	1972	Modern	D
236	Ortega Street, West	037-081-022	SFR	1915	National	B
303	Ortega Street, West	037-113-008	SFR	1925	National (demolished)	B

Table 6-4 (continued)
West Downtown Noncontributing Properties

Street No.	Street Name	Parcel No.	Type	Year Built	Architectural Style/ Significance	Rank
306	Ortega Street, West	037-073-011	Mixed use	1928	Spanish Colonial Revival	B
425	Ortega Street, West	037-111-017	MFP	1995	Modern	D
426	Ortega Street, West	037-072-015	MFP	1983	Modern	D
430	Ortega Street, West	037-072-016	SFR	1983	Modern	D
427	Ruth Avenue	037-072-001	Duplex	1989	Modern	D
429	Ruth Avenue	037-072-017	SFR	1983	Modern	D

Type: MFP = multiple-family property; SFR = single-family residence.

Table 6-5
Brinkerhoff Landmark District (excluded from evaluation)

Street No.	Street Name	Parcel No./ Name	Type	Year Built	District Significance
501	Brinkerhoff Avenue	037-162-008 Bungalow Triplet I	Offices	1913	Structure of Merit 08/20/86
502	Brinkerhoff Avenue	037-163-013	Mixed Use	1895	Structure of Merit 08/20/86
506	Brinkerhoff Avenue	037-163-014 Perry Residence	Rentals	1894	Structure of Merit 10/08/86
507	Brinkerhoff Avenue	037-162-007 Bungalow	Offices	1911	Structure of Merit 08/20/86
509	Brinkerhoff Avenue	037-162-006 MacFarlane Residence	Offices	1905	Structure of Merit 08/20/86
512	Brinkerhoff Avenue	037-163-015 Faulding Residence	Retail	1890	Structure of Merit 08/20/86
514	Brinkerhoff Avenue	037-163-016 Ross Residence	Rentals	1908	Structure of Merit 08/20/86
515	Brinkerhoff Avenue	037-162-005 Bungalow	SFR	1900	Structure of Merit 08/20/86
517	Brinkerhoff Avenue	037-162-004 Hawcroft Residence	Rentals	1889	Structure of Merit 08/20/86
518	Brinkerhoff Avenue	037-163-017 Kirsch Residence	Rentals	1890	Structure of Merit 08/20/86
523	Brinkerhoff Avenue	037-162-003 Selover Residence	Retail	1888	Structure of Merit 08/20/86
524	Brinkerhoff Avenue	037-163-018 Higgins Residence	SFR	1908	Structure of Merit 08/20/86
528	Brinkerhoff Avenue	037-163-019 Henry Tallant Residence	MFR	1887	Structure of Merit 08/20/86
529	Brinkerhoff Avenue	037-162-002 Robin Residence	Rentals	1900	Structure of Merit 08/20/86
532	Brinkerhoff Avenue	037-163-020 Edward Tallant Residence	Rentals	1887	Structure of Merit 08/20/86
533	Brinkerhoff Avenue	037-162-001 Cook-Frisius Residence	Retail	1887	Structure of Merit 08/20/86

Table 6-5 (continued)
Brinkerhoff Landmark District (excluded from evaluation)

Street No.	Street Name	Parcel No./ Name	Type	Year Built	District Significance
536	Brinkerhoff Avenue	037-163-001 McGuire Residence	SFR	1908	Structure of Merit 08/20/86
501	Chapala Street	037-163-010 Frank B. Smith Residence	Retail/offices	1896	Structure of Merit 07/23/80
505	Chapala Street	037-163-022	Mixed use	1999	Potential List 1978
107	Cota Street, West	037-163-002	Office	1905c	Structure of Merit
112	Cota Street, West	037-123-012 Rees Residence II	Office	1906	Structure of Merit 10/08/86
114	Cota Street, West	037-123-013 Rees Residence I	SFR	1904	Structure of Merit 10/22/86
124	Cota Street, West	037-122-018 Pierce/Abraham Residence	Mixed use	1896	Structure of Merit 08/20/86
136	Cota Street, West	037-122-017 Hernster Residence	Retail	1884	Structure of Merit 08/20/86
516	De La Vina Street	037-162-011 Savage Duplex	Duplex	1924	Structure of Merit 10/22/86
520	De La Vina Street	037-162-012 Cottage	SFR	1924	Structure of Merit 08/20/86
119	Haley Street	037-203-002	Apartments	1907	Structure of Merit
110	Haley Street, West	037-163-011 Thorn Residence	SFR	1906	Structure of Merit 10/22/86
111	Haley Street, West	037-203-003 I. F. Smith Residence	MFP	1903	Structure of Merit 10/22/86
114	Haley Street, West	037-163-012 Nellie Woods Residence	SFR	1904	Structure of Merit 10/08/86
132	Haley Street, West	037-162-009 Bungalow Triplet II	SFR	1913	Structure of Merit 08/20/86
136	Haley Street, West	037-162-010 Bungalow Triplet III	SFR	1913	Structure of Merit 08/20/86

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