

PHASE 2 HISTORIC STRUCTURES/SITES

REPORT

For

501 Brinkerhoff Avenue

(APN 037-162-008)

Prepared for:

Ryan A. Bell

c/o

Jarrett Gorin
Vanguard Planning
735 State Street, Suite 204
Santa Barbara, CA 93010

Prepared by:

POST/HAZELTINE ASSOCIATES
2607 Orella Street
Santa Barbara, CA 93105
(805) 682-5751
(email: posthazeltine@cox.net)

August 25, 2015

TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION AND REGULATORY SETTING	1
2.0 PROJECT DESCRIPTION	1
3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDINGS	1
4.0 DOCUMENTS REVIEW	2
5.0 ENVIRONMENTAL AND NEIGHBORHOOD SETTING	3
6.0 NEIGHBORHOOD SETTING	3
7.0 SITE HISTORY	4
7.1 Historical Context (1782 to Circa-1850)	4
8.0 SITE DESCRIPTION	9
8.1 The House	9
8.2 Landscape and Hardscape	11
9.0 INTEGRITY	11
9.1 Summary Statement of Integrity	14
10.0 EVALUATION	14
10.1 Project Thresholds	15
10.2 Work Plan	18
10.2.1 The Building at 501 Brinkerhoff Avenue	18
10.3 Analysis of the Proposed Project	20
10.3.1 Application of the Secretary of the Interior's Standards for Rehabilitation to the Project	21
10.4 Evaluation of Cumulative Impacts to Significant Historic Resources at 501 Brinkerhoff Avenue from the Proposed Project	23
10.5 Impacts to Adjacent Significant Historic Resources	25
11.0 SUMMARY AND CONCLUSIONS	25
12.0 LIST OF SOURCES CONSULTED AND BIBLIOGRAPHY	25
MAPS AND FIGURES	27

1.0 INTRODUCTION AND REGULATORY SETTING

This Phase 2 Historic Sites/Structures Report (HSSR) is for 501 Brinkerhoff Avenue, Santa Barbara, California (APN 037-162-008) (Figures 1 – 2). The purpose of this study is to evaluate the effect of a proposed project on a building that has previously been determined to be a significant historic resource for the purposes of environmental review. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the historical significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002). Prepared by Post/Hazeltine Associates, this Phase 2 HSSR follows the guidelines for historic property studies set forth in the City of Santa Barbara MEA.

Existing improvements on the property include a one-story wood-frame house built in 1913. The applicant proposes alterations to the existing house, including new fenestration and a new gabled roof that would shelter a small wing projecting off the house's east elevation. The study will evaluate the effect of the proposed project on the property's significant historic resource. This Phase 2 HSSR was prepared by Pamela Post, Ph.D., primary author and Timothy Hazeltine of Post/Hazeltine Associates.

2.0 PROJECT DESCRIPTION

Existing improvements on the 0.05-acre lot include a 776-square foot (gross) house (per Assessor's records). The applicant proposes to alter the existing fenestration of the east elevation (architect's north elevation), west elevation (architect's south elevation), the north elevation (architect's west elevation), and the south elevation (architect's east elevation). In addition the applicant proposes to replace the existing shed roof over a small wing projecting off the north end of the Brinkerhoff Avenue elevation with a front gable roof. Designed by Peikert + rrm design group, the proposed remodeling scheme draws its inspiration from the house's Craftsman style architecture (Appendix A, Architect's Plans).

3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDING

In 1976 the property at 501 Brinkerhoff Avenue was surveyed by Caltrans as part of a proposed project to reroute the 101 Freeway. In 1986 the property was included as one of the contributing properties to the Brinkerhoff Landmark District created by the City Council and designated as a City of Santa Barbara Structure of Merit. The City of Santa Barbara has determined that the property at 501 Brinkerhoff Avenue is eligible for listing in the National Register of Historic Places as a contributor to the Brinkerhoff Avenue Landmark District the National Register

of Historic Places (Appendix B).

4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 9):

City of Santa Barbara:

Street File for 501 Brinkerhoff Avenue
Street files for Brinkerhoff Avenue
Sanborn Fire Insurance Maps 1907 1931 (updated to 1961)
Caltrans Architectural Survey Form for 501 Brinkerhoff Avenue
Brinkerhoff Avenue Landmark District

Santa Barbara Historical Museum, Gledhill Library

Preliminary Sketch of Santa Barbara 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical Society, Gledhill Library)
United States Coast Survey Map of Santa Barbara: 1852, 1870 and 1878.
1877 Bird's Eye View of Santa Barbara, California. Drawn and published by E. S. Glover
C.1887 Bird's Eye View of Santa Barbara. 1898 Bird's Eye View of Santa Barbara
1898 Bird's Eye View of Santa Barbara. *El Pueblo de las Rosas*. Published by E. S. Glover
United States Geological Survey, Santa Barbara County Special Maps: 1903 and 1909
1917 Map of the City of Santa Barbara
Sanborn Fire Insurance Company Map of Santa Barbara, 1907-1931 (updated to 1960) (no coverage of the block before 1907)
Santa Barbara Morning Press and *Santa Barbara News Press*, as cited in text.
Various files on the Lower Riviera neighborhood
Caltrans Architectural Survey Form for 501 Brinkerhoff Avenue

Santa Barbara Public Library

Eldon Smith Collection
Santa Barbara City Directories: 19010-1991

Map and Imagery Laboratory, University of California, Santa Barbara

Aerial Photographs 1928-1956

5.0 ENVIRONMENTAL SETTING

The dominant landscape feature of the city's downtown neighborhood is the massive alluvial fan that extends from the base of Mission Ridge to the Mesa. This geological feature is a result of the accumulation of decomposing sedimentary residues from the Santa Ynez Mountains deposited over the alluvial fan by the flow of Mission and Sycamore Creeks and a number of small subsidiary streams. Over the centuries, the creeks have moved over the entire width of their alluvial fans, depositing sediment and building the fan to its present-day level. Before the arrival of the Spanish in the late eighteenth century, vegetation was characterized by oak woodland and the Coastal Sage Community, with riparian plant communities along Mission and Sycamore Canyon Creek and the coastal estuaries. The natural environment of the downtown neighborhood has been modified by a variety of human activities since Spain founded the Santa Barbara Presidio in 1782 and Mission Santa Barbara, in 1786. Since the arrival of Europeans in 1782 these habitats have largely been eliminated by stock grazing, agriculture, and commercial and residential development.

6.0 NEIGHBORHOOD SETTING

Brinkerhoff Avenue is located within the 169-acre Downtown Neighborhood, which is delineated on the north by Sola Street, on the south by Ortega Street, on the east by Santa Barbara Street, and on its west, by De la Vina Street. State Street, the City's major commercial/retail corridor, bisects the Downtown Neighborhood. Development is characterized by commercial/retail corridors along much of State, Chapala, Anacapa and Carrillo streets, which feature restaurants, offices and stores, as well as public and private institutional facilities, such as the Santa Barbara County Courthouse, Santa Barbara City Hall, the Santa Barbara Public Library, and Santa Barbara Museum of Art. Performing arts venues in the Downtown neighborhood include Victoria Street Theatre, Grenada Theatre, the Arlington Theatre and the Contemporary Arts Forum. Residential development, including single-family houses, multi-unit apartment buildings and condominiums, are present along portions of Chapala, De La Vina, Anacapa and Santa Barbara streets. Within recent years, mixed-use developments, such as Alma de Pueblo on West Victoria Street, Arlington Village on West Sola Street and several projects on Chapala Street have been built or approved. An eclectic range of 19th and 20th century architectural styles can be found in the Downtown neighborhood, including Spanish and Mexican era adobe buildings, 19th century wood-framed vernacular, Italianate and Queen Anne style architecture and a range of 20th architectural styles, including Craftsman, Spanish Colonial Revival and mid-20th century architectural styles. The area west of Chapala Street is primarily developed with single-family, duplex and multiple-unit residential properties with commercial building largely relegated to the 800 and 900 blocks of De La Vina Street and Chapala Street. Brinkerhoff Avenue is developed with wood-framed houses (a number converted to commercial use)

built between 1887 and 1913. The first house was built in 1887 and the last development were three bungalows built in 1913 (501 Brinkerhoff Avenue, Bungalow Triplet I; 132 West Haley Street, Bungalow Triplet II; and 136 West Haley Street, Bungalow Triplet III). The easternmost of these bungalows was the study parcel at 501 Brinkerhoff Avenue (Figures 3 – 9).

7.0 SITE HISTORY

7.1 Historical Context (1782-1909)

Early History of Santa Barbara (1782 to Circa-1850)

Santa Barbara's history as a Euro-American settlement dates to 1782. In that year Spain established a presidio (fort) at what was later to become the intersection of Santa Barbara and West Cañon Perdido Streets. Four years after the presidio was founded, the Franciscans established a mission near the mouth of Mission Canyon. During the Spanish Colonial/Mexican period (1769-1848) settlement in Santa Barbara was concentrated primarily around the presidio. Initially, soldiers and their families lived within its walls. However, as time passed they began to construct their own homes outside of the presidio. In 1822, Spanish rule of Santa Barbara ended and California became a Mexican territory. During the early years of Mexican control, prominent local families were granted large landholdings by the government, much of it acquired when Mexico secularized the substantial landholdings of the missions. With their profits from the hide and tallow trade prominent local families, such as the Ortegas and De la Guerras, began to build expansive adobe houses in Santa Barbara. Usually one-story in height and rectangular in configuration, surviving examples of these buildings include the Casa de la Guerra and the Hill-Carrillo Adobe. Surrounding these large homes were the more modest adobe houses of the less affluent members of the community. Houses built by the community's more prosperous families exhibited a greater concern for symmetry and balance in their design, while the more modest homes often were only one or two rooms in size and lacked the porches and tile roofs that characterized the larger residences. By the early 1830s wealthy families, such as the Carrillos and De la Guerras, began to employ professional carpenters (usually American or European) and use finished construction materials to build their homes. Consequently, houses of the wealthy were often embellished with architectural trim, panel doors and glazed multi-paned windows.

Americanization of Santa Barbara (Circa-1850-1885)

By the early 1850s Santa Barbara had begun its transformation from a Mexican pueblo to an American town. Between 1850 and 1875 Santa Barbara accelerated its transformation from a Hispanic community to an American city. This process encompassed the imposition of new political and economic systems

to replace those that had characterized the city during the Spanish and Mexican periods. One of the first manifestations of this change was the imposition, in 1851, of an orthogonal grid system. Surveyed by Captain Salisbury Haley, the street grid replaced the informal network of paths and streets that had characterized the pueblo and while the survey would not be completed for many years, all development undertaken after 1851 conformed to the proposed street grid and blocks of Haley's survey. Though the orientation of new buildings largely respected the American-imposed Haley plan, most of those erected, between 1850 and the mid-1860s, continued to employ adobe, the construction form favored during the Spanish and Mexican periods. The use of adobe bricks was a matter of necessity, as milled lumber, fired-bricks, hardware and glazing had to be brought to Santa Barbara at great expense. Despite this, Santa Barbara's American and European residents attempted to incorporate detailing that referenced the wood-framed construction that characterized the type of architecture they were familiar with. This was often accomplished by sheathing adobe houses in horizontal wood siding and covering roofs in wood shingles.

As more Americans settled in Santa Barbara they began to establish distinct residential and commercial areas in the city. The majority of the new buildings now were constructed of wood or brick, brick primarily for more imposing commercial buildings, wood for most residential construction. The Italianate and Stick Styles were the most popular architectural styles in Santa Barbara between 1860 and the late 1870s. More modest residential examples generally referenced a specific architectural style by using minor embellishments, such as porch columns or window trim, to recall a particular style. Generally vernacular in style, these houses were especially common in the city's less expensive neighborhoods, such as the Lower West Downtown Neighborhood. By the last quarter of the 19th century Americans had developed a commercial and residential district that extended from Ortega Street to the waterfront. The completion of Stearns wharf in 1872 proved, at the time, to be the most cost-effective means of transporting construction materials to Santa Barbara. As a result it helped to spark a real estate boom further fueled by the arrival of the Southern Pacific Railroad linking the city, initially, in 1887, with Southern California, followed by Northern California, in 1901. In Santa Barbara vernacularly-styled houses shared several architectural characteristics, including a rectangular footprint, side gable or hipped roofs, horizontal wood siding, and single-paned wood sash windows. In most cases they were one story to one-and-a-half stories in height with modestly-sized porches.

Downtown Neighborhood (Circa-1885-1945)

While residential construction continued to increase rapidly in the city's Upper and Lower Eastside neighborhoods, development in and around the portion of the Downtown Neighborhood adjacent to Mission Creek was hampered not only by the creek's propensity to flood, but its wide creek bed also presented a

significant barrier to transportation. Largely because of these impediments, as well as a nationwide economic recession that began in the late 1870s, much of the area remained either undeveloped or used to cultivate crops or the planting of orchards. The economic depression lingered in the city until the mid-1880s. By 1887, however, with the completion of the Southern Pacific branch line between Santa Barbara and Los Angeles, the pace of economic development quickened. The completion of the railroad provided a convenient means of moving freight and visitors to the city and helped establish Santa Barbara's reputation as a resort destination. Blocks in this part of the Downtown Neighborhood were being subdivided into residential parcels and a number of streets, including Brinkerhoff Avenue, were graded. It was during this period that this part of the Downtown neighborhood began to develop as a working and lower middle-class residential neighborhood. The majority of newly-built houses consisted of small one or two-story houses, most of them designed in a vernacular style, with a few modest examples of the Queen Anne. In 1901 Southern Pacific Railroad finally completed the coastal line linking Santa Barbara with Central and Northern California. A year later the 400-room Potter Hotel opened on the waterfront, making Santa Barbara an even more desirable and convenient tourist destination. Three years later, in 1905, the Southern Pacific Railroad Company completed construction of its rail yard near the waterfront and a new train station, at the same time replacing its old narrow gauge line between Santa Barbara and Los Angeles with a standard gauge line. The completion of the hotel and the Southern Pacific Railroad's rail yard made the resort industry and the Southern Pacific Railroad Company, the city's largest employers.

Because of its proximity to the railroad line and Mission Creek, which was often prone to flooding, this part of the Downtown neighborhood did not attract the type of wealthier residential development that characterized the city's Upper Eastside neighborhood. The most notable speculative development scheme in the area was Brinkerhoff Avenue. Developed by Henry Tallant and Edward Harper, in the late 1880s, the subdivision encompassed most of Assessor Parcel Blocks 162 and 163. Like most subdivisions of the period, the lots were unimproved, with the buyers responsible for the actual construction of the building. Tallant's subdivision was not particularly popular, most likely due in large measure to its proximity to the nearby railroad tracks, as well as the fear of potential flooding from Mission Creek. As a result, a lot facing West Haley Street remained undeveloped until the early teens, when the houses at 501 Brinkerhoff Avenue, 132 West Haley Street and 136 West Haley Street were built in 1913. By the mid-1920s the city's population was increasing at a healthy pace, many coming to serve the expanding tourist industry. Because of this increased demand for cheap labor, this part of the Downtown neighborhood was largely built-out by the mid-1920s. Development during this period included the construction of small residential rental units to the rear of many parcels, including some on Brinkerhoff Avenue in response to a continuing demand for affordable

housing. In the years between 1930 and 1945 little building took place due to the severe economic downturn during the Depression years and the subsequent curtailment in residential construction during World War II.

Downtown Neighborhood (Circa-1945-2015)

After the end of World War II in 1945 while many areas of the city's urban core experienced substantial growth, little of this occurred in the area surrounding Brinkerhoff Avenue. Instead of demolishing houses to make way for multi-unit apartments, as was occurring in areas, such as the Cottage Hospital/Oak Park neighborhood, most of the late 19th century and early 20th century houses in this part of the Downtown neighborhood remained in place, much of this due to developers' uncertainty regarding the state's plans for the proposed conversion of nearby Highway 101 into a freeway. Slated to begin in the early-to- mid-1950s, one of the suggested routes for the freeway was through large portions of the Downtown in the vicinity of Haley and Cota street; a route that if selected, would have entailed the demolition of much of the neighborhood's housing stock. Consequently, until the freeway route was settled, the area remained unattractive for redevelopment. Eventually, the state chose a plan that largely followed the route of the existing state highway and railroad right-of-way, leaving the neighborhood, with the exception of the demolition or relocation of houses on Rancheria Street, intact. It was not until the early 1990s, with an increase in mixed-use development, followed by the completion of the Cross-Town Freeway and the Paseo Nuevo shopping mall, that the successful redevelopment of Santa Barbara's downtown made the area in the vicinity of Brinkerhoff Avenue attractive to developers. Today, much of this part of the Downtown neighborhood is enjoying renewed interest for its potential for "gentrification" and increased residential density.

The Property at 501 Brinkerhoff Avenue (1913-2015)

The house at 501 Brinkerhoff Avenue was built on the last undeveloped parcel in the Brinkerhoff Avenue subdivision, which was initially developed in the late 1880s. The subdivision was created when Lucy Brinkerhoff, the widow of Dr. Samuel Brinkerhoff, sold Assessor Parcel Block 162 and Block 163 to Edward Harper and Henry Tallant on September 23, 1886 for \$100.00 (undated and untitled manuscript, Brinkerhoff Avenue file, Gledhill Library, Santa Barbara Historical Museum). A subdivision map was filed by the two men several months later in which the block was split into 27 lots, 9 of which were located along Chapala Street. An undated manuscript noted the following:

In back of these lots an alley 20 feet wide was cut through from Haley to Cota. Between the alley and De La Vina Street, Brinkerhoff Avenue was cut through. This street was 60 feet wide and was 122.5 feet from the alley and 125 feet

from De La Vina. On each side of Brinkerhoff, 9 lots were laid out, each 50 feet in width except for the two along Haley Street, which were 53.5 feet wide (untitled and undated manuscript in the Brinkerhoff Avenue file, Gledhill Library, Santa Barbara Historical Museum).

The Craftsman style bungalow at 501 Brinkerhoff Avenue was built in 1913 by the firm of Avery and Brace for \$1,000. Its original address was 128 West Haley Street and the house was one of three houses of the same design and style built in the same year; the other two were at 132 and 136 West Haley Street. Referred to as the Triplet houses all three houses initially shared the same legal parcel (Nye, 2003: 3; 1982 City of Santa Barbara Architectural Survey for 501 Brinkerhoff Avenue; Sanborn maps, 1886, 1892, 1902, 1907). The project parcel's street address remained 128 West Haley Street until sometime between 1972 and 1977 when it was changed to its current address of 501 Brinkerhoff Avenue, most likely due to its conversion from residential to retail use to tie it in with the other commercial properties on Brinkerhoff Avenue.

The first owners and occupants of the house were Joseph Ramon Brabo Jr., (born in California December 8, 1884; died in Santa Barbara on December 23, 1940) and his wife, Aurora. The Brabos lived in the house from 1913 until 1922. During the period Joseph Brabo lived there he worked variously as a salesman for the Ott Company and at the Super Vulcanizing Plant (California Death Index, 1940-1997; 1913-1922 Santa Barbara City Directories). By at least 1935 the Brabos had moved and were living at 1440 Santa Rosa Avenue (1935 Santa Barbara City Directory). Joseph Brabo and after his death, his wife, Aurora, continued to own the project parcel until at least 1945 when Aurora is shown as once again living at 128 West Haley Street (1945 Santa Barbara City Directory). In the intervening years the house was occupied by various tenants, including J. C. Dorrington (1923); L. L. Cook (1926); Mrs. M. L. Warner (1936); J. A. Robles, a clerk and his wife, Martha (1938-1940); Joseph Herron, a driver for the City Contracting Company and his wife, Lupe (1943).

By at least 1951 the house has changed ownership and was owned by O. R. Coffman, United States Army and his wife, Mable. In the succeeding years the house is variously occupied by Fred Smith, a barber and his wife, Effie (1954); Robert Bayranshian (1957-1960) and Robert Livernois, owner (1975). Beginning in the mid-1970s many of the parcels on Brinkerhoff Avenue, including the property at what is now 501 Brinkerhoff Avenue, were transformed into antique shops or commercial enterprises. It was at this time that the project parcel became a retail establishment in the 1970s and its address changed to 501 Brinkerhoff Avenue so that it could be linked as a business with the other retail stores developing along Brinkerhoff. For the next some 20 years Brinkerhoff Avenue was notable for its concentration of antique stores; however, by the late 1990s most

of the retail stores had closed and Brinkerhoff Avenue had become, once again, primarily residential in character, which it continues to be to this day.

8.0 SITE DESCRIPTION

The 43.30-foot by 53.50-foot parcel is located on the northwest corner of the intersection of Brinkerhoff Avenue and the 100 block of West Haley Street (see Figure 2 and Appendix A). The parcel's topography is essentially flat. The lot is developed with a 776 square-foot (gross) (per Assessor's records) one-story wood frame house. Please see Appendix A, Sheets A1 - A3 for plans of the existing house.

8.1 The House

The one-story house is set on a raised continuous concrete and post and pier foundation and has an almost rectangular footprint. Its exterior walls are of standard wood-framed construction sheathed in wood shingles. A moderately-pitched, complex side gable and shed roof, covered in composition shingles, with board fascias on the gable ends, caps the house. Window types are primarily single-light double-hung wood sash and wood slider windows.

East Elevation (facing Brinkerhoff Avenue)

The street façade (west elevation) facing Brinkerhoff Avenue is L-shaped in configuration with a raised deck supported off the south end of the elevation, which is flanked on its west by a projecting wing capped by a low-pitched shed roof. The shallow front porch is supported by a wood post set at the east end of the elevation. The porch, whose ceiling is sheathed in narrow tongue-and-groove boards, shelters a one-light wood panel door flanked on either side by decorative shutters. On its north side the porch is flanked by a shed-roofed wing whose fenestration is composed of a ribbon of one-light wood-framed windows (Figures 10 – 12).

Alterations and Modifications

The following alterations have been made to the west elevation since the house was constructed sometime in 1913:

- The recessed shed-roofed wing was built sometime between 1913 and 1921 based on a review of Sanborn Fire Insurance maps); and
- The deck appears to have been added in the mid-1970s.

South Elevation (facing the 100 block of West Haley Street)

The projecting element of the L-shaped south elevation is capped by the gable end of the main roof, while the recessed wing is capped by a low-pitched shed roof. The roof's moderately extended eaves are supported by rafters whose chamfered ends project through the wood plank fascia. Its fenestration is composed of a triple window composed of central fixed-light, flanked on either side by two, one-over-one wood sash windows on the projecting section of the elevation, as well as a one-over-one wood sash window and a series of three one-light windows (two of which are operable casements) on the recessed portion of the elevation (Figures 13 & 14 and see Figure 12).

Alterations and Modifications

The following alterations have been made to the east elevation since the house was constructed in 1913:

- The recessed shed-roofed wing was built sometime between 1913 and 1921 (Based on a review of Sanborn Fire Insurance maps); and
- The deck was built sometime after 1960.

North Elevation (facing 507 Brinkerhoff Avenue)

Like the south elevation this side of the house is composed of the main block of the house flanked on one end by a slightly recessed wing, capped by a low-pitched shed roof. The gable roof's moderately extended eaves are supported by rafters whose chamfered ends project through the wood plank fascia. The fenestration of the shed-roofed addition is composed of a pair of double wood casement windows, flanked on their west by a glazed wood-paneled door, flanked on either side by one-light wood-framed windows. At the west end of the elevation a wood post marks the corner of a bank of windows that extends around the northwest corner of the house (Figures 17 - 19).

Alterations and Modifications

The following alterations have been made to the north elevation since the house was constructed in 1913:

- The recessed shed-roofed wing was built sometime between 1913 and 1921 (Based on a review of Sanborn Fire Insurance maps); and

West Elevation (rear elevation facing 132 West Haley Street)

The west elevation is essentially linear in configuration with a shallow bay at its

south end (Figures 20 -22). This elevation's fenestration is composed of a series of paired wood casement windows. A triple window, composed of a central fixed-light window, is flanked by one-over-one wood sash windows placed at the south end of the elevation.

Alterations and Modifications

The following alterations have been made to the west elevation since the house was constructed in 1913:

- The corrugated porch roof was added within the last five years (no permit exists for this alteration; and
- A heater/water heater enclosure is located near the north end of the elevation.

8.2 Landscaping and Hardscape

Because of the small size of the parcel landscaping is confined to narrow strips along the house's West Haley Street and Brinkerhoff Avenue street frontages, in addition to shallow yards on the north and west elevations (see Figures 3 - 22). As noted above, a strip style concrete driveway extends along part of the length of the north elevation. Existing plantings are confined to ground covers and plants, such as creeping rosemary, Agapanthus, Dodonea shrubs and a large pine tree located near the southeast corner of the parcel. The planter strip features extremely tall Washingtonia species palms which must date, based on their height, to the late 19th or early 20th centuries. .

Alterations and Modifications

With the exception of the palm trees in the planter strip on Brinkerhoff Avenue the existing plantings are less than 50 years of age.

9.0 INTEGRITY

The property was last evaluated in 2003 as part of a Caltrans study for the Haley and De La Vina Bridge Replacement Project. Because it has been more than 10 years since the house was the focus of an historical assessment this section of the report will assess the house's integrity by applying the following criteria developed by the National Park Service to evaluate the integrity of potential historic resources:

1) Integrity of Location

The house at 501 Brinkerhoff has remained in place since its construction in 1913. Therefore, it has retained its integrity of location.

2) Integrity of Design

Since its construction in 1913 the property at 501 Brinkerhoff has undergone the following alterations:

- Sometime between 1913 and 1921 a small addition, clad in shingles and capped by a shallow-pitched shed roof, was built off the north end of the east elevation facing Brinkerhoff Avenue. The addition features a ribbon of one-light fixed and casement windows on its north, south and east elevations;
- The vent covers located near the apex of the gables of the north and south elevations have been replaced. It is likely the original covers were a grid of wood latticework;
- The north elevation's door may be a post-1913 alteration. Based on its type, a one-panel, two-light door, it may have been installed in the 1950s or later;
- A raised wood deck was built off the south end of the east elevation facing Brinkerhoff Avenue sometime after 1976;
- The existing vinyl gutters are a recent alteration;
- The enclosed heater/water heater closest near the north end of the west elevation is a recent addition; and
- A covered porch with corrugated plastic roofing extends from the house's west elevation to the fence delineating the boundary with 132 West Haley Street.

Built sometime between 1913 and 1921, the shed-roofed wing projecting off the north end of the east elevation postdates the Brinkerhoff Avenue Landmark District's period of significance (1886-1913) and is not a character-defining element of the building. While the wing built after 1913 obscured elements of the south elevation, the West Haley Street elevation and part of the east elevation remain in place and visible. Moreover, the wing, while postdating the period of significance, is broadly sympathetic in scale, massing and materials with the house's original Craftsman style architecture.

Changes made after circa-1913-1924 are confined to modest alterations, such as the insertion of gutters and a deck and do not substantially impact the house's ability to convey its Craftsman style architecture or its ability to contribute to the visual character of the Brinkerhoff Landmark District. Therefore, the house at 501 Brinkerhoff Avenue has retained its integrity of design.

3) Integrity of Setting

Alterations to the setting of the house at 501 Brinkerhoff Avenue since the Brinkerhoff Avenue Landmark District was created in 1986 include the following:

- Within the last two years the parking on Brinkerhoff Avenue was permanently changed from parallel parking along the east and west sides of the street to angled parking along the east side of the street.
- In circa-2010-2012 a circa-1924 concrete bridge spanning Mission Creek at the intersection of West Haley Street and De la Vina Street was demolished and replaced with a new concrete and steel bridge. Construction of the bridge required the demolition of an early 20th century house located on the southwest corner of the intersection of De La Vina and West Haley streets at 434-436 De La Vina Street.

Despite these changes the area surrounding the house retains its turn-of-the-twentieth century visual character. Therefore, the house at 501 Brinkerhoff Avenue, which is a contributor to the Brinkerhoff Avenue Landmark District, has retained its integrity of setting.

4) Integrity of Materials

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

The house has retained most of its original materials, including its wood framing, the roof assemblage of the side gable roof, shingle siding, windows and front door. Loss of original material is confined to the vent covers, the door on the north elevation and the composition shingle roofing. Therefore, the house has retained its integrity of materials.

5) Integrity of Workmanship

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

The house, which retains most of its original building materials, has retained the

same level of integrity of workmanship they possessed when the property was designated as part of the Brinkerhoff Landmark District in 1986. Therefore, the house has retained its integrity of workmanship.

6) Integrity of Feeling

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

The Brinkerhoff Avenue streetscape has preserved an intact assemblage of houses dating between circa-1887 and 1913. The surrounding Brinkerhoff Landmark District encompasses 33 properties fronting Brinkerhoff Avenue, West Cota Street, West Haley Street and De La Vina Street built between 1880 and 1923. Alterations to the setting of the Brinkerhoff Landmark District since its designation in 1986 are confined to the demolition and replacement of a bridge at the intersection of West Haley Street and De La Vina Street and the demolition of a house located at the southeast corner of the intersection of West Haley Street and De La Vina Street in 2010-2012 as part of the Haley and De La Vina Bridge Replacement Project. These alterations did not substantially impact the district's integrity of setting since the new bridge was designed to emulate the appearance of the original early 20th century concrete bridge and the demolished house not within the landmark district boundaries. Therefore, the property at 501 Brinkerhoff Avenue retains its integrity of feeling.

7) Integrity of Association

The link between a significant event or person and the property

A review of available biographical records indicates that none of the residents of the house at 501 Brinkerhoff Avenue played historically significant roles in the commercial, social or cultural development of Santa Barbara. However, the property, as part of the Brinkerhoff Landmark District, does have an association with the broad patterns of settlement in Santa Barbara during the period between 1880 and the first decade of the 20th century. Therefore, 501 Brinkerhoff Avenue has retained its integrity of association.

9.1 Summary Statement of Integrity

As detailed above, the house at 501 Brinkerhoff Avenue has retained the same level of integrity for location, design, setting, materials, workmanship, and feeling that it possessed when it was designated as part of the Brinkerhoff Avenue Landmark District in 1986. Therefore, the property continues to retain sufficient integrity to convey its architectural and historical associations.

10.0 EVALUATION AND ANALYSIS

As summarized in Section 3.0 of this report, the property at 501 Brinkerhoff

Avenue is a contributing property to the Brinkerhoff Landmark District. Therefore, the property at 501 Brinkerhoff Avenue is a significant resource for the purposes of environmental review. This section of the HSSR will identify and evaluate impacts that could result from implementation of the proposed project.

10.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2)).

(3) Generally, a project that follows the Secretary of the Interior's Standards for

the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.

- (4) *A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

The following direction for applying mitigation measures is found in Section 2.5 of the MEA *Guidelines for Archaeological Resources and Historic Structures and Sites* (2002: 65 - 70).

These include the following:

- 1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources.*
- 2) Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and*
- 3) Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the*

Interior's Guidelines that would apply to this treatment).

6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.

7) Demolition of historic structures with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.

8) Commemoration of the demolished structure with a display of text and photograph within the new building.

9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.

10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.

11) Salvage of significant materials for conservation in an historical display.

Secretary of the Interior's Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

10.2 Work Plan

The work plan focuses on identifying the property's character and non-character-defining features to provide a basis for evaluating the project's impacts to the significant historic resource identified in this report. The evaluation applies the Secretary of the Interior's Standards for Rehabilitation to determine the project's impact on significant historic resources.

Identifying the Property's Significant Historic Resources and their Character Defining and Non-Character-Defining Features

As noted above, the property at 501 Brinkerhoff Avenue was surveyed in 1976 as part of a Caltrans Survey associated with a proposed improvement project for the 101 Freeway. The property may have been re-surveyed in 1982 as part of City of Santa Barbara architectural survey of Brinkerhoff Avenue area. In 1986 the property was included as a contributing property to the Brinkerhoff Avenue Landmark District. In 2003 the property was re-surveyed as part of the Haley and De la Vina Street Bridge Replacement project for Caltrans (Post/Hazeltine Associates 2003). Because the property is a contributing property to the Brinkerhoff Avenue Landmark District it is a significant historic resource for the purposes of environmental review.

10.2.1 The Building at 501 Brinkerhoff Avenue

Period of Significance

Only one house in the Brinkerhoff Avenue Landmark District, located at 139 West Cota Street (built in 1880) pre-dates 1887, while a small cottage at 509A Brinkerhoff Avenue which is not visible from Brinkerhoff Avenue, was built in 1923.

Because the majority of the houses and cottages on or adjacent to Brinkerhoff Avenue were built between 1887 and in 1913 (including the Bungalow Triplets at the intersection of West Haley Street and Brinkerhoff Avenue), the period of significance for the Brinkerhoff Avenue Landmark District is 1886 to 1913, the period between the initial subdivision of a part of the block into a residential subdivision and the construction of the last residences facing Brinkerhoff Avenue in 1913 (this period of significance is identified in the online information provided by the City of Santa Barbara for the Brinkerhoff Avenue Historic District).

Character-Defining and Non-Character-Defining Elements of the Brinkerhoff Avenue Landmark District

The following elements of the district **are** character-defining:

- Architectural style of the individual residences and the elevations facing towards public streets dating to or before 1913;
- Setbacks of the existing houses from the sidewalks;
- Massing and scale of the individual houses; and
- Planter strip and palm trees along Brinkerhoff Avenue.

The following elements of the Brinkerhoff Avenue Landmark District **are not** character-defining:

- Angled parking;
- House at the southeast corner of West Cota Street and De La Vina Street which was moved to property within the last 40 years; and
- Existing small scale landscaping.

Character-Defining and Non-Character-Defining Elements of the House at 501 Brinkerhoff Avenue

The following elements of the house at 501 Brinkerhoff Avenue **are** character-defining:

- Architectural style of the house;
- Setbacks of the existing house from the sidewalks, excluding the addition made to the east elevation after 1913;
- Shingle siding;

- Gable roof, its characteristic overhang and its decorative beams;
- Fenestration of the east and south elevations, excluding the wing built after 1913;
- Front door on the east elevation;
- Bay window on the west elevation; and

The following elements of the House at 501 Brinkerhoff Avenue **are not** character-defining:

- Shed-roofed wing off the north end of the east elevation which was added after 1913;
- Front porch deck;
- Door on the north elevation;
- Vent covers on the end gables;
- Gutters;
- Porch roof at the south end of the west elevation; and
- Landscaping

10.3 Analysis of the Proposed Project

Project Description

The applicant proposes to remove the existing roof and fenestration of the shed-roofed wing at the north end of the east elevation and replace it with a front gable roof; the wing's existing one-light fixed and casement windows would be removed and replaced with one-over-one wood sash windows. The existing fenestration of the north elevation, which is composed of three windows and a door, would be replaced with double multi-light French doors flanked on the west by a pair of wood casement windows. On the west elevation a pair of one-light casement windows would be replaced with a one-over-one sash window and a pair of one-light casements (see Appendix A for architect's plans).

10.3.1 Application of the Secretary of Interior's Standards for Rehabilitation to the Project

The following Standards apply to the project as a whole:

Standard 1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships:

With the exception of a period between the mid-1970s and the mid-1990s when the street, including the property at 501 Brinkerhoff Avenue, was Santa Barbara's best known enclave of antique stores, the street has been residential in character. The property, which has for most of its existence functioned as residence would continue to do so; therefore, the proposed project meets Standard 1.

Standard 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided:

The proposed alterations to the post-1913 addition built off the north end of the east elevation would encompass the replacement of the existing fenestration and shed roof with one-over-one wood sash windows and a front-facing gable roof. Other changes include the construction of a new deck at the south end of the east elevation, the retention of the existing front door and alterations to the fenestration of the north, south and west elevations. The schemes for the replacement fenestration and the new roof are based on the house's existing wood casement and sash windows. The design of the new deck and its parapet wall, which would feature shingling on the parapet, is based on Craftsman style motifs.

Analysis: The remodeling project would not substantially affect the historic character of the house's street façades (east elevation facing Brinkerhoff Avenue and south elevation facing West Haley Street) or the overall relationship of the house to the streetscape since alterations are primarily relegated to an addition that postdates the resource's period of significance or are located on the north elevation (side elevation) or the west elevation (which faces the rear of the property). It should also be noted that the proposed project would not alter the building's existing footprint or setbacks from Brinkerhoff Avenue or West Haley Street. The loss of historic material is largely confined to one-light casements on the north and south elevations, which are either not visible from public viewsheds or located on side elevations facing towards the adjoining properties. The proposed project would retain the historic fenestration of the south elevation facing West Haley Street and the bay window at the south end of the west elevation. The loss of the single-light casements on the north elevation and the west elevation would not substantially impact the architectural integrity of the house since these windows are located on secondary elevations that are not clearly visible

from public viewsheds. Therefore, the proposed project meets Standard 2 (see below for a detailed discussion of Standard 2).

Standard 3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken:

The project does not propose the addition of conjectural architectural features or elements from other historic properties. Therefore, the proposed project meets Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved

The project does not propose changes to features that have acquired historic significance in their own right since the shed-roofed wing proposed for alteration postdates the historic district's period of significance. Therefore, the proposed project meets Standard 4.

Standard 5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved

Standard 5 is met because the project would retain the existing historic fabric on the building's street façades facing West Haley Street and Brinkerhoff Avenue. Moreover, the loss of historic building fabric is confined to three windows on the north elevation and two windows on the west elevation. Therefore, the proposed project meets Standard 5.

Standard 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence:

The project does not propose the repair of historic building fabric. Therefore, the proposed project meets Standard 6. If, during the course of the project, character-defining historic fabric is determined to be too deteriorated to retain, the City of Santa Barbara Urban Historian shall be notified.

Standard 7: Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose chemical or physical treatments to the property's historic buildings, structures or features. Therefore, the proposed project meets Standard 7.

Standard 8: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*

The scheme for the new fenestration would be contextual in design as it would feature single-light wood sash and casement windows based on the house's historic windows types. The proposed set of French doors on the north elevation would feature divided lights to emulate the appearance of the house's original fenestration. The design, scale and materials proposed for the front-facing gable roof, which would replace what is now a shed roof, are based on the house's historic side-gable roof. The design of the new front porch, which would feature a low parapet covered in shingles, is broadly within the Craftsman tradition and would be in character the house's Craftsman style architecture. Therefore, the proposed alterations, which are compatible in scale, massing, materials and design with the house, meet Standard 9:

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired:*

The proposed alterations to the building would meet Standard 10 because the essential form and architectural character of the house would remain even if the proposed alterations were removed in the future. Therefore, the proposed alterations to the house at 501 Brinkerhoff Avenue, including the alteration of the non-historic addition, would meet Standard 10.

10.4 Evaluation of Cumulative Impacts to Significant Historic Resources at 501 Brinkerhoff Avenue from the Proposed Project

The cumulative impact analysis will focus on evaluating the effect of the proposed project at 501 Brinkerhoff Avenue and other past, present and reasonably foreseeable projects in the vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR §800 as amended). Specifically,

Number § 800.5 (a) (1) states that: *an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total effects on a resource of that action and all other activities affecting that resource (CEQ 1987).*

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property's use or of physical features within the property's setting that contribute to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project at 501 Brinkerhoff Avenue and its contribution to cumulative impacts to the character-defining features of significant historic resources identified in this report.

A review of City records did not reveal any nearby projects within or immediately adjacent to the Brinkerhoff Avenue Landmark District that could potentially contribute to cumulative impacts to significant historic resources. The proposed project at 501 Brinkerhoff Avenue would include alterations to a non-historic addition built sometime between 1913 and 1921 and modifications to the fenestration of the house's north, south, east and west elevations and the replacement of the existing front deck with a new deck with a shingled parapet.

The incremental contribution of the project at 501 Brinkerhoff Avenue to cumulative impacts resulting from this project and other projects in the neighborhood to significant historic resources and the surrounding Brinkerhoff Avenue Landmark District is Less than Significant (Class III) because the implementation of the proposed alterations to the house would not substantially impact the physical integrity of the resource or its ability to convey its important historic associations or appearance during the resource's period of significance.

10.5 Impacts to Adjacent Significant Historic Resources

The project parcel is located within the Brinkerhoff Avenue Landmark District. The house is a contributing resource to the district, as well as being a designated City of Santa Barbara Structure of Merit. The proposed project at 501 Brinkerhoff Avenue, which meets the Secretary of the Interior's Standards for Rehabilitation, does not have the potential for substantially impacting the historic streetscape on the 500 block of Brinkerhoff Avenue and the 100 block of West Haley Street since the house would retain its architectural integrity and would still make a substantial contribution to the historic streetscape. Therefore, implementation of the proposed project would result in a Less than Significant Impact (Class III) to adjacent significant historic resources located within the Brinkerhoff Avenue Landmark District, as well as the historic district's streetscape in the 500 block of Brinkerhoff Avenue and the 100 block of West Haley Street.

11.0 SUMMARY AND CONCLUSIONS

This Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has determined that the house at 501 Brinkerhoff Avenue, which is a listed City of Santa Barbara Structure of Merit and is a contributing property to the Brinkerhoff Avenue Landmark District, is a significant historic resource for the purposes of environmental review. The applicant proposes to make alterations to the existing house, including alterations to the existing fenestration and the replacement of the roof on an existing non-historic addition to the original house. An application of the Secretary of the Interior's Standards for Rehabilitation concluded that the proposed project would meet the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a Less than Significant (Class III) impact to significant historic resources and the surrounding Brinkerhoff Avenue Landmark District.

12.0 LIST OF SOURCES CONSULTED AND BIBLIOGRAPHY

Published Sources and Professional Reports Consulted:

Andree, Herb and Noel Young.

1975 *Santa Barbara Architecture: From Spanish Colonial to Modern*,
Santa Barbara: Capra Press.

Clark, Clifford E.

1986 *The American Family Home: 1800-1960*. University of North Carolina Press, Chapel Hill.

Gebhard, David

1976 Caltrans Survey: Historical Survey Inventory, 501 Brinkerhoff.

National Park Service

The Secretary of the Interior's Standards for the Treatment of Historic Properties.

1991 Brochure, Preservation Assistance Division, Washington D.C.

2002 *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
Brochure, Preservation Assistance Division, Washington D.C

Nye, Ronald L.

2002 Historic Structures Report: 132 West Haley Street, Santa Barbara, CA.

Post/Hazeltine Associates

2003 Historic Resources Evaluation Report for the Haley and Brinkerhoff Bridge
Replacement Project. Prepared for SAIC.

Santa Barbara, City of

1993 City Charter Section 817: Historic Landmarks Commission, Powers and Duties.
Approved by election held November 2, 1993; effective November 29, 1993.

2002 City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa
Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures
and Sites Reports*) (January 2002).

2009 Guidelines: El Pueblo Viejo Landmark District, adopted May 12, 2009.

The following archives were used in the preparation of this report:

Santa Barbara Historical Museum, Gledhill Library

University of California Santa Barbara, Map and Imagery Lab

MAPS AND FIGURES

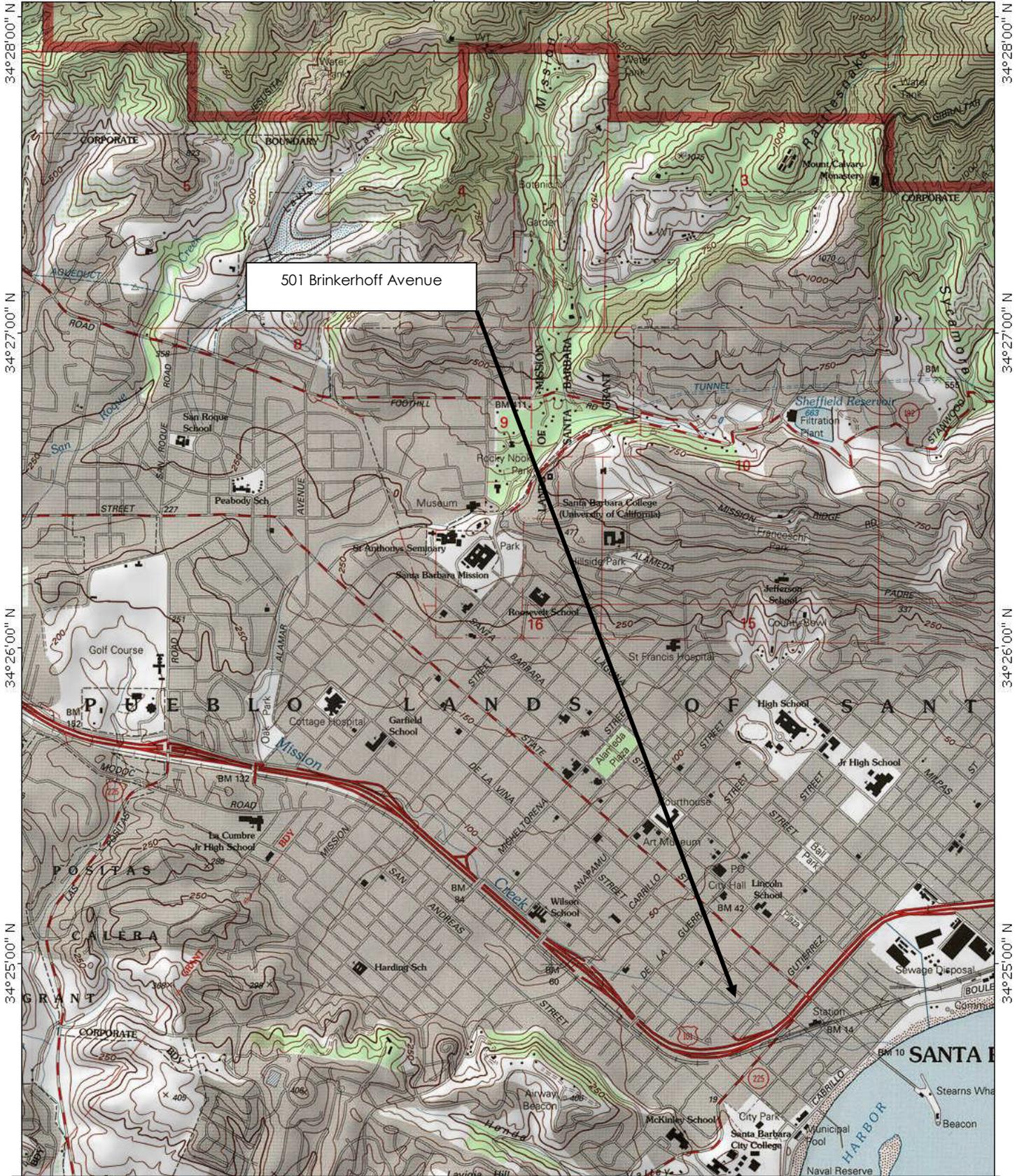


Figure 1

Location Map for 501 Brinkerhoff Avenue



Figure 3
501 Brinkerhoff Avenue
Brinkerhoff Avenue, looking northeast



Figure 4
501 Brinkerhoff Avenue
Intersection of Brinkerhoff Avenue and West Haley Street looking west



Figure 5
501 Brinkerhoff Avenue
South end of Brinkerhoff Avenue with 501 and 507 Brinkerhoff Avenue looking west

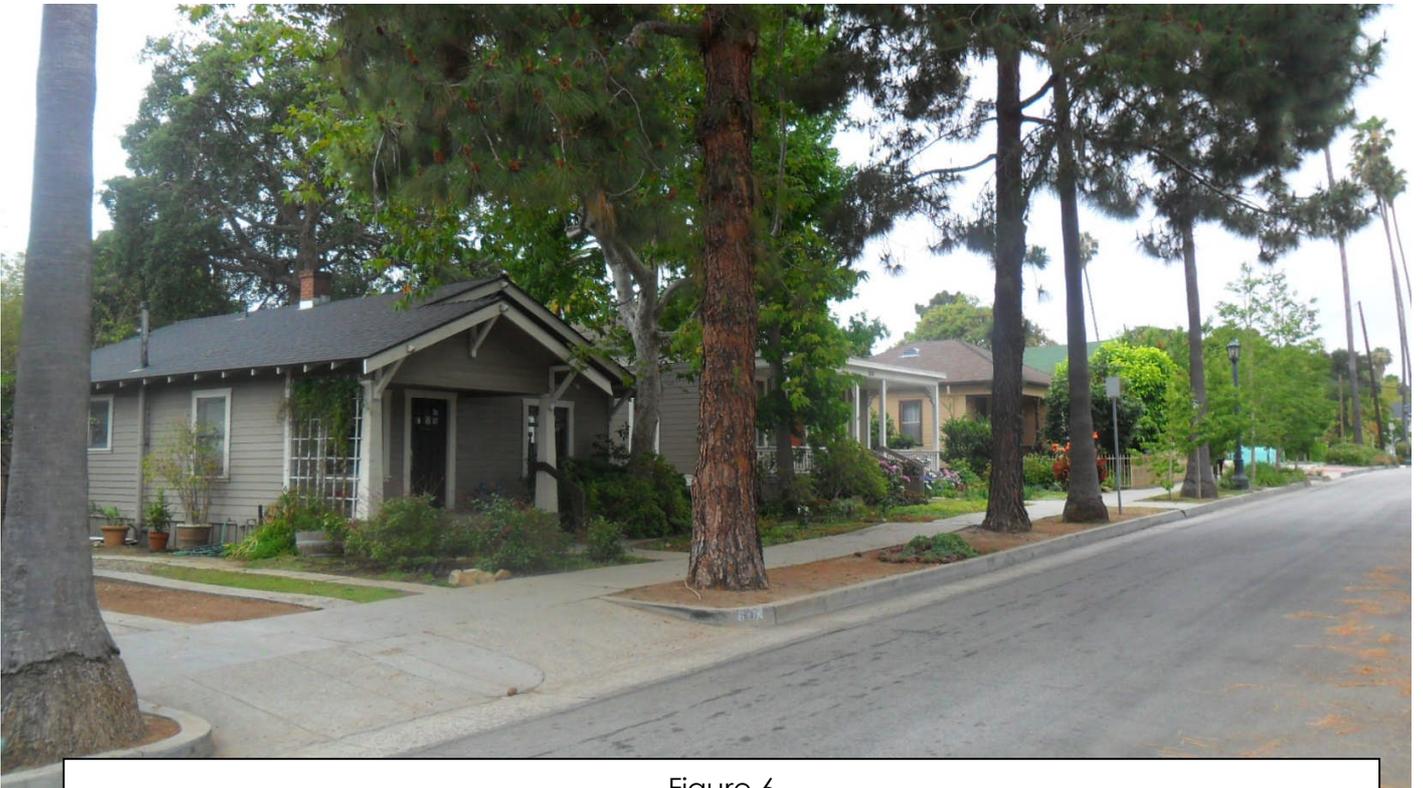


Figure 6
501 Brinkerhoff Avenue
South side of Brinkerhoff Avenue looking northwest



Figure 7
501 Brinkerhoff Avenue
100 block of West Haley Street with 132 and 136 West Haley Street and 501 Brinkerhoff Avenue, looking northeast



Figure 8
501 Brinkerhoff Avenue
100 block of West Haley Street with 132 West Haley Street and 501 Brinkerhoff Avenue, looking northeast



Figure 9
501 Brinkerhoff Avenue
Intersection of West Haley Street and Brinkerhoff Avenue looking southeast



Figure 10
501 Brinkerhoff Avenue
South and East Elevations, looking west



Figure 1
501 Brinkerhoff Avenue
East Elevation looking west



Figure 12
501 Brinkerhoff Avenue
Front Door (east elevation) and the East End of the South Elevation
Looking west



Figure 13
501 Brinkerhoff Avenue
South Elevation, looking northwest



Figure 14
501 Brinkerhoff Avenue
South Elevation, looking north



Figure 15
501 Brinkerhoff Avenue
North Elevation, looking southwest



Figure 16
501 Brinkerhoff Avenue
North Elevation, looking southwest



Figure 17
501 Brinkerhoff Avenue
North Elevation, looking southeast



Figure 18
501 Brinkerhoff Avenue
North Elevation, looking southeast



Figure 19
501 Brinkerhoff Avenue
North Elevation, looking southeast



Figure 20
501 Brinkerhoff Avenue
West Elevation, looking south



Figure 21
501 Brinkerhoff Avenue
West Elevation with detail of Bay Window, looking south

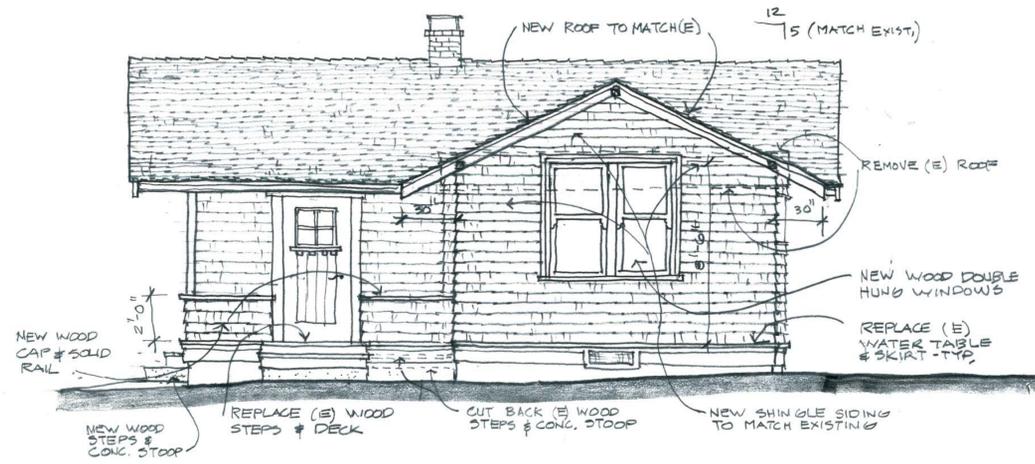


Figure 22
501 Brinkerhoff Avenue
West Elevation, looking north

APPENDIX A

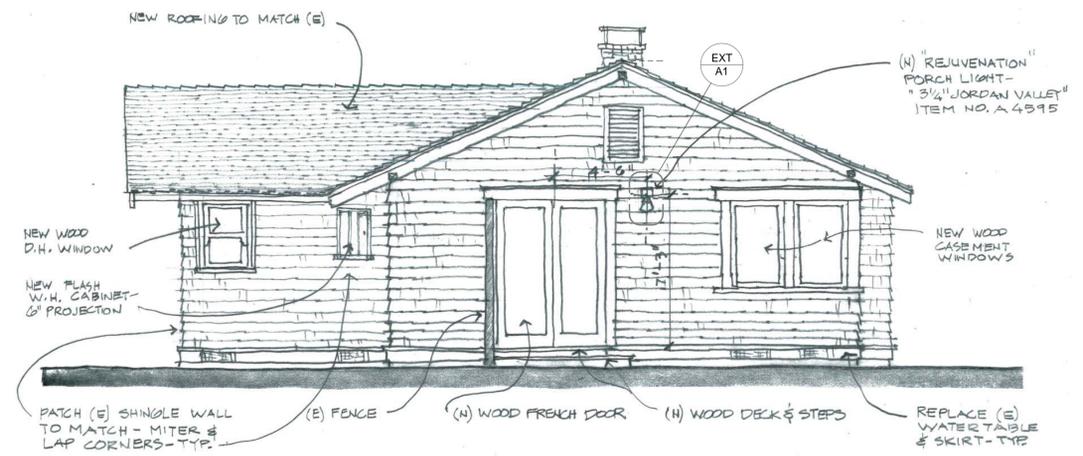
ARCHITECT'S PLANS

(peikert + rrm design group)



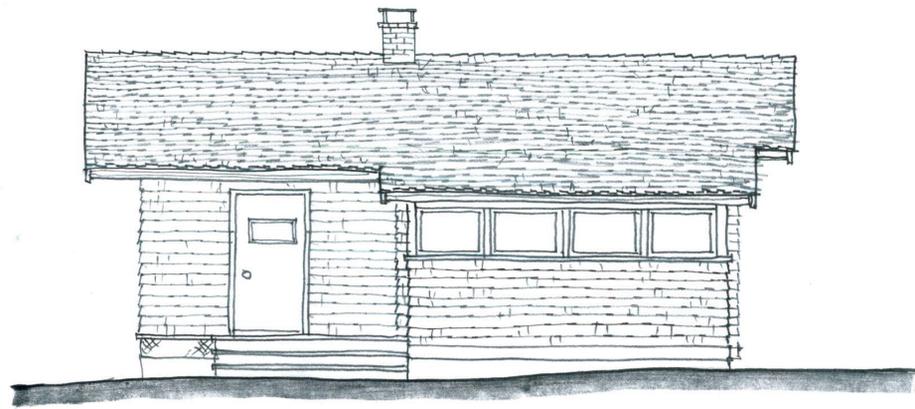
Proposed East Elevation

1/4" = 1'-0"



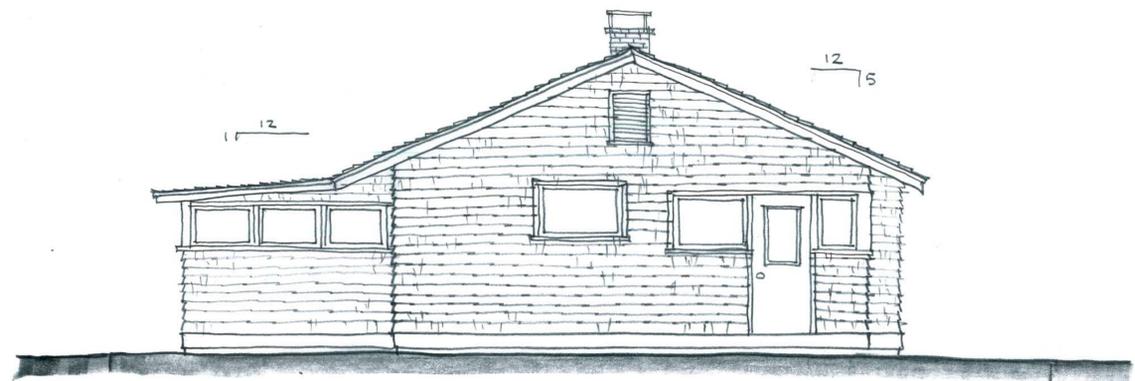
Proposed North Elevation

1/4" = 1'-0"



Existing East Elevation

1/4" = 1'-0"



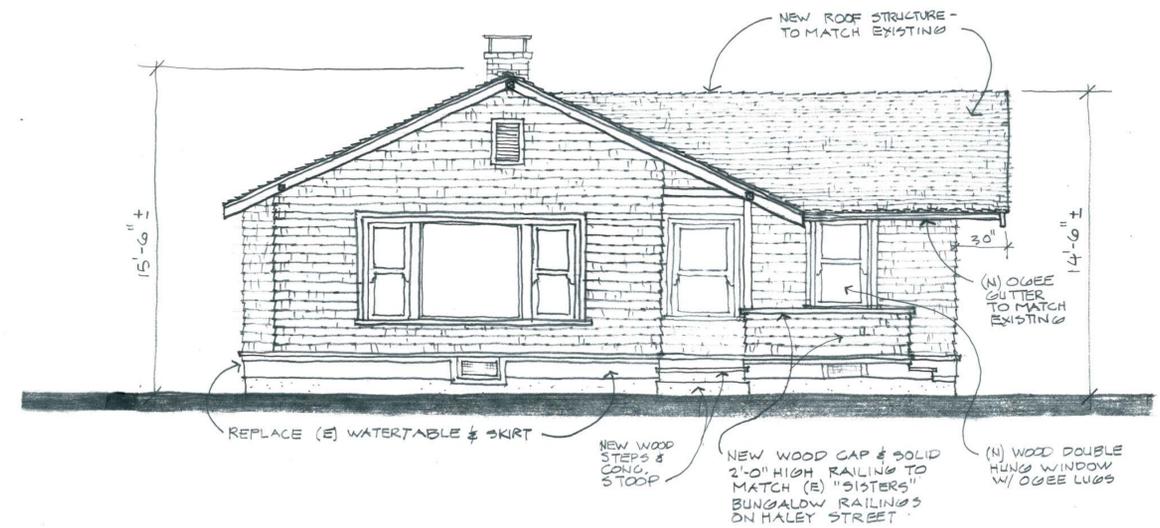
Existing North Elevation

1/4" = 1'-0"



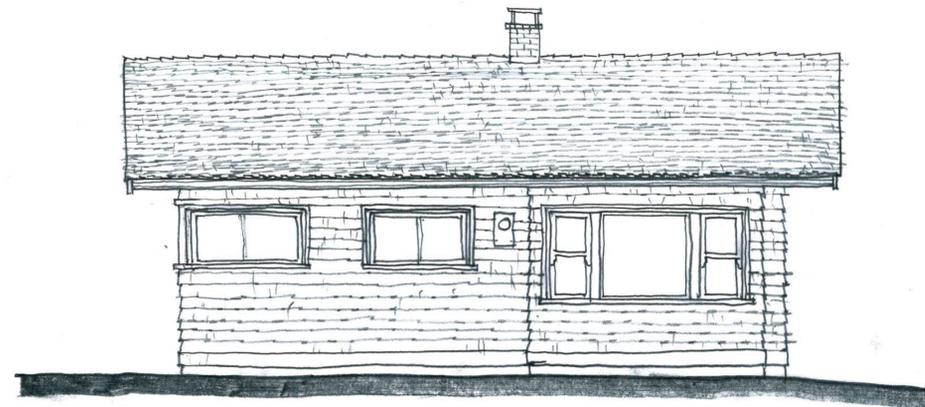
Proposed West Elevation

1/4" = 1'-0"



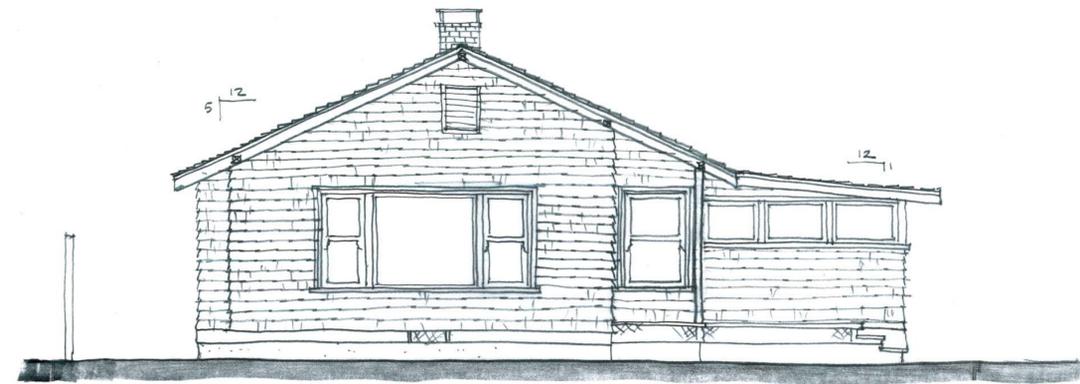
Proposed South Elevation

1/4" = 1'-0"



Existing West Elevation

1/4" = 1'-0"



Existing South Elevation

1/4" = 1'-0"



Brinkerhoff Elevation



Hailey Street Elevation

501 Brinkerhoff Bungalow
Project Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-1

03.03.2015



North Elevation



View at corner Brinkerhoff & Hailey Street

501 Brinkerhoff Bungalow
Project Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-2

03.03.2015



Across Brinkerhoff from Project Site

501 Brinkerhoff Bungalow
Area Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-3

03.03.2015



Across Haley Street from Project Site

501 Brinkerhoff Bungalow
Area Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-4

03.03.2015



Adjacent Residence on Brinkerhoff



Adjacent Residence on Haley Street

501 Brinkerhoff Bungalow
Area Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-5

03.03.2015



View down Haley Street with Project Site



View down Brinkerhoff with Project Site

501 Brinkerhoff Bungalow
Area Photos



10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

PH-6

03.03.2015

APPENDIX B

Brinkerhoff Landmark District

(City of Santa Barbara)

Brinkerhoff Avenue Landmark District



The Brinkerhoff Avenue Landmark District extends over the entirety of Brinkerhoff Avenue, and includes properties on Chapala, De La Vina, Haley and Cota Streets.

INTRODUCTION

The Landmark District centered around Brinkerhoff Avenue is reflective of the growth of residential neighborhoods in the late 19th and early 20th centuries. Originally owned by its namesake, Dr. Samuel Brinkerhoff Avenue, the block was purchased by Henry Tallant in 1886, and subsequently subdivided and developed over the next 20 years as low density single family dwellings. With a period of significance ranging from 1886-1913, the district is a turn of the century architectural catalogue, which maintains prime examples of Colonial Revival, National Folk, Italianate, Queen Anne, and Craftsmen styles. While originally the street was exclusively residential, in the late 1960's it began to attract a variety of commercial interests who were drawn by the close proximity to State Street. Today, this landmark district retains its original beauty, and is home to an eclectic collection of single family homes, boutiques, galleries, and even a veterinary office.



Brinkerhoff Avenue features many architectural styles including this Folk Victorian building constructed in 1894.

HISTORY

Period of significance: 1886-1913

With the promise of the Southern Pacific Railroad and the completion of Sterns Warf in the mid to late 19th century, land prices in Santa Barbara began to skyrocket. Because of this, many streets west of Lower State Street such as Chapala, De La Vina, and Bath saw large scale development. It was during this time that Brinkerhoff Avenue also began a twenty year period of development. Less than three blocks away from State Street, Brinkerhoff Avenue had easy access to the Warf, the train station, and the trolley line that ran the course of Santa Barbara's downtown neighborhood.

While much of the growth around the downtown area during the 1880-1920 period was built with the expressed purpose of temporarily accommodating the nation's vacationing elites, Brinkerhoff Avenue is noted for its attempt to house the growing permanent population of service industry workers. Henry Tallant is credited with kick starting development on Brinkerhoff Avenue in 1886 by purchasing the unimproved block and subdividing it into eighteen separate lots. By 1900, 11 of the 18 lots on Brinkerhoff Avenue were developed, three homes were added between 1901-1906, two between 1907-1909, and three bungalows were finally added in 1913.

While not the only residential neighborhood of the time, Brinkerhoff Avenue stands out as one of the most well preserved. The range of styles present on Brinkerhoff Avenue exemplifies its broad period of development, with styles including Queen Anne, Italianate, Stick, Craftsman, Folk Victorian, and Colonial Revival. The neighborhood also maintains its original sandstone curbing, and many of the original buildings remain unaltered. Since the mid 1960s, the neighborhood has seen commercial businesses rehabilitate what were once single family homes; all the while maintaining the charm and history that makes Brinkerhoff Avenue a Landmark District.



Above is a Queen Anne house with a sandstone low wall topped with a hedge framing the property. Below is a Folk Victorian with intricate upper sash windows on the front elevation.

