

## MEMORANDUM

To: Jim Colton, P.E., Public Works Department, City of Santa Barbara

From: Aubrie Morlet, M.A., Architectural Historian, Applied EarthWorks, Inc.

Date: January 8, 2016

Subject: **Anapamu Street Bridge Replacement:** Consistency of Historical Resources Evaluation Report (HRER) with the *City of Santa Barbara Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002), Historic Structures/Sites Report Requirements

### 1.0 Introduction

Per the attached *Historical Resources Evaluation Report (HRER)* prepared for the California Department of Transportation (Caltrans), the City of Santa Barbara (City), with funding from the Federal Highway Administration, proposes to replace the Anapamu Street Bridge (51C0314) over Old Mission Creek in the city of Santa Barbara, Santa Barbara County, California. The project will replace the existing structurally deficient bridge with a new bridge at the same location. The proposed Anapamu Street Bridge Replacement Project involves removing the existing abutments and replacing the bridge with a similar in size structure that will include wider shoulders and sidewalks for improved cyclist and pedestrian safety. The project will include new pavement, curbs, gutters, and sidewalks adjacent to the replacement bridge. As currently designed, no permanent right-of-way acquisition is anticipated for the project. Temporary construction easements may be required for construction staging in a parking lot located on the southwest corner of the bridge and on the 600 block of West Anapamu Street. Vehicular access to driveways on Anapamu Street may be restricted at times during construction but generally will remain open. A pedestrian trail that parallels the northeast side of Old Mission Creek will need to be temporarily closed during construction. Access to Bohnett Park will be maintained via San Pasqual Street.

A total of four properties and one structure are located within the project architectural study area. All four properties were formally evaluated for their potential eligibility for inclusion in the National Register of Historic Places (NRHP). One structure, Bridge 51C0314, is listed in the California Historic Bridge Inventory as Category 5, not eligible for the NRHP. None of the buildings and structure appear to meet the criteria for listing in the NRHP, either individually or as a component of a district. None of the properties appear to be eligible for listing as a City Landmark or Structure of Merit and therefore none of them are considered historical resources for the purposes of the California Environmental Quality Act (CEQA).

As Caltrans is the agency responsible for ensuring compliance with federal regulations applicable to the Anapamu Street Bridge Replacement Project, Applied EarthWorks, Inc. prepared an HRER following the content and format guidelines specified in the Caltrans *Standard Environmental Reference (SER) Handbook, Vol. 2, Cultural Resources* (2015). As a result, the HRER does not specifically follow the City Master Environmental Assessment (MEA) guidelines for Historic Structures and Sites Reports.



However, evaluation of buildings and structures for preparation of the HRER was conducted in a manner that adheres to the City’s requirements. This memorandum provides summaries from the HRER and information augmenting those discussions. A separate memorandum addresses the project Archaeological Survey Report (ASR) which describes the inventory of the archaeological resources within the area of direct impact as required by the MEA.

## 2.0 Historic Structures and Sites Reports

Per the MEA: *A Historic Structures and Sites Report is an investigation intended to accomplish the following:*

- *Identify historical structures/sites on a proposed project site.*
- *Assess the significance of identified historic structures and/or sites.*
- *If significant historic resources are identified, evaluate potential project impacts to the significant historic resources.*
- *If the proposed project may potentially result in adverse impacts to identified historic resources, propose measures to mitigate the potential adverse impacts.*

Applied EarthWorks assessed potential project impacts to historical structures using criteria specified in the MEA, classifying them as significant unavoidable (Class I), potentially significant unless mitigated (Class II), or less than significant (Class III).

*Historical Resources Evaluation Report, Replacement of the Anapamu Street Bridge over Old Mission Creek (51C0314), City of Santa Barbara, Santa Barbara County, California* (attached), details the significance evaluation of the properties surrounding the Anapamu Street Bridge. There are four properties and one structure within the project architectural study area. All four properties, possessing a total of six buildings, were formally evaluated for historical significance by applying the criteria of the NRHP. Each is itemized in the HRER and further described on the appropriate California Department of Parks and Recreation (DPR) inventory forms: Primary Record (DPR 523A) and Building, Structure, and Object Record (DPR 523B). The table below summarizes the findings for each property and its relationship to the project Area of Potential Effects (APE).

<b>Property Identified</b>	<b>Relationship to Project APE</b>	<b>Level of Significance</b>	<b>Potential Impact</b>	<b>Mitigation Proposed</b>
Bohnett Park	Within	Not significant	None	No
602 W. Anapamu Street	Adjacent	Not significant	None	No
630 W. Anapamu Street	Adjacent	Not significant	None	No
1135 San Pascual Street	Within	Not significant	None	No
Anapamu Street Bridge	Within	Not significant	None	No

Below, each property is identified, assessed for significance, evaluated for impacts, and where necessary, mitigation is proposed.



### **Bohnett Park, 600 W. Anapamu Street (established 1936/remodeled 2004)**

The 2.25-acre park is generally bounded by Anapamu Street to the southeast, residences to the southwest and northwest, and San Pasqual Street to the northeast (Figure 1). Approximately 175 feet of the park abuts San Andres Street on the southwest perimeter of the park in the center of the block. Old Mission Creek forms the southwestern border of the main portion of the park.



**Figure 1.** Park sign and restroom along the 1200 block of San Pascual Street.

On September 1, 1936, J. H. McCune sold the land to the City of Santa Barbara for \$1,960 for the development of a west side playground formerly known as Anapamu Park. In 1940, the City installed facilities for archery, baseball, scout camping, and summer programs. From 1947 to 1973, the Junior League of Santa Barbara operated Camp Conestoga in the park. Camp Conestoga was a recreational education program based upon camping experiences. The Camp Conestoga Headquarters was located within Bohnett Park, and children were taken to neighboring national parks and forests for one- to three-night camping excursions. Within the park, Camp Conestoga activities included crafts, a zoo, game and story hours, campfires, and family nights. In 1964–1965, the Westside Boys' Club building was constructed in the park near the corner of Anapamu and San Pascual streets. In 1976, the Rotary Club of Santa Barbara funded additional park improvements, and the park was renamed in honor of Floyd O. Bohnett, former mayor and Rotary International district governor. Beginning in 1992, efforts were made to clean up and restore the park. These efforts included construction of a new restroom building (1994), installation of stone steps in the streambed (1996), planting of new lawns and landscaping, fencing, lighting, and addition of playground equipment. As a result of the improvements, the layout of Bohnett Park was substantially altered, including the relocation of the play area to install the new bathroom and the incorporation of additional acreage. In 2004, as a result of Measure B funds, the park was improved



with a trail in the Old Mission Creek bed and construction of a staircase to a new park addition on San Andres Street.

Typical recreational activities, such as summer camps and other children's activities, have occurred within the park since it was developed in 1940. The park does not appear to be significant for direct association with individuals important in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The buildings and structures located within the park largely date to the 1990s and do not appear to have achieved significance within the last 50 years. The landscape design of the park was not attributed to a noted landscape architect, and the design and layout of the park have been substantially altered since 1940. Therefore, these buildings and structures do not exemplify a particular architectural style or way of life important to the City, the State, or the Nation, nor are they the creation, design, or work of a person whose effort has significantly influenced the heritage of the City, the State, or the Nation. The property is not adjacent to any listed City Landmark or Structure of Merit. Therefore, Bohnett Park does not appear to be eligible for listing as a City Landmark or Structure of Merit under the MEA criteria and is not a historical resource for the purpose of CEQA.

### **602 W. Anapamu Street (1965–1968/remodeled 2006)**

The subject community center is located within Bohnett Park in the city of Santa Barbara. In 1964–1968, the Westside Boys' Club building was constructed near the corner of Anapamu and San Pascual streets. The first Boys' Club for the western area of Santa Barbara was formed in 1938 at Castillo and Haley streets. The Boys' Club provided recreational activities, outings, and meeting space. The Boys' Club was popular and eventually outgrew this facility. In addition, the need for a second Boys' Club resulted from the construction of U.S. 101 that bisected the city of Santa Barbara and physically separated the Westside from the historic core in downtown.

The Westside Boys' Club was designed by Ken Kruger as a two-phased project that began in 1964. The first phase of the project constructed a facility to house a game room, director's room, restrooms, and outdoor game courts. The second phase of the project began in 1966 and allowed for construction of a gymnasium with locker rooms and showers as well as storage space. The second phase was designed by the successor firm of Kruger-Bensen-Ziemer. Kruger's principal works noted in the 1970 American Institute of Architects Directory included the Santa Barbara Mission Library and the Santa Barbara City Schools Administration Center; the Westside Boys' Club was not included in this list. Kruger's self-designed personal residence is listed as a City of Santa Barbara Landmark for its mid-century modern architecture.

Since its original construction, the building has been modified several times. In 1991, the gymnasium stage was demolished and a portion of the gymnasium was converted to a day care facility. The permit also included a bathroom remodeled to comply with the Americans with Disabilities Act (Building Permit #BLD91-0818 and BLD94-0681). In 1999, three new windows were installed in the daycare room (Building Permit #BLD99-01479). In 2006, the entrance was reconfigured, the entry canopy was elongated, and a new roof was installed (Building Permit #BLD2006-00315). Based on historical photographs, it is assumed that the clerestory addition was constructed during this remodel of the primary building (Figures 2, 3, 4 and 5). Based upon comparison of contemporary photographs and historic illustrations, the building has also been altered with the addition of a rough textured stucco on the exterior and an addition in the central section of the southern façade which formerly receded.



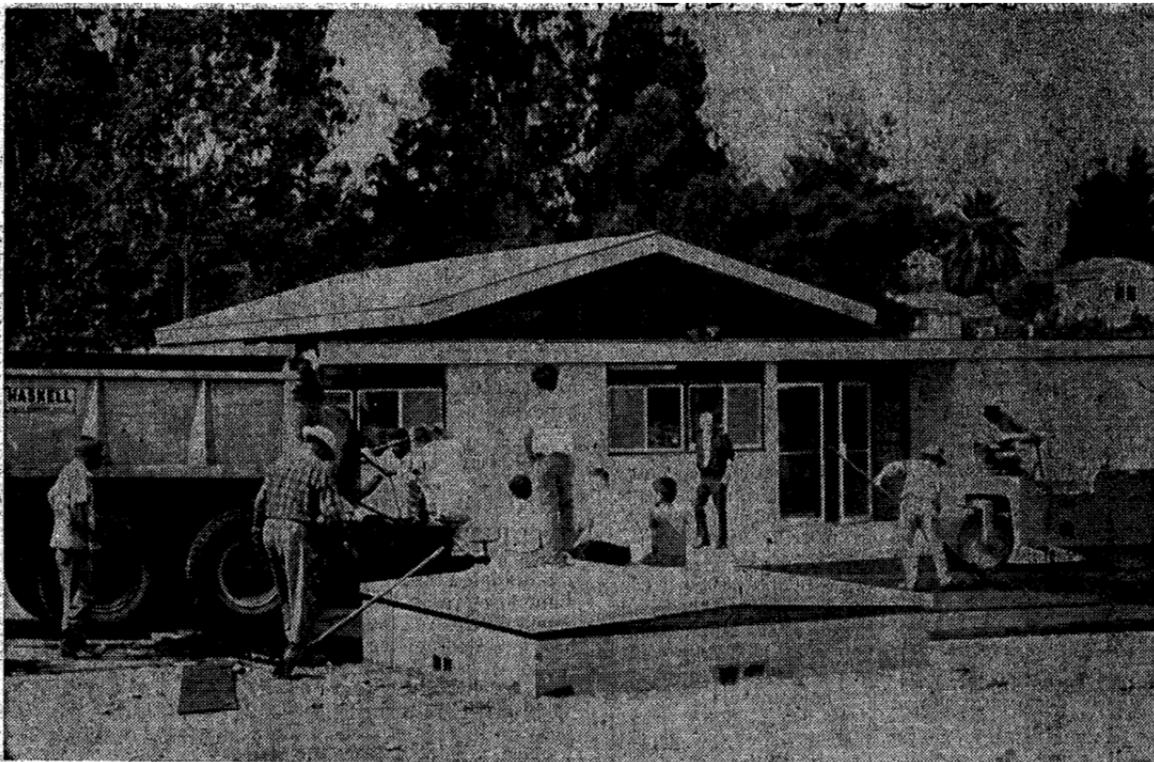
**Figure 2.** Looking northwest at the south façade facing West Anapamu Street.



**Figure 3.** The north façade of the gymnasium building.



**Figure 4.** Looking southwest at the east façade entrance facing San Pascual Street.



**Figure 5.** 1965 *Morning-Press* photograph of the east façade entrance facing San Pascual Street.



The Westside Boys' Club was established for the purposes of providing recreational and educational opportunities. The building does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The building design is attributed to a notable architect Ken Kruger, but the design and layout have been substantially altered since 1970 and no longer represent a specific style of architecture. Additionally, the architect is better represented by other works within the City. As such the building does not exemplify a particular architectural style or way of life important to the City, the State, or the Nation, nor is it the creation, design, or work of a person whose effort has significantly influenced the heritage of the City, the State, or the Nation. The building does not appear to be significant for its direct association with individuals important in the culture and development of Santa Barbara. The building is not adjacent to any listed City Landmark or Structure of Merit. Therefore, the building at 602 W. Anapamu Street does not appear to be eligible for listing as a City Landmark or Structure of Merit under the MEA criteria and is not a historical resource for the purpose of CEQA.

### **630 W. Anapamu Street (1906 and circa-1930/remodeled 1995)**

The subject parcel contains two single-family residential dwellings constructed in the National Folk architectural style. The dwelling adjacent to the street is identified as 630 W. Anapamu Street and was completed in 1906 (Figure 6). The dwelling constructed circa 1930 is recessed on the parcel and identified as 630 ½ W. Anapamu Street (Figure 7). A modern wood-framed carport is located near the eastern parcel boundary.

The subject property is located in city block 114, lot 9. The 1912 Barry map lists the property owner as Perrello, matching the surname of the owner listed on the 1906 building permit. Domenico Perrello is identified as a laborer in the 1906–1914 city directories. The name disappears from Santa Barbara public records following 1914, and no additional biographical information was located. Although no building permit was located for the second dwelling, it is present on the 1930 Sanborn map, and a tenant is listed in the 1933 city directory. As a rental, the property experienced a high tenant turnover between 1914 and 1970 with very few tenants remaining more than 2 years. Both dwellings were remodeled in 1995, including new windows and room additions.

The dwellings are modified examples of the National Folk architectural style of which there are many good examples in Santa Barbara. By the twentieth century, most National Folk style dwellings constructed in Santa Barbara from 1900–1930 include some character-defining features identified with other popular architectural styles such as Queen Anne and Craftsman. However, the two subject dwellings appear utilitarian in design and construction materials and lack the additional details commonly seen during the construction period. The two dwellings do not appear to be significant for their association with individuals significant in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city's heritage. The property is not adjacent to any listed City Landmark or Structure of Merit nor does the building represent an established and familiar visual feature of a neighborhood. Therefore, the buildings at 630 W. Anapamu Street do not appear to be eligible for listing as City Landmarks or Structures of Merit under the MEA criteria and are not historical resources for the purpose of CEQA.



**Figure 6.** East façade of the dwelling located at 630 W. Anapamu Street.



**Figure 7.** South (street-facing) façade of 630 ½ W. Anapamu Street illustrating the front room addition to the dwelling.



### 1135 San Pascual Street (1925)

The subject parcel contains a single-story Craftsman dwelling and a detached garage. The subject property is located in city block 131, lot 13. The parcel remained undeveloped until the construction of a single-family dwelling and detached garage in 1925 (Figure 8). Widow Clara M. Davis hired local contractor George Avery to construct both buildings. In 1928, sleeping rooms were constructed over the garage that were subsequently removed after 1950. Although Mr. Davis died in 1922–1923, Mrs. Davis continued to manage her late husband’s Teaming, Excavating, and Grading Construction business for several years. Sometime before 1930, Mrs. Davis opened a beauty parlor in her home. She rented out the property from 1941–1958 before selling it to Albert and Frances Olivera in circa 1959. Mr. Olivera worked as a driver and maintenance man for the Santa Barbara County Road Department. The property passed to their children in 1996. No additional biographical information was located regarding the Davis or Olivera families. Although the building was constructed by known Santa Barbara builder George Avery, there are many other buildings in the city that would better represent his body of work. For example, George Avery constructed several residences in the Castillo Street Historic District in the West Downtown Neighborhood.



**Figure 8.** View of the east (street-facing) façade of 1135 San Pascual Street.

The dwelling is an example of the Craftsman architectural style of which there are many in Santa Barbara. The detached garage displays a cut sandstone exterior but does not appear to exemplify a particular architectural style or way of life important to the City, the State, or the Nation. The property does not appear to be significant for association with individuals important in the culture and development of Santa Barbara. The property does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city’s heritage. The property is not adjacent to any listed City Landmark or Structure of Merit, nor do the buildings represent an



established and familiar visual feature of a neighborhood. Therefore, the buildings at 1135 San Pascual Street do not appear to be eligible for listing as City Landmark or Structure of Merit under the MEA criteria and are not historical resources for the purpose of CEQA.

### **Anapamu Street Bridge (1926)**

The Anapamu Street Bridge crosses Old Mission Creek at the 600 block of West Anapamu Street between San Andres and San Pascual streets (Figures 9 and 10). The creek has been partially channelized in the area and enters a culvert south of Anapamu Street. Vertical concrete abutments support the simple-span concrete tee-beam bridge (Figures 11 and 12). The 1878 U.S. Coast Survey Sketch of the City of Santa Barbara depicts bridges crossing Mission Creek at Mission, Micheltorena, Carrillo, Ortega, Bath, Cota, and Montecito streets within the area west of State Street. As the area was primarily agricultural, many of the platted streets did not possess bridges at that time. The 1889 Mensch map and 1888 Sanborn map display a bridge at each of the crossings south of Figueroa but only two bridges on the northern half of the creek at Mission and Micheltorena streets. The Sanborn map portrays most of the crossings as “wooden bridge.” By 1898, the only new crossing on Mission Creek was at Pedregosa Street, although residential development west of the Southern Pacific Railroad line was increasing.

Based on 1906 City Council minutes, the Anapamu Street Bridge was replaced in 1906 after a flood washed out the first bridge at that location in January of that year. Unfortunately Sanborn maps do not illustrate this part of Anapamu Street until 1930, but it is likely that the 1906 bridge was a wood-framed wagon bridge on stone abutments like many other bridges constructed in the city at that time. Just 2 years later, the bridge was upgraded to include additional stone abutments and concrete footings. As the bridge is not mentioned in the newspaper following the January 1914 flooding of Mission Creek, it is assumed that the repaired bridge survived. While seven bridges south of Figueroa were replaced as part of the city-wide reconstruction plan approved in 1914, the Anapamu Street Bridge was not reconstructed for another decade.

On January 14, 1926, the Santa Barbara City Council approved plans and specifications for the new Anapamu Street Bridge. Based on the rail design, it appears that plans drawn for bridges constructed in 1914 were simply revised for the 1926 projects. While the updated design retained the general shape and height of the 1914 design, the recessed panels on the rails were reduced in size, drawing the viewer’s attention to the panels instead of the minimalist pilasters from the older design. On February 4, 1926, N. E. Marsh won the contract for the construction of the Anapamu Street Bridge with a bid of \$15,827. In late August 1926, the bridge was completed. Additional bridges completed under the 1925 bond include those at Pedregosa, Cota, Mason, Gutierrez, Quinientos, Cacique, and Punta Gorda streets.

The Anapamu Street Bridge does not appear to be significant for its association with individuals significant in the culture and development of Santa Barbara. The bridge does not appear to have been involved in any significant events or possess character, interest, or value as a significant part of the city’s heritage. The bridge is not adjacent to any listed City Landmark or Structure of Merit, nor does the bridge represent an established and familiar visual feature of a neighborhood. The bridge is not a good example of its type, nor is it identified as the creation, design, or work of a person whose effort has significantly influenced the heritage of the city, state, or nation. Therefore, the Anapamu Street Bridge over Old Mission Creek does not appear to be eligible for listing as a City Landmark or Structure of Merit under the MEA criteria and is not a historical resource for the purpose of CEQA.



**Figure 9.** Taken from San Andres Street, this view illustrates West Anapamu Street looking east.



**Figure 10.** View looking west from the bridge at the West Anapamu Street streetscape.



**Figure 11. View of the Anapamu Street Bridge north rail and deck.**



**Figure 12. Looking northeast at the bridge rail and abutments on the south side of Anapamu Street.**



### 3.0 Content and Format

Applied EarthWorks Architectural Historian Aubrie Morlet (M.A.) performed background archival research, conducted the architectural field survey, and prepared the HRER and this memorandum. Applied EarthWorks Senior Architectural Historian M. Colleen Hamilton (M.A., RPA) as Project Manager completed a technical review of the documents. Following review and approval by Caltrans, City personnel, and the Historic Landmarks Commission, the final documents will be filed at the City Community Development and Public Works departments, the Gledhill Library at the Santa Barbara Historical Museum, and the Central Coast Information Center of the California Historical Resources Information System at the University of California, Santa Barbara.

The HRER cover page lists the name and address of the applicant and the consultant preparing the report, along with the date the report was prepared. Jim Colton, Project Engineer, is the point of contact for the City Public Works Department. His telephone number is 805-564-5537; his e-mail address is JColton@SantaBarbaraCA.gov. Telephone and e-mail contact information for Aubrie Morlet is 559-229-1856, amorlet@appliedearthworks.com. M. Colleen Hamilton can be contacted at 951-766-2000 or mchamilton@appliedearthworks.com.

The addresses for the properties within the project study area are listed in the table on page 2 and are illustrated on Map 3 of the attached HRER.

In compliance with City Historic Structures and Site Report requirements, the Caltrans HRER contains the following:

- Table of contents, project description, documents review and identification of previously recorded resources; identification and description of resources in the vicinity.
- A review of all the required information sources listed in MEA Section 2.4—within the MEA-designated sensitivity zones: Spanish Colonial and Mexican Period; Hispanic-American Transition Period; American Period; and Early Twentieth Century.
- A site history, including neighborhood context, lot, historic events, associated persons, etc., along with architectural and social history of each structure detailed on the respective DPR forms.
- A field inventory, identifying previously and newly recorded resources, including DPR forms (as detailed above).
- Photographs of buildings, structures, and objects, including surrounding streetscapes.
- An assessment of historic structures/sites, based on results of documents review and field inventory. Additional assessments for local eligibility criteria are detailed within this memorandum.
- Appendices: including maps, Caltrans Bridge Inventory Sheet, and DPR forms.

Please consider the above additional information and contact me if you have any questions or concerns.