

**PHASE 1 HISTORIC RESOURCES LETTER REPORT
for
607 Sand Point Road**

APN 004-098-006

SANTA BARBARA COUNTY, CALIFORNIA

Prepared for

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1.0 INTRODUCTION

This Historic Resources Letter Report for 607 Sand Point Road, Santa Barbara County, California (APN 004-098-006) was prepared for Timothy and Allison Coleman (Figures 1 – 2). The property will be evaluated to determine if it is a significant historic resource for the purposes of environmental review. The study parcel is located on the coast, in Sandyland, an enclave of beach houses in the Carpinteria Valley. Improvements to the property include a two-level beach house with an attached double garage built in 1963 with later additions. This letter report follows the guidelines for a Historic Cultural Resource Studies set forth in the County of Santa Barbara Cultural Resource Guidelines Historical Element criteria. The report was written by Pamela Post Ph.D. (primary author) and Timothy Hazeltine.

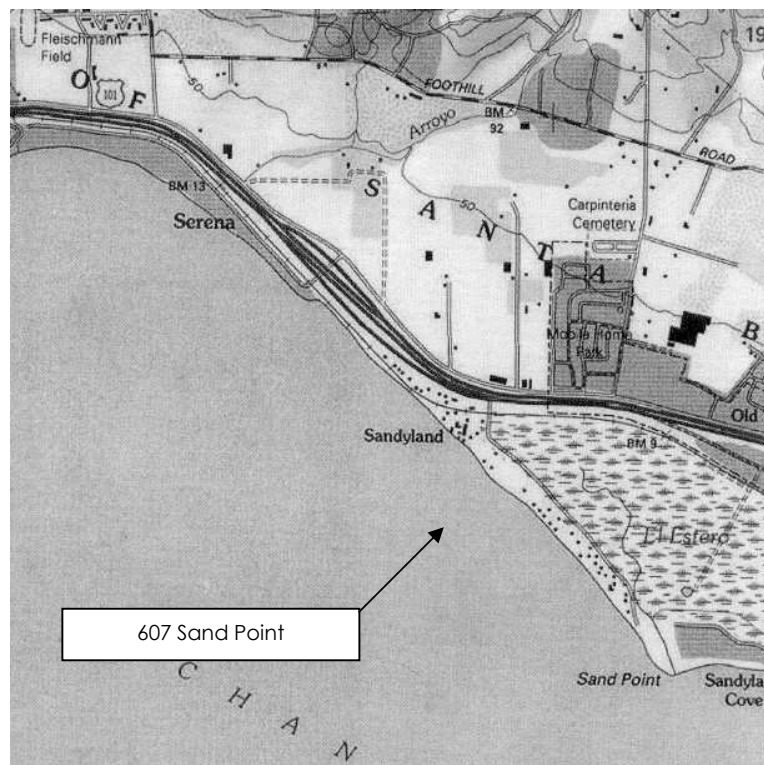


Figure 1, Location Map

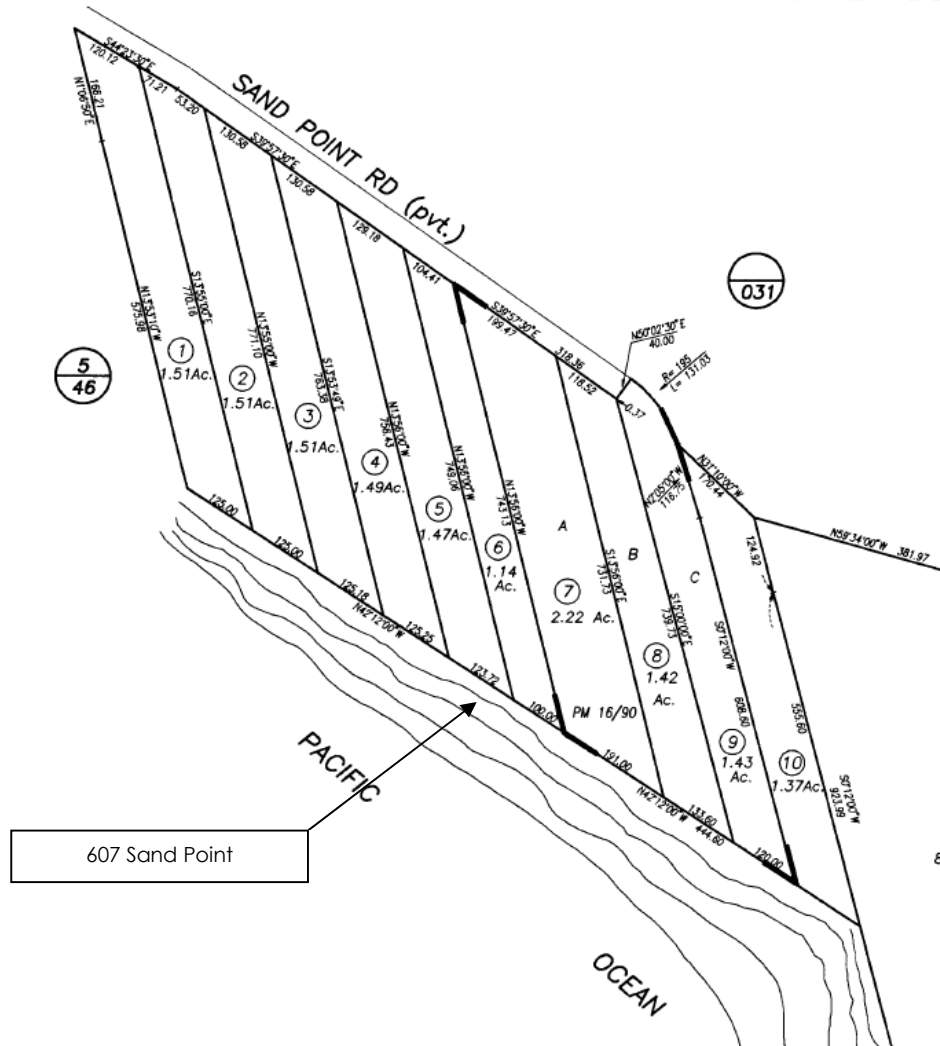


Figure 2, Assessor's Parcel Map

1.1 Previous Studies

The study parcel has not been the focus of a previous study.

1.2 Summary of Findings

Neither the study parcel nor any of its built improvements are significant historic resources for the purposes of environmental review.

1.3 Regulatory Setting

CEQA Section 15064.5 defines historical resources as follows:

- (1) *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

A resource can be listed in the California Register by the State Historical Resources Commission. If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register. If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

- (2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1 (g) for historical resources surveys are: A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
 - The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
 - The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
 - If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be

eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

A summary of County of Santa Barbara Historic Resources Guidelines can be found in Section 4 of this report.

2.0 SITE HISTORY

2.1 Historic Context

In the pre-contact period, the property that encompasses 607 Sand Point Lane was located within the region inhabited by the Chumash. When the Spanish established a permanent settlement in Santa Barbara in 1782 most of the coast between Santa Barbara and Carpinteria was set aside for the use of the Royal Presidio in Santa Barbara. However, the beach frontage was of marginal use to the Spanish who were interested in areas that showed potential for agriculture or grazing. Throughout the 66-year period that encompassed Spanish and subsequent Mexican rule the beach frontage remained unimproved. In 1848, as a result of the Mexican/American War, California was incorporated into the territory of the United States; two years later California was accepted into the Union. Over the next 25 years Pueblo Lands, including the coastal strip between Santa Barbara and Carpinteria were granted or sold by the Common Council of Santa Barbara to farmers and ranchers. Among the properties sold was Sandyland Beach. In 1866, a 160-acre tract encompassing most of the Carpinteria Slough was sold to four men who planned to drain the land (Santa Barbara Independent, February 1, 2007). However, as in the case of the Spanish and Mexican settlers, the slough and beach area, which frequently flooded, was of little interest to farmers, ranchers, or developers, and remained undeveloped until the early 1900s.

Interest in beachfront development finally came about following the completion, in 1901, of the northern segment of the Southern Pacific Railroad's coastal railroad line linking Los Angeles with San Francisco. The new railroad line increased the popularity of Santa Barbara and its environs as a resort destination and subsequently led to a new type of speculative development in Santa Barbara, the ocean front subdivision. It was during this period that beachfront subdivisions began to develop along the southern California coast. Notable examples included Coronado Island in San Diego, Belmont Shores in Los Angeles, and a number of developments in Santa Barbara County, including Summerland, Naples, Oceanside, Serena, and Sandyland.

Sandyland was purchased in 1906 by Stewart Edward White and Joel Remington Fithian. White, who was born in Grand Rapids, Michigan on March 15, 1873, had established himself as a successful non-fiction writer and novelist by 1900. His early novels which included, among others, *The Westerners*, (1901), *The Claim Jumpers* (1901), and *Blazed Trail Stories* (1904), were adventure-based novels that celebrated the nation's burgeoning interest in the West. His vivid tales of the great outdoors were appreciated by Theodore Roosevelt who appointed White a federal forest reserve inspector (Montecito Journal: August 7, 2008: 2). White and his wife Elizabeth Grant moved to Santa Barbara in 1905, two years after their marriage (Montecito Journal: August 7, 2008: 2). Shortly after purchasing Sandyland, the Whites built a one-room house on the beach, the first at Sandyland.

White's partner, Joel Remington Fithian was the son of Joel Fithian a prominent late 19th century property developer who was responsible for the construction of the five-story Fithian Building on State Street, which at the time of its construction was Santa Barbara's largest and most lavish office building (Tompkins 1983: 221-223). After his father's death Fithian and his brother Barrett inherited their father's estate. J.R. Fithian became a noted developer and rancher in his own right.

While White sold most of his Sandyland property in 1915 when he and his wife moved to Hillsborough in northern California, members of his family retained at least one beachfront lot which is delineated on a 1919 property map of the Carpinteria area. It was at this time that Sandyland began to develop as an enclave of rustic, but exclusive beach houses. Fithian continued to retain a large tract of land at Sandyland until at least the mid 1930s.

Unlike other speculative beachfront developments in the Santa Barbara area, which were marketed to the middle class, Sandyland was developed as an exclusive enclave for the affluent. Among those built at Sandyland during the late teens and early 1920s were houses for Albert Isham, Stanley McCormick, George Owen Knapp, Frederick Peabody, and C. K. G. Billings. A series of devastating storms in the late 1930s and early 1940s resulted in the loss many of Sandyland's beach houses and significant beach erosion. It was not until after World War II that substantial new development took place in Sandyland largely due to the renewed popularity of beachfront weekend homes. During the postwar period, several of Sandyland's existing lots were subdivided to create additional building sites. One of these was a narrow lot at what was then 607 Spinddrift Lane (now Sand Point Road) (Deed # 1821, dated February 6, 1952, Book 1, Page, 19 of Official Records #1048). Eleven years later in April of 1963, James Davenport of Pasadena, California, built a two-story beach house on the property.

2.2 Property History

The 1.2-acre beachside lot is defined on its south side by the Pacific Ocean, on its north by Sand Point Road, a private street bordered by the Carpinteria Slough, on its east by 591 Sand Point Road and on its west side by 625 Sand Point Road. The lot is developed with a 3,476 square-foot wood frame house set on a raised foundation located at the beach end of the parcel. The original house was built in 1963 by James Davenport of Pasadena, California to the design of Don A. Hansen of Goleta. Hansen was the owner of Don A. Hansen, General Building & Plumbing Contractor. The building contractor for the project was M. L. Sturmer of Carpinteria. A permit for the construction of the 2,000 square-foot foot wood frame house and a 484 square-foot garage built at a cost of \$21,000.00 was issued on April 15, 1963 (Land Use Rider #24,738, April 6, 1963 & Application and Permit, March 8, 1963). By 1985 the property had been purchased by Mr. and Mrs. David Anderson. In 1985 the Andersons received a permit for an addition that was approved under Coastal Development Permit (85-CDP-27); approval included a lateral access easement for use of the beach between the seawall and the coast. In 1997 a permit was issued for the demolition of the existing garage (whose square footage is given as 300 square feet) and the construction of an 820 square-foot addition to the house. In 1997, a Coastal Development Permit (97-CDP-138H) was issued for the demolition of an existing 300 square-foot detached garage and a 820 square-foot addition to the existing house. The architect for the project was Gordon Brewer of Kruger, Benson & Ziemer.

3.0 SITE DESCRIPTION

3.1 General Description and Setting

The project parcel is set on a 1.2-acre parcel located between the south side of U.S. Highway 101 and Pacific Ocean. It is within Sandyland, a beachside enclave founded in the early 1900s. The Carpinteria Salt Marsh, a large tidal estuary extends along between the Union Pacific Railroad Right-of-Way and the beach. The beachfront has narrowed considerably since the mid-1930s. Today, the narrow beach is lined with a stone seawall. The north side of the parcel is defined by the Union Pacific Railroad, the east and west sides by adjacent parcels and the south side by the Pacific Ocean. The northerly portion of parcel is within Carpinteria Salt Marsh. The property is accessed via Sand Point Road, a T-shaped private road that extends from the Union Pacific Railroad right-of-way roughly parallel to the beachfront. The existing beach house has been in place since 1963 and has undergone many additions and alterations since that time.

3.2 The Beach House

General Description

The beach house is a one-level wood frame house raised approximately eight feet above grade (Figures 3 – 10). The beach house has an irregular configuration composed of the original 1,590 square foot house built in 1963 with additions completed in 1985 (Coastal Development Permit 95-CDP-027), 1986 (Coastal Development Permit 86-CDP-319) and 1997 (Coastal Development Permit 97-CDP-138H). These additions have increased the house's square footage to 3,476 square feet (per Assessor's Records). The shingle-clad wood frame house is capped by a complex roof with side gable and shed-roofed elements with moderately extended eaves. Fenestration is composed of single light casement windows and multi-light French doors of varying dimension. The base of the elevated house is covered in trelliswork style sheathing. On the street (north) elevation a two-bay garage with arched openings is set within the house's elevated base.

North Elevation (Entry façade facing Sand Point Road)

The north elevation is the entrance façade of the beach house (Figures 3 & 4). This elevation is composed of a number of cubic volumes that step back towards the beach. The house's two-bay garage features shallow-arched openings set at ground level. The main entrance set at the east end of the elevation features multi-light French doors capped by single-light transoms set in an arcuated reveal.

(see next page)



Figure 3, North Elevation, looking South



Figure 4, North Elevation (east end), looking South

East Elevation

This elevation is composed of a number of shallow projections and recessions featuring a varied roofline composed of a number of shed-roofed elements (Figures 5 & 6). Near the north end of the

elevation a recessed porch accessed via a flight of wood steps. Fenestration is composed of single-light windows of varying dimension.



Figure 5, East Elevation (north end), looking South



**Figure 6, East Elevation (north end)
with detail of recessed secondary entrance, looking west**

South Elevation

The south elevation, which faces the beach, is composed of a complex series of projections and recessions that step back from east to west (Figures 7 & 8). Near the center of the elevation a raised deck surrounded by a railing overlooks the rubble stone seawall. Fenestration is composed of a series of single-light casements and French doors. Near the center of the elevation a series of French doors capped by casements are sheltered by an arched extension to the roof.



Figure 7, South Elevation (depicting east end of elevation)



Figure 8, South Elevation (depicting west end of elevation)

East Elevation

Like the house's other elevations, this side of the house is composed of a number of projections and recessions (Figures 9 & 10). Near the center point of the elevation is a raised deck surrounded by a

railing. The north end of the elevation is composed of the side elevation of the garage.



Figure 9, West Elevation (looking south)



Figure 10, West Elevation (looking north)

Alterations and Modifications

The plans prepared in 1963 could not be located; consequently, the original appearance of the house could not be documented. A sketch site plan prepared in 1963 for the Land Use Rider

indicated the house had an essentially L-shaped configuration with an attached garage off its west elevation and shallow projections on the south elevation facing the ocean. A review of Building Permits and Coastal Development Permits issued between 1985 and 2003 indicate the very little of the house's original exterior fabric survives. Among the most notable alterations were the following:

- An addition in 1985 requiring a side yard variance (84-SUP-46 & 85-CDP-27);
- An addition designed by Kruger, Benson, Ziemer Architects, completed in 1985 (plans dated March 20, 1985, revised January 14, 1987);
- An 820 square-foot addition to the existing 2,882 square-foot house & the demolition of an existing 300 square-foot garage 97-CDP-138H); and
- An easement for lateral access for public use of beach between the seawall and coast was a Condition of Approval for the 1985 project.

These alterations substantially altered and expanded the original building.



**Figure 11, Front Garden and parking area
(looking north towards the Carpinteria Salt Marsh)**

Landscaping

The lot is informally landscaped with trees, shrubs and plants suited to the beachfront (see Figure 11 and see Figures 3 -10). The street frontage is delineated by a wood fence and gate opening onto the short entrance drive. The front of the house is delineated by aggregate paving that leads to the garage bays. Narrow side yards are landscaped and feature wood plank walkways leading to the beach. Along the beachfront (south elevation) landscaping is centered on a fire pit surrounded by

wood plank decking. The south side of the beachfront is defined by a rubble stone seawall. A flight of concrete steps lead over the seawall down to the beach.

Alterations and Modifications

A review of plans prepared between the mid-1980s and the early 2000s indicates the existing landscaping was installed between the mid-1980s and the present.

4.0 ASSESSMENT OF INTEGRITY AND POTENTIAL SIGNIFICANCE

4.1 Eligibility for Listing at the Local Level

The criteria to be used in determining the preliminary historic and architectural significance of buildings and/or properties in the County of Santa Barbara are:

County of Santa Barbara significance criteria for evaluation of historical resources

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January, 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; and c) demonstrates one or more of the following:

- 1) is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state or nation;*
- 2) was designed or built by an architect, engineer, builder, artists, or other designer who has made an important contribution to the community, state, or nation;*
- 3) is associated with a particular architectural style or building type important to the community, state, or nation;*
- 4) embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;*
- 5) is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community-at-large;*
- 6) illustrates broad patterns of cultural, social, political, economic, or industrial history;*
- 7) is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;*
- 8) is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.*

The level of significance for these criteria are established by rating each significance attribute of the resource (detailed below) according to the following scale:

*E = exceptional
3 = high; very good
2 = good
1 = little*

a) Integrity

E = pristine integrity in all 5 categories

3 = good integrity in at least 3 categories

2 = good integrity in at least 1 category

1 = fair to poor integrity in all categories

Integrity means that the resource retains the essential qualities of its historic character. These guidelines recognize five components of integrity: location, design, setting, materials, and workmanship.

1) Integrity of Location

Integrity of location means that the resource remains at its original location.

The beach house remains at its original location; therefore, it receives a ranking of good for integrity of location.

2) Integrity of Design

Integrity of design means that the resource accurately reflects its original plan. However, it is rare to find structures that have not been modified in some manner. Therefore, the County guidelines recognize that building additions that accurately incorporate design elements found in the original structure do not compromise a building's integrity of design.

The beach house has undergone an extensive series of alterations since its construction in 1963. These include: 1) the addition of over 1,500 square feet of additional square-footage; 3) adding decks to the north, south and west elevations; 4) adding a wood-clad chimney; 5) adding a ground floor level housing a garage; 6) replacing the original siding with the existing shingle siding; and 7) Altering or replacing all or almost all of the original fenestration. The most critical of these changes were the addition additional square footage which obscured the house's original footprint and replaced original fenestration and siding. Because of these changes the exterior of the beach house can no longer effectively convey its original plan, design or architecture. Therefore, the beach house, which can no longer effectively convey its early 1960s appearance, receives a ranking of poor for integrity of design.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

The neighborhood surrounding 607 Sand Point Road has undergone a number of significant changes since Sandyland subdivision was created in the early twentieth century. These include the erosion of the beach front and the subdivision of original parcels into smaller lots and the replacement of almost all of the original beach houses with larger homes, most often featuring architectural styles that were not characteristic of the original development of the subdivision. Notwithstanding these

changes, the integrity of the beach house's setting while somewhat diminished, has retained sufficient integrity to convey its original setting which featured a row of upscale beach houses located between the Carpinteria Salt Marsh and the Pacific Ocean. Therefore, the study parcel receives a ranking of good for integrity of setting.

4) Integrity of Materials

Integrity of materials means that the physical elements present are still present, or if materials have been replaced, the replacement(s) have been based on the original.

The beach house initially was built in 1963. Since 1963 the exterior of the building has undergone significant changes which have removed original cladding and fenestration. Therefore, the beach house receives a ranking of poor for integrity of materials.

5) Integrity of Workmanship

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

The loss or alteration of most of the beach house's original construction fabric significantly diminished the ability of the beach house to convey its original level of workmanship. Therefore, the beach house receives a ranking of poor for integrity of workmanship.

b) Age

*E = 125 years old or older
3 = 100 years old or older
2 = 75 years old or older
1 = 50 years old or older*

The house, which was built in 1963, receives a ranking of 1 for age.

c) Association

The beach house was built by in 1963 by James Davenport an electrical engineer living in Pasadena. A review of records on file at the Santa Barbara Historical Museum, the Montecito History Committee and online genealogical resources did not reveal any information indicating that James Davenport was a historically significant individual. The original house appears to have been designed by Don A. Hansen, a general building and plumbing contractor whose office and home were in Goleta (while the permit lists Hansen's residence as being in Montecito, City Directories indicate his office and home were in Goleta). Despite an extensive review of historical records and genealogical records, no information could be found indicating that Hansen was a historically significant designer. Therefore, the original owner and designer of the building do not embody associations that would make them of potential historic significance.

Application of the Significance Criteria

The criteria to be used in determining the preliminary historic and architectural significance of buildings and/or properties in the County of Santa Barbara are:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; and c) demonstrates one or more of the following:

- 1) Association with an event, movement, organization, or person that Important to the community;*
- 2) Architect/Designer;*
- 3) Architectural style or building type;*
- 4) Construction and Materials;*
- 5) Traditional Lifeways;*
- 6) Association with broad themes of local, state or national history;*

Criterion 1: Associated with an event, movement, organization, or person Important to the community

E = Resource has a central or continuous association with an event...

3 = Resource has a direct association with an event...

2 = Resource has an indirect association with...

1 = Resource has a distant association with...

Neither James Davenport the original owner of the property or Don Hansen, the designer of the house, are historically significant. Therefore, the property receives a ranking of Not Applicable for Association with an event, movement, organization or person Important to the community.

Criterion 2: Architect/Designer

E = a designer that has made important contributions to the community and to the state or nation.

3 = a designer that has made important contributions to the community.

2 = an "attributed to" designer who made important contributions to the community.

1 = designer is unknown.

Don Hansen the original designer is not considered to have made substantial contributions to the history of architecture in Santa Barbara County. Therefore, the house receives a ranking of 1 for Architect/Designer.

Criterion 3: Architectural Style or Building Type

E = retains all of the attributes associated with its style or type or is a good example of its style or type if few survive.

3 = retains most of the attributes associated with its style or type or is remodeled in a recognizable style that does not destroy the original style or type.

2 = retains few, but sufficient attributes associated with its style or type.

1 = undecipherable as a style or type or is one of many examples of its style or type.

The house in its current state is representative of its appearance since the early 1980s. Therefore, house receives a ranking of 1 for *Architectural Style or Building Type*.

Criterion 4: Construction Materials

E = outstanding or very early example if few survive.

3 = outstanding or very early example if many survive; good example if few survive.

2 = good example if there are many examples of any material(s) and/or method(s) not generally in current use.

1 = common example of any method(s) and/or material(s).

The house is constructed of standard mid to late 20th century building materials such as milled lumber and factory-made doors, windows and hardware used in a conventional manner. Therefore, the house receives a ranking of 1 for *Construction Materials*.

Criterion 5: Traditional Lifeways

E = resource has a central association with a tradition spanning three or more generations.

3 = resource has a direct association with a tradition spanning three or more generations

2 = resource has a direct association with a tradition spanning two generations or an indirect association with a tradition spanning two or more generations.

1 = resource has a distant association with a tradition spanning two or more generations.

The property has no known association with a traditional lifeway. Therefore, the property receives a ranking of Not Applicable for association with a *Traditional Lifeway*.

Criterion 6: Association with Broad Themes of Local, State, or National History

E = resource has a central association with theme(s)

3 = resource has a direct association with themes(s)

2 = resource has an indirect association with theme(s)

1 = resource has a distant association with theme(s)

The property at 607 Sand Point Road has a distant association with the development of the Carpinteria beachfront during the Suburban Period (1945-1965). Beach homes are not identified as a character-defining housing type for this period (County of Santa Barbara, Resource Management Department, *Cultural Resource Guidelines, Historic Resources Element 1986* (revised 1993). Therefore, the property receives a ranking of 1 for *Association with Broad Themes of Local, State or National History*.

Criterion 7: Conveys (an) Important Sense of Time and Place

E = an individual resource or a unified urban or rural landscape which defines a period of 100 or more years ago.

3 = an individual resource or a unified urban or rural landscape which defines a period of 75 or more years ago.

2 = an individual resource or a unified urban or rural landscape which defines a period of 50 years

or more.

1 = an individual resource or a unified urban or rural landscape which defines a period less than 50 years old.

The house in its current state is representative of post-1980 period. Therefore, the property receives a ranking of 1 for its ability to Convey an important sense of time and place.

Criterion 8: Ability to Yield Important Information

This attribute of significance is not quantifiable. Generally, when this criterion is invoked, it is an indication that the resource under study requires further examination by a professional from a related discipline. Nevertheless, it is incumbent upon the historical specialist to consider what qualities of the resource or the project area might enable it to yield information that is important to another scholarly discipline.

Research carried out as part of this study did not reveal any information indicating further study of the parcel at 607 Sand Point Road in a related discipline would have the potential to yield important information relevant to the local community or scholarly studies.

Ranking Summary

The property at 607 Sand Point Road receives the following historic resource ranking:

- a. Age (1)
- b. Criteria
 - 1. Association with an event, movement, organization or person important to the community, state, or nation = n.a.
 - 2. Designer = 1
 - 3. Architectural style or building type = 1
 - 4. Construction materials = 1
 - 5. Traditional lifeways = n.a.
 - 6. Association with broad themes or local, state, or national history = 1
 - 7. Conveys an important sense of time and place = 1

In summary, the house at 607 Sand Point Road is not considered potentially eligible for listing as a historic resource at the local level.

4.2 Eligibility for Listing at State and National Level

The house at 607 Sand Point Road does not embody sufficient significance or integrity to be eligible for listing in the California Register of Historic Places:

- (1) *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

The property is not listed in or been determined eligible for listing in the California Register of Historical Resources and therefore, does not meet Criterion 1.

- (2) *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

The property is not included in or eligible for listing in a local register of historical resources and therefore does not meet Criterion 2.

- (3) *Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.*

Provided the County of Santa Barbara concurs with the analysis in this report the property at 607 Sand Point Road would not meet Criterion 3.

5.0 SUMMARY STATEMENT OF INTEGRITY AND POTENTIAL HISTORIC SIGNIFICANCE

The property at 607 Sand Point Road only retained its integrity of location and setting. The beach house has not retained its integrity of design, materials or workmanship. Therefore, the beach house at 607 Sand Point Road, which can no longer convey its original design or appearance, is not considered a potentially significant historic resource for the purposes of environmental review.

6.0 CONCLUSIONS

The house at 607 Sand Point Road is not considered a significant historic resource for the purposes of environmental review. Therefore, future project which may propose alterations to the property's existing improvements do not have the potential for impacting significant historic resources.

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1992 *Appendix 2: Carpinteria Historical Overview and Architectural Inventory/Evaluation Forms for" Historical Architectural Survey Report, Carpinteria –Santa Barbara Median Widening and Interchange Project: 05-SB-101, 1.1/12.7, EA 05-315700.*

Stockton, Gloria

1960 *La Carpinteria*. Carpinteria Historical Society, Carpinteria.

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

County of Santa Barbara Hall of Records

County of Santa Barbara Tax Assessor's Office

Santa Barbara Historical Society, Gledhill Library

University of California, Santa Barbara, Main Library, Special Collections

Maps

1919 Harold G. Chase Map Depicting Parcels and Owners Between Carpinteria and Santa Barbara

1930 Aerial Map of the Sandyland/Carpinteria area

U. S. Geodetic Survey Maps, 1870, 1878.

U. S. Land Commission Map, 1855.