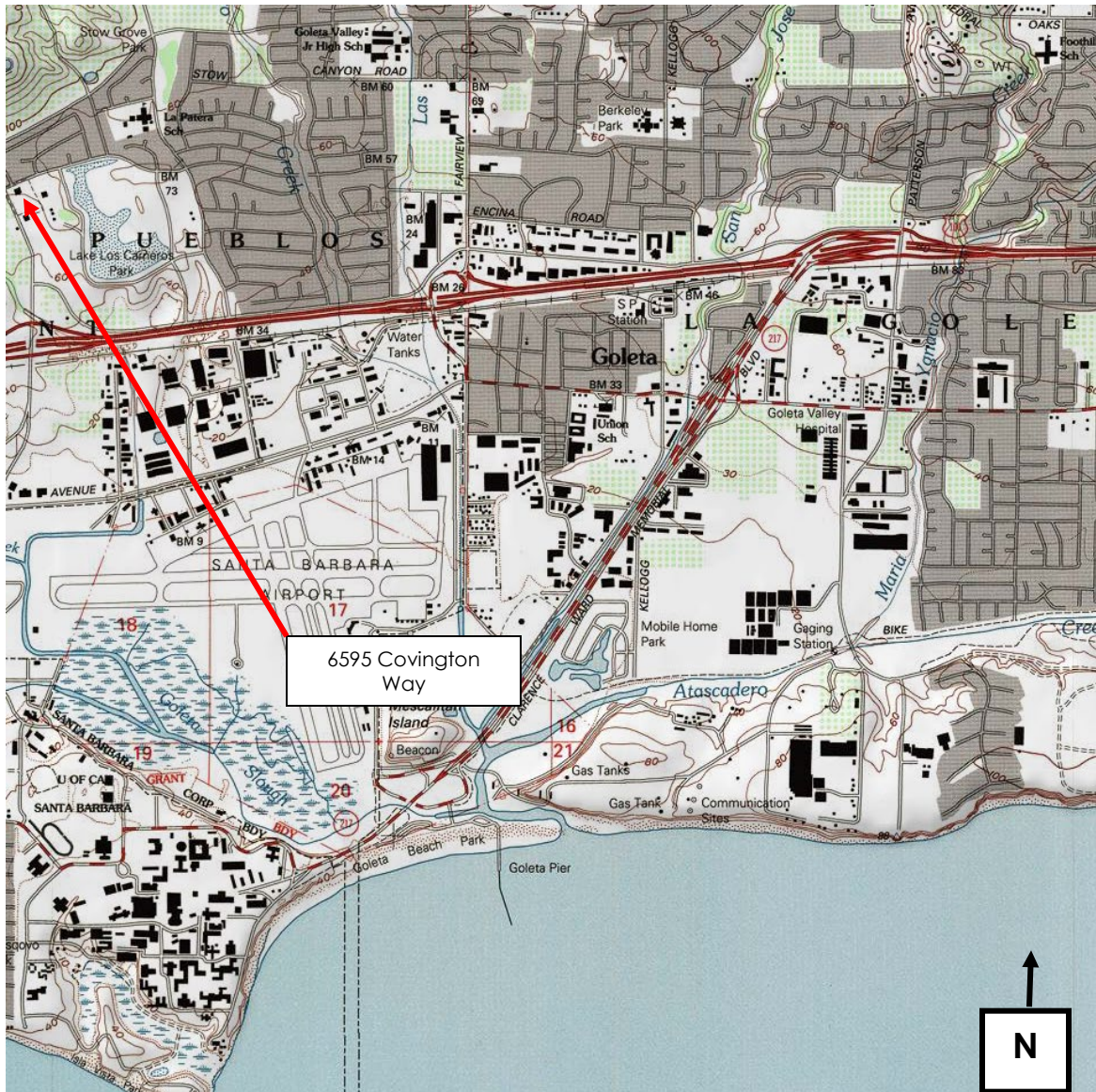


1.0 INTRODUCTION

This Phase 2 Historic Resources Report is for the property at 6595 Covington Way in the City of Goleta (APN 077-160-022). 6595 Covington Way is a three-acre property currently developed with a building housing Christ Lutheran Church and a parking lot (Maps 1 - 3). The applicant proposes a lot split to create two parcels. The smaller parcel would encompass the existing church building, while the larger parcel is proposed for development of Anthem Chapel. None of the property's existing improvements are included in the City of Goleta Historic Resources Inventory prepared in 2022). This report fulfills the requirement for historic resource review outlined in the City of Goleta Historic Preservation Ordinance. Pamela Post, Ph.D., senior author, and Timothy Hazeltine prepared this report.



Map 1, Location Map



Map 3, Aerial Photograph of 5399 Overpass Road with boundary of current parcel outlined in red (Google Earth, & Appendix, Sheet GO11)

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, which are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource should also be assessed as it may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. *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;*
2. *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; or*
3. *Demolishes or materially alters in an adverse manner those physical characteristics of an 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.*

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 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.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

"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), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or 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."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: "Properties listed in or determined eligible for listing in the California Register of Historical Resources." In order to be eligible for listing a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and D) Has yielded or may be likely to yield information important to history or prehistory."

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

- A) are associated with events that have made significant contributions to the broad patterns of our history;
- B) are associated with the lives of persons significant in our past;
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
- D) have yielded or may be likely to yield information important in prehistory or history.

The following policies enacted by the City of Goleta guided the identification of potential significant historic resources and evaluation of potential project impacts to significant historic resources outlined in this report.

1.2 City of Goleta Preservation Ordinance and Policies

The City of Goleta Historic Preservation and Cultural Resources Ordinance was approved by the City Council on April 5, 2022, via Resolution 22. On April 5, 2022, the City of Goleta adopted Resolution 22-10, Adopting the Historic Context Statement and Designation the Historic Landmarks List and Historic Resources Inventory (Case No. 16-092). The following section of the Historic Preservation and Cultural Resources Ordinance guide the assessment:

Section D, Criteria and Procedure for Historic Preservation Commission and Design Review Board Review of Alterations:

1. *Historic Preservation Review. The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in*

Section 15.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as Outlined in subsection 17.58.060 (B).

2. *Required Findings. The Historic Preservation Commission shall make recommendations, and the Design Review Board shall decide based on of the following findings:*
 - a. *The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or*
 - b. *In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with relevant Secretary of the Interior's Standards for the Treatment of Historic Properties, or;*
 - c. *There is sufficient evidence, including evidence provided by the Applicant, that denial of the proposed alteration would cause immediate hardship because of conditions unique to the specific property.*

1.3 Designated or Potential Historic Resources on the at 6595 Covington Way

The property at 6595 Covington Way was not identified a potential historic resource and is not listed in the City of Goleta Historic Resources Inventory. Therefore, the property is a not a qualified historic resource.

1.4 Designated Historic Resources on Adjacent Parcels

The adjacent properties listed below are qualified historic resources identified that are designated City of Goleta Landmarks listed in City of Goleta Historic Preservation Ordinance 22-05, adopted June 6, 2022:

Goleta Train Depot, 300 North Carneros Road, APN 077-210-259, Landmark #6

Previously designated Santa Barbara County Landmark #22 and listed in the National Register of Historic Places prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C. Consistent with the National Register listing, it meets 17.33.040.A.2(a) for its important association with transportation in the region, as the building most closely associated with the railroad in Goleta, and as the oldest extant commercial building in Goleta; and 17.33.040.A.2(c) as the last remaining example in Santa Barbara County of the Combination Station No. 22 standard-design depot type.

Please note the Goleta Train Depot is not at its original location having been moved from Depot Road to preserve the building. The property has a National Register of Historic Places Status Code of 5S1.

Stow House, 303 North Carneros Road, APN 077-210-259, Landmark #6

Previously designated Santa Barbara County Landmark #6 and listed in the National Register of Historic Places prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C. The designation includes the house and the plantings associated with the house when it was Edgar Stow's primary residence. Consistent with the National Register listing, it meets 17.33.040.A.2(b) as the home of Edgar Whitney Stowe. It is also eligible under 17.33.040.A.2(a) as an early extant residence associated with the agricultural history and development of Goleta; and 17.33.040.A.2(c) as a good local example of Gothic Revival architecture.

The property has a National Register of Historic Places Status Code of 5S1.

1.5 Summary of Findings

An application of the Secretary of the Interior's Standards for the Treatment of Historic Properties to the proposed project at 6595 Cowles Road has concluded the project is consistent with the Secretary of the Interior's Standards for Rehabilitation and City of Goleta Historic Preservation Ordinance 22-05. Therefore, project impacts to qualified historic resources are less than significant.

1.6 Project Description (Provided by SEPPS Land Use Planning)

The project site is located at 6595 Covington Way, within an RS-8 zone, with a Land Use designation of Single-Family. The property is comprised of 3.423 gross acres of primarily flat land currently developed with facilities to support Christ Lutheran Church as well as temporary tents and parking to support some Anthem Chapel functions. The property is bounded by Covington Way and residential development to the north, Los Carneros Road, and farm land to the west. On its south, the property is bordered by Fire Station 14 and Stow Park facilities including the Goleta Valley Historic Society, the Stow House, and the Goleta Train Depot. To the east is open space and support facilities for Stow Park Grove.

The property at 6595 Covington currently includes facilities for Christ Lutheran Church (CLC) that were permitted through a Conditional Use Permit 1965. The proposed scope includes the following:

- Subdivide the existing 3.423-acre lot into two (2) parcels.
- Parcel 1 is proposed to be 0.881 acres and contain the existing CLC facilities including the sanctuary, parking lot and accessory structures as detailed later in this project description.
- Parcel 1 is proposed to be 2.542 acres (gross) and support the AC facilities, as further described below.
- Construct a new 2-story 21,077 SF (NET) church with classrooms and daycare.
- Exterior patios, play yards and passive recreation areas.
- Construct a 125-space parking lot including 6 ADA and 6 EV parking spaces.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.
- New 6' high max walls and fences to delineate exterior boundaries and create a waste storage area.

- Modify existing driveway and construct a new driveway on Los Carneros Road. The new church is proposed to include a sanctuary with seating for up to 500 persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood.

Entitlement for the project will require the following:

- Parcel Map to subdivide the 3.423-acre property into two (2) parcels pursuant to the Subdivision Map Act and Goleta Municipal Code.
- Amendment to the Conditional Use Permit (65-CP-52) and Development Plan for CLC to revise the boundary of that CUP and clarify the entitlement.
- Minor CUP to allow an assembly use in the RS-8 zone per the Goleta Municipal Code.
- Development Plan for the new sanctuary and ancillary improvements.
- Land Use Permit for the proposed development
- Design review by Goleta .

In addition, the applicant will need to obtain a Road Encroachment Permit for work within the ROW to develop the driveway access points and bring utilities to the property.

Because the Development Plan includes development that exceeds 10,000 SF in size, the Plan and the other applications related to the Anthem Chapel will be reviewed by the Planning Commission. An adjustment is requested to allow a portion of the proposed sanctuary to exceed the 25' height limit. In order to accommodate the needed programming, locate the equipment on the roof and minimize the footprint on the property, the north portion of the sanctuary is proposed to reach 31' to the ridgeline.

The sanctuary has been intentionally set back to the southwest corner of the project area, well over 300' from the nearest residences on Covington Way and over 200' from Los Carneros Way. The proposed sanctuary will not significantly impact public views as documented within the existing context on Sheets A903 and A904 (Appendix A).

2.0 HISTORIC CONTEXT

The project property was associated between 1871 and circa-1961 with the Stow-Van Horne family who developed Rancho La Patera as an agricultural and ranching property in the 19th century. This period is identified in the Context Statement prepared by Historic Resources Group as: Late 18th/Early 20th Century Development 1866 -1918, with the theme of agricultural Development and Development Between the Wars (1919 -1940) with the significant theme of Agriculture.

3.0 SITE DESCRIPTION

3.1 Regional Setting

6595 Covington Way is located on the southeast corner of the intersection of Los Carneros Road and Covington Way (see Maps 1 – 3). The natural environment of Goleta Valley has been substantially modified by human activity since Spain founded the Presidio in Santa

Barbara in 1782. Before the arrival of the Spanish, a series of estuaries extended west from Modoc Road to Storke Road. Today, the largest remnant of these estuaries is the Goleta Slough. Until the early 20th century, riparian plant communities surrounded the slough, and extended along the watercourses, with dry-land vegetation dominated by the Coastal Sage Community intermixed with stands of native oaks. Beginning the mid-1860s large ranches and farms transformed this part of the Goleta Valley into a series of ranches and farms developed with pastures, orchards, and farmland. These activities resulted in the sedimentation of sloughs due to overgrazing and the loss of native habitat. Development accelerated in the early 1950s when the Goleta Valley began its transition from an agriculture-based economy to one characterized by institutional, commercial, and suburban development.

Today (2024), the dominant landscape features of the Goleta Valley are a line of hills defining the north boundary of the valley and a series of mesas and sloughs extending along the Pacific Ocean between More Mesa and Coal Oil Point. Beginning in the early 1860s, erosion and development began to infill the sloughs. This process accelerated with the construction of the airport in the early 1940s, which a remnant of the Goleta Slough was transformed into an airport and military base. By the 1950s, establishment of defense-related research and development companies, such as Applied Magnetics, General Motors and Raytheon intensified growth of the area's economy and population. Extensive new commercial, institutional, and residential development occurred much of it located on what had been farmland or in-filled estuarine sloughs. This process has continued to the present. Today, the Goleta Valley, which was once dedicated primarily to grazing and farming, is now characterized by suburban style residential and commercial development interspersed with small farms and orchards.

3.2 Neighborhood Setting and Description of Adjacent Designated Historic Resource

The study property is located on the southeast corner of the intersection of Los Carneros Road and Covington Way. Surrounding development includes the 140.80-acre Lake Los Carneros Natural Preserve and Historical Park, and Santa Barbara County Fire Department Station #14 built in 1969, which is located on APN 077-160-060. Covington Way which borders the north end of the project property was developed into a single-family residential housing tract in 1966. Lemon orchards are located west of the project property.

The Study Property

During the tenure of the Stow-Van Horne family, the study parcel was a pasture until the 1950s when part of the parcel was planted with lemon trees (Exhibits 3 & 4). In 1965 Santa Barbara County issued Conditional Use Permit 65-CP-52 for the construction of a building housing Christ Lutheran Church. The church building is flanked on its east by a paved parking lot opening onto Covington Way.

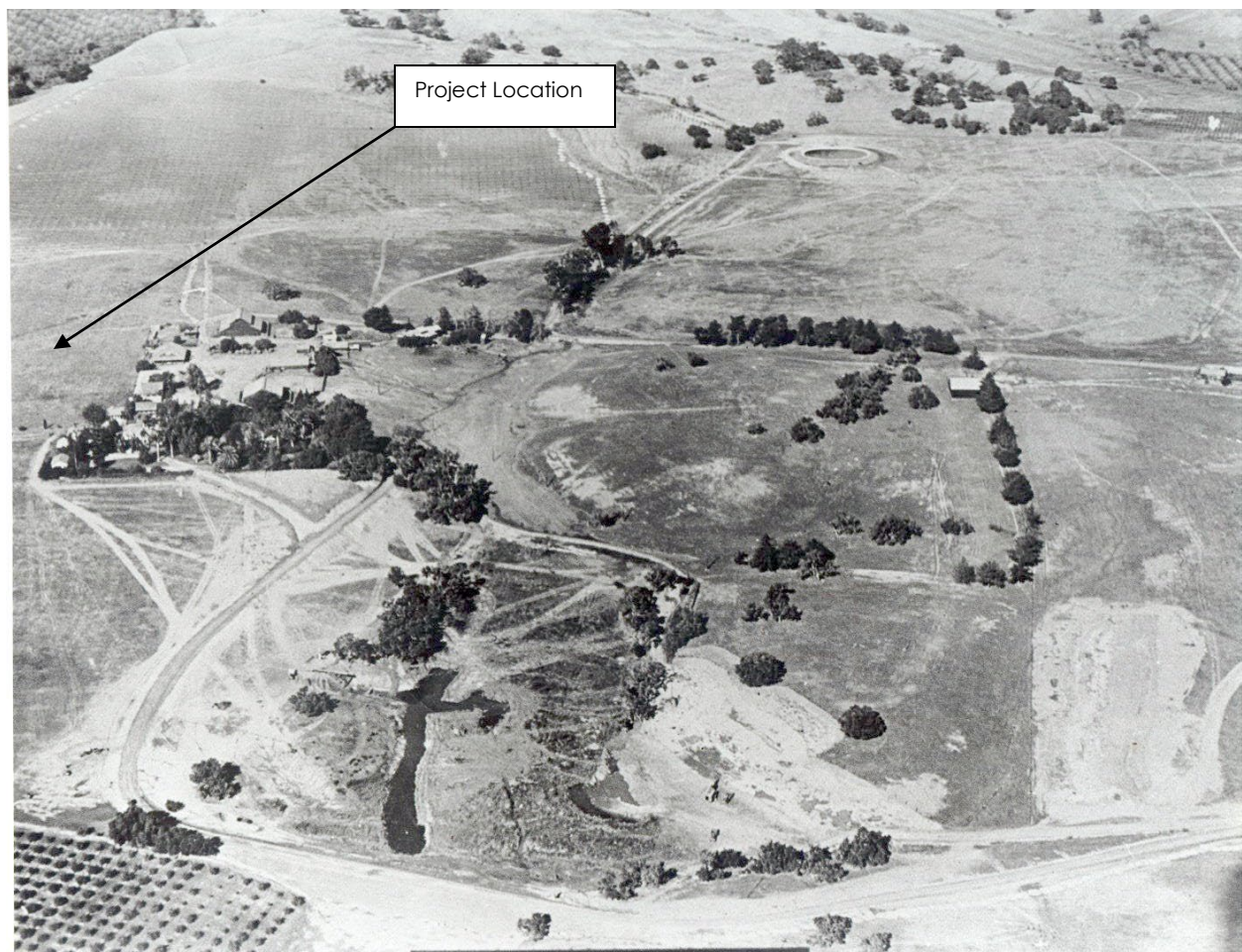


Exhibit 1, Low level aerial of ranch looking north, depicting realigned driveway and dam. Photograph taken sometime in the early 1930s (Source: copy on file at the Goleta Valley Historical Society)



Exhibit 2, Aerial photograph of ranch in 1957 (Source: Maps and Imagery Collection, Special Collections, Davidson Library, University of California, Santa Barbara, Flight HA-BY_3)



**Exhibit 3, Low-level aerial of Stow House, Gardens and Ranch Yard in circa-1966, looking west
(Source: Copy on file at Goleta Valley Historical Society)**

Descriptions of Designated Historic Resources at 304 North Los Carneros Road

The following description is derived from a Draft National Register Nomination Form for Stow House's arboretum prepared by Post/Hazeltine Associates in 2021. The nomination form is currently being updated and revised for submittal to the State Historic Preservation Office.

Stow Houe and Arboretum

The adjacent Stow House, its ranch yard and arboretum are within Lake Los Carneros Natural & Historical Preserve, a 140.8-acre public park and natural open space located in a mixed neighborhood of commercial, residential, and agricultural uses in the City of Goleta in Santa Barbara County, California. Within the public open space is a 4.92-acre Assessor's Parcel that is the location of the nominated property. Part of this parcel is administered by the Goleta Valley Historical Society, a non-profit organization, which is the location of the nominated property. The property encompasses four buildings, including Stow House, which is listed in the National Register of Historic Places, and two sites composing a designed and vernacular landscape associated with the Stow family and the history of agriculture in the Goleta Valley between 1871 and 1949. Sites include a designed landscape surrounding Stow House, a

vernacular landscape composed of remnants of a late 19th through mid-20th century ranch yard and fields. Architectural styles include Carpenter Gothic and National Folk style. A total of four non-contributing resources are composed of two buildings, and two structures postdating the period of significance. While the property has undergone extensive changes since its conversion to a public open space in 1967, the designed landscape surrounding Stow House has retained historic integrity for its period of significance (1871-1949) encompassing the occupancy of the Stow-Van Horne family.

Stow House and its designed and vernacular landscape are within Lake Los Carneros Natural Preserve and Historical Park, a public park located in the Goleta Valley on an elevated coastal plain extending west from Turnpike Road to Ellwood Canyon. Defining topographical features include the Santa Ynez Mountains which define the northern boundary of the Goleta Valley and the Goleta Slough to the south which is bracketed by uplifted mesas overlooking the Pacific Ocean.

The nominated property is owned by the City of Goleta, which operates the property as a public open space. A 4.92-acre leasehold of the Goleta Valley Historical Society, which operates a house and history museum encompassing the nominated property, is located near the northwest corner of the public open space. The nominated property is confined to the Goleta Valley Historical Society leasehold ([Exhibit 4](#)). The nominated property encompasses 6 contributing resources, and the National Register-listed Stow House, associated with the original function of the property as a home and ranch between 1871 and the sale of the southern end of the ranch in the early 1960s ([Exhibits 3 & 4](#)).

Stow House and its Gardens (Numbers 1 & 2 on Exhibits 3 & 4)

Stow House is a balloon-framed, Carpenter Gothic style, wood house with one, two and one-and-half story elements set on a knoll overlooking the Goleta Slough. The house is set on a raised post-and-pier foundation featuring vertical board skirting with sandstone block piers supporting the foundation's wood posts. The original one-and-half story cross-gable residence built in 1872 is in the Carpenter Gothic style with a two-story Italianate wing projecting off the rear of the house, which replaced or incorporated an older one-story service wing added circa-1885. Finally, a vernacular style, one-story addition with a shed-roofed porch located off the rear of the Italianate style wing was built circa 1913-1915.

Cluster of Service Buildings and Caretaker's Cottage (Numbers 2 – 4 on Exhibits 3 & 4)

Garage (#2 on Exhibits 3 & 4)

A garage located north of Stow House is one of three service buildings located between the ranch yard and the house's rear elevation. Set on a concrete slab foundation, the garage is a one-story wood frame building capped by a moderately-pitched side gable roof covered in wood shingles. The roof's extended eaves are supported by exposed rafter tails. Exterior walls are board-and-batten. Fenestration is composed of multi-light wood slider windows with wood board surrounds located on the building's east and west elevations.

Bunkhouse (#3 on Exhibits 3 & 4)

The bunkhouse located north of the house is one of three service buildings associated with a ranch yard located north of the house. Set on a concrete slab foundation, the bunkhouse is a two-story wood frame building capped by a steeply-pitched side gable roof covered in corrugated metal. The roof's extended eaves feature wood board fascia. The first floor is sheathed in wide, horizontal, tongue-and-groove siding while the second floor is wood board-and-batten. A wide trim board delineates the division between the first and second floors. Fenestration is composed of six-over-six wood sash windows with wood board surrounds located on the building's north, east and west elevations. The south elevation is separated from the rear elevation of Stow House by an asphalt driveway leading to the Ranch Yard. This elevation features a two-story porch supported by square wood posts. The porch's second floor has a dropped shed roof covered in corrugated metal. At the west end of the elevation an exterior staircase wrapping around the southwest corner of the building provides access to the south elevation's second floor and four, wood five-panel doors covered by paneled wood screen doors that open into four bunk rooms. The stairs and balcony railing are composed of vertical wood uprights capped by a plain wood rail. On the south elevation's first floor, three five-panel wood doors, one covered by a wood-panel screen door, provide access to the interior. The west elevation features a six-over-six sash window on the second floor and a circular vent set below the peak of the gable roof. The east elevation features a wood slider window on the first floor and two six-over-six wood sash windows on the second floor. The north elevation, which faces towards the ranch yard, features four, six-over-six wood sash windows with wood board surrounds, on its second floor.

Caretaker's Cottage (#4 on Exhibits 3 & 4)

The relocated caretaker's cottage, located off the west side of the garage, composes one of three service buildings associated with the ranch yard located north of the house. Set on a raised post-and-pier foundation sheathed in wood board-and-batten, the cottage is a one-story wood building capped by a moderately-pitched side gable roof covered in wood shingles. The roof's extended eaves are supported by exposed rafter tails. Exterior walls are covered in wide, wood clapboards. Fenestration is composed of three sash and slider windows with wood board surrounds located on the building's east and west elevations. Most of the original window units have been replaced with metal framed windows, likely when the building was moved to its current location about circa-1967 to serve as a home for the park's caretaker. Before its relocation, the cottage was located off the southeast side of the ranch yard. The cottage's south elevation is separated from the rear elevation of Stow House by an asphalt driveway leading to the Ranch Yard.

Ranch Yard and Walnut Packing (#5 & 6 on Exhibit 4)

The Walnut Packing Shed is a one-story wood building located at the north end of the ranch yard. Built about circa-1905, it was used to process walnuts from Stow Ranch's walnut groves. Set on a raised foundation, the building is capped by a front-facing gable on hipped roof covered in composition shingles. Rectangular vents set in the south and north elevations' gables, vent the building's interior. Exterior walls are composed of vertical wood boards

attached to wood framing. A non-contributing farm equipment display shed, blacksmith shop and outhouse are located southeast of the Walnut Packing Shed.

The Designed Landscape

The Gardens Adjacent to Stow House (#7 on Exhibits 3 & 4)

Like many large California gardens created between the 1870s and circa-1920, the designed landscape created by the Stow family incorporated elements of the Gardenesque and Picturesque landscape styles, which achieved widespread popularity in the United States during the Victorian era between the late 1830s and early 20th century. A signature feature of this designed landscape type is the extensive use of exotic (non-native plant species). California's benign, almost subtropical climate allowed the cultivation of an expansive array of plants from all over the world, which created a unique iteration of this style due to its extensive use of species from subtropical and Mediterranean climates.

3.3 Boundary Description for Stow House and its Related Features

The boundaries of the historic resource are defined by the boundaries of the Goleta Valley Historical Society leasehold within Assessor's Parcel APN 077-160-061 in the City of Goleta, California. The leasehold has an irregular boundary partially defined by acreage that is part of the Lake Los Carneros Natural and Historical Preserve to the north, North Los Carneros Road, a leasehold within Lake Los Carneros Natural and Historical Preserve held by the South Coast Railroad Museum and Santa Barbara County Fire Department Station 14 to the west, Lake Los Carneros Natural & Historical Preserve, to the east and west. Lake Los Carneros Natural & Historical Preserve is a 140.8-acre park and open space delineated by Covington Way to the north, North Los Carneros Road to the west, Calle Real to the south and North La Patera Lane to the east. The parcel is located on a knoll with an elevation of approximately 108 feet above sea level. The boundary encompasses all contributing buildings, structures and features including National Register of Historic Places-listed Stow House and surviving elements of the designed landscape surrounding the house. A ranch yard which contributes to the setting of the gardens is included. Areas with a lower level of integrity, including Lake Los Carneros and surrounding acreage, which are not within the Goleta Valley Historical Society leasehold were excluded. The boundary is defined by the Goleta Valley Historical Society leasehold within Lake Los Carneros Natural & Historical Preserve.



**Exhibit 3, Map Depicting the Adjacent Designated and Potential Historic Resources
(Post/Hazeltine Associates 2021)**

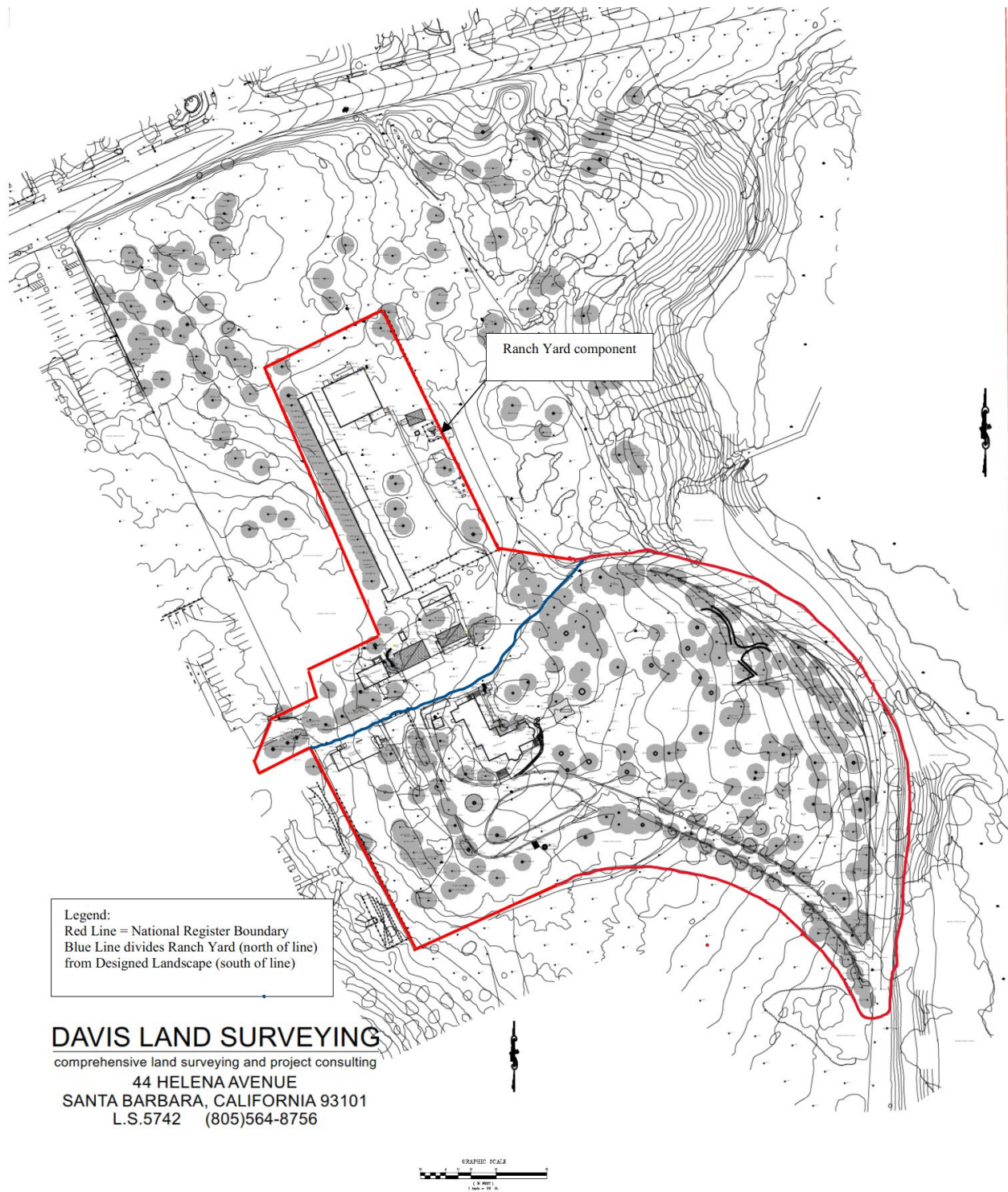


Exhibit 4, Map depicting Proposed Boundary of National Register Property (Post/Hazeltine Associates 2021)

3.4 Goleta Train Depot

Originally located on Deport Road in Goleta, the Goleta Train Depot was constructed by the Southern Pacific Railroad Company in 1901. The two-story wood frame building was built to the standard design used by the Southern Pacific Railroad for modestly-sized stations. After the station's closure in the early 1970s, the building remained vacant until 1981 when it was moved to its current location in Lake Los Carneros Natural Preserve and Historical Preserve. While building retains integrity of design and materials it no longer possesses its original setting adjacent to the railroad tracks. The building is non-contributing to the setting of Stow House and its associated buildings, landscaping, and other features.

3.5 Santa Barbara County Fire Department Station #14

The fire station was built 1969-1970 on Assessor's Parcel APN 077-160-060. The building is not identified in the City of Goleta Historic Resource Inventory as a historic resource.

3.6 Description of the Project Property

The project parcel, located on the southeast corner of the intersection of North Los Carneros Road and Covington Way, is developed with a Modernist style church built in 1965. The church is flanked on its east by an asphalt-paved parking lot opening onto Covington Way. The remainder of the project property is undeveloped with landscaping confined to the immediate vicinity of the existing church building.

The parking lot borders the property line delineating the northwest corner of the Lake Los Carneros Open Space and Park (APN 077-160-060) which is the location of Stow House, its associated buildings and landscaping and the relocated Goleta Train Station. The west property line is bounded by APN 077-160-022, the parcel encompassing Santa Barbara County Fire Department Station #14 and an asphalt-paved parking lot located on APN 077-160-060. The north property boundary is formed by Covington Way which borders a residential subdivision. North Los Carneros Road forms the project property's west property boundary.

4.0 EVALUATION OF ALTERATIONS TO HISTORIC RESOURCES

4.1 Regulatory Setting

City of Goleta Ordinance

The City of Goleta Preservation Ordinance is delineated in Chapter 17.33, Historic Resource Preservation, of the Municipal Code. Impacts on designated or potential historic resources are subject to review as follows:

17.33.080 Design Review of Alterations to Historic Resources

This section establishes the review process for proposed alterations to historic resources.

A. **Compliance with Section.** It shall be unlawful for any person, property owner, or entity to alter any historic resource directly or indirectly except as provided herein. Alterations to historic resources to add an attached accessory dwelling unit are subject to the requirements of Section 17.41.030(F)(8) only.

B. **Alterations that are Exempt from Design Review.** The provisions for the Design Review of proposed alterations to historic resources shall not be construed to prevent ordinary maintenance and repair which does not change the design, materials, architectural features, or character-defining features of a historic resource. The exemptions outlined in Section 17.58.020 apply to historic resources, with the following exceptions:

1. The proposed alteration will affect an identified character-defining feature of the historic resource.
2. All proposed additions to historic resources are subject to Design Review.

C. **Criteria and Procedure for Director Review of Alterations.**

1. **Required Findings.** The Director shall approve the plans and Design Review Board review is not required if the following findings are made:

- a. The proposed alteration is minor and clearly meets any applicable design guidelines adopted by the City Council; or
- b. In the absence of applicable design guidelines, the proposed alteration is minor and clearly meets the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- c. The proposed alteration will not diminish, eliminate, or adversely affect the character, character-defining features, or historic integrity of the historic resource; and
- d. Any changes to the proposed alteration requested by the Director are agreed to by the applicant.

2. **Changes to the Plans.** No changes shall be made to the project once the Director has approved the plans without resubmitting to the Director for approval of the changes.

D. **Criteria and Procedure for Historic Preservation Commission and Design Review Board Review of Alterations.**

1. **Historic Preservation Commission Review.** The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in Section 17.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the

application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as outlined in Section 17.58.060(B).

2. **Required Findings.** The Historic Preservation Commission shall make recommendations, and the Design Review Board shall decide based on one of the following findings:

a. The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or

b. In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties; or (underlined for emphasis)

c. There is sufficient evidence, including evidence provided by the applicant, that denial of the proposed alteration would cause an immediate hardship because of conditions unique to the specific property. (Ord. 22-05 § 7)

Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)

The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values (<http://nps.ov/history/hps/tps/standards/rehabilitation.htm>).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed project:

Secretary of the Interior's Standards for Rehabilitation

- 1) A property will be used as it was historically or 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 alterations 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 and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archaeological 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 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.

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 (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

4.2 Identifying Historic Resources on the Adjacent Parcel

1. Stow House;
2. Bunkhouse;
3. Caretaker's Cottage;
4. Garage;
5. Walnut Packing Warehouse;
6. Eucalyptus trees extending along the north end of the resource's west property boundary;
7. Gardens;
8. Ranch Yard.
9. Goleta Train Depot (non-contributor to the historic landscape surrounding Stow House.

4.3 Application of the Secretary of the Interior's Standards for the Treatment of Historic Properties

Potential or designated historic resources are not located on the project parcel and none of the landscape features or vegetation dating to the Stow-Van Horne occupancy of the parcel survive. Consequently, the following evaluation is focused on potential impacts to potential or designated historic resources located at 304 North Los Carneros Road. These resources include Stow House, the ranch yard, service buildings associated with the operation of Rancho La Patera (Stow Ranch) during the period of significance 1871 -1949 (Post/Hazeltine Associates 2021: 7 - 4). The contributing resources include Stow House, the Ranch Yard, Walnut Warehouse, Garage, caretaker's residence,

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

Standard 1 does not apply because historic resources are not present on the study property.

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 project includes the construction of a new building, paved parking, landscaping, and other improvements. The project parcel, which was redeveloped in the mid-1960s with a church and parking lot, does not retain integrity of design for the adjacent historic resources because of its redevelopment in the 1960s which transformed the farmland into a graded lot. Consequently, the study property does not make a substantial contribution to the setting of the adjacent designated historic resources. The project's visual and spatial impacts to the setting are minimized by a buffer created by the existing mature Eucalyptus trees and the Environmentally Sensitive Habitat Area (ESHA), the distance between new construction and the historic resources, and the proposed design and scale of the building which emulates early 20th century rural architecture, including the large barns once located in Stow House's ranch yard. Therefore, the proposed project, which would not impair the setting of designated historic resources, meets 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.*

Standard 3 does not apply to the project.

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

Existing improvements to the property have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the project.

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

The proposed project would not remove historic landscape features. 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.*

Standard 6 does not apply to the project.

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.*

Standard 7 does not apply to the project.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

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.*

As noted above, the new building would feature a contemporary interpretation of rural early 20th century vernacular architecture. This is conveyed by the building's massing and informal layout which provides a clear distinction between the improvements on the adjacent historic property and the study property, while being compatible in overall scale and massing. The height of the new building appears to be compatible to the adjacent Stow House ranch yard, which once featured a series of large barns. As noted by the Standards, new construction should be respectful of the historic resource in scale, massing, and materials, but not imitative in its design to preserve a clear distinction between the historic resource and later construction. The presence of extensive plantings of Eucalyptus trees which are an Environmentally Sensitive Habitat Area (ESHA) provide a sufficient visual and spatial buffer to visually 'insulate' historic resources from the new development. Moreover, existing development in the vicinity of the project parcel, including a parking lot (1960s), Fire Station #14 (1969), and the Goleta Train Depot (South Coast Railroad Museum), are non-contributors to the historic rural landscape surrounding Stow House. Consequently, the vicinity of the project parcel no longer retains its ability to convey its appearance during the period of significance (1871 -1949). Therefore, the project, which would not substantially impair the setting of designated historic resources meets 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 improvements on the study property could be removed with no impacts to designated historic resources or their setting. Therefore, the proposed project meets Standard 10.

4.5 Evaluation of Cumulative Impacts on Significant Historic Resources

The cumulative impact analysis will focus on evaluating the effect of the proposed project 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 after 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 contributes 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 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 and its contribution to cumulative impacts on the character-defining features of the significant historic resources identified in this report.

The project's potential impacts to historic resources are primarily visual in nature because improvements are confined to the project property. Cumulative impacts include recently completed or proposed developments. No recently proposed projects adjacent or near the project parcel were identified. Recent development includes a round-about at the intersection of Calle Real and North Los Carneros Road, and the construction of a religious facility adjacent to the round-about. The above-mentioned development is more than 1,000 feet south of the project property and the boundary of the National Landmarked property. Therefore, they do not appear to have substantially contributed to cumulative impacts to the historic resources located at 304 North Los Carneros Road, largely due to the modest scale of the improvements and their distance from designated historic resources.

The proposed project at 6595 North Los Carneros Road would alter the setting of the landmarked property. However, the project's visual and spatial impacts to the setting are minimized by buffer created by the existing mature Eucalyptus trees and the Environmentally Sensitive Habitat Area (ESHA) and the project's employment of a contemporary vernacular type architecture that recalls but does not mimic the architecture of early 20th century farm buildings. Therefore, the proposed project does not appear to have the potential for substantially contributing cumulative impacts to significant historic resources.

4.6 Summary Statement of Impacts

Implementation of the proposed project would have a less than significant impact on adjacent qualified significant historic resources.

6.0 SUMMARY AND CONCLUSIONS

This Historic Resources Report has concluded that the proposed project would not substantially impair adjacent significant historic resources including Stow House and its associated buildings and landscape features or the relocated Goleta Train Depot (South Coast Railroad Museum). After completion of the project, these historic resources would maintain their status as designated City of Goleta Historic Resources and their listing in the California Register of Historical Resources and the National Register of Historic Places. Therefore, project impacts on significant historic resources are considered less than significant.

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