Historic Resources Evaluation

FOR

Out-Building at
6045 Stow Canyon Road
City of Goleta, California

Assessor’s Parcel Number 007-717-044

PREPARED FOR

The City of Goleta

PREPARED BY

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PROJECT DESCRIPTION

The structure under study is located at 6045 Stow Canyon Road, in the City of Goleta, Assessor's Parcel Number 007-717-044. It is an outbuilding visible from the street on a parcel of 3.29 acres. There is no project design as of the date of this study. The property owners, however, are considering demolition of the subject structure in order to clear space for the construction of an additional residence on the property. This historic resources evaluation was conducted in advance of developing a project design in order to assist in the determination of the need, if any, for mitigation of historic resources to be addressed during project planning.

RECORDS REVIEW

As required by the City of Goleta, this Phase I historic resources evaluation was prepared by a qualified historian, Shelley Bookspan, Ph.D. The Phase I study is designed to ascertain whether a structure, cluster of structures, or other resource, proposed to be modified or demolished, has the potential to be considered historically significant under the California Environmental Quality Act and local criteria. I, Dr. Bookspan, initiated the project with a search of inventories of designated historic sites, or sites proposed for designation, maintained by federal, state or local agencies. These included the most current available versions of the following lists: National Historic Landmarks; National Register of Historic Places; California Registered Historical Landmarks; California Register of Historical Resources. The study property does not appear on these published lists of potentially historic structures.

In addition, I conducted research for this study at the following repositories of historical information:

City of Goleta Planning and Development Department
  Building and Safety Division (building permit street files)
County of Santa Barbara
  Tax Assessor
  Surveyor's Office
Goleta Valley Historical Society (historic maps, directories)
Santa Barbara Historical Museum, Gledhill Library (historic maps, clippings, biographical files, history volumes)
Santa Barbara Public Library (city directories, history volumes, historic maps)

FIELD INVENTORY

Neighborhood description. The subject property is located on the south side of Stow Canyon Road, just west of the lot on the southwest corner of Stow Canyon and Fairview Avenues, in the City of Goleta. Stow Canyon Road is a feeder street to and from Fairview, a main thoroughfare with shopping and freeway access, through an area of residential housing development with multiple culs-de-sac. To the immediate east of...
the subject site, at the corner, is a church with a chapel building, a single-story wing, and a parking lot. Immediately across Stow Canyon Road, on the north side of the street, are late twentieth century ranch house residences. Adjacent, to the west, is another recent residence, albeit a two-story one. Dominating this part of the Stow Canyon Road neighborhood, however, is a junior high school, on the north side of the street, with its campus extending from Rossmore on the east and Margarita Drive on the west. The remainder of the area is residential, primarily ranch housing, offering little visual evidence of structures pre-dating the 1960s. Site location map below:

Subject site. The subject site of 3.29 acres is a notched rectangle and in multiple use. On-site uses include a residence, a classroom, and a synagogue. In addition to the subject building, the principal buildings are a single-story, stucco residence near the northeast corner of the property, a 2,445 square foot classroom and an 873 square foot synagogue toward the south end of the property. The subject building lies to the west of
the residence, along Stow Canyon Road. The remainder of the site is devoted to parking and outdoor lawn and play facilities. The parcel map follows:

Subject structure. The subject structure is a rectangular, side-gabled utility building, clad and roofed with corrugated metal sheeting and with slightly exposed rafter tails. The cladding and roofing are painted a similar red to the color of iron oxide, as is the exposed part of the foundation. The approximate dimensions of the structure are 40 feet long by 20 feet wide by 16 feet high at the highest point of the gable. It sits on a slight north-to-south slope atop a graded concrete foundation. There are two garage-sized openings on the south side of the building, access to which is through horizontally sliding, metal clad doors that also serve as exterior walls. When these doors are opened, the underlying wide wood plank construction is visible, although it is white-washed around the easternmost door. Additional openings include window fenestration. There are two double hung windows on each of the walls, east and west, as well as window cutouts, one on the north wall, and one on the south wall, adjacent to the west garage opening. Neither the east nor west wall extends fully to the height of the gable, leaving an upper triangle open at either end for ventilation. The structure is unornamented and appears to be in poor to fair condition, with some crumbling noted around the foundation, some of the metal cladding and roofing misshapen, window frames broken, and some window panes missing. Water damage to support beams can be seen from the interior where newer crossbeams have been added to provide additional support. [See attached building photographs.]

SITE AND BUILDING HISTORY

Research did not reveal the date of construction of the subject outbuilding. The site on which it sits is located in what was the eastern extent of the nineteenth century Rancho Los Dos Pueblos, a post-Mexican era land grant owned by Nicholas A. Den, an
Irish physician who obtained rights to the 15,000-plus acre parcel in 1842 and who married the daughter of another prominent local settler, Daniel Hill.\footnote{Hubert H. Bancroft, *History of California*, v. II, (San Francisco: The History Company, 1886; reprinted at Santa Barbara by Wallace Heberd), p. 779.} No evidence was located signifying use of this portion of the rancho during the early years.

The land has been in the hands subsequently of other families well known in the history of the development of the Goleta Valley. According to one secondary account, Giovanni Battista Cavalletto, a nephew of Aventino Cavelletto, one of the valley’s most successful Italian entrepreneurs, purchased 101 acres along Stow Canyon road in 1912, from Joseph Archambault. These purchased acres would have encompassed the subject site and included the crops and the farmhouse on them.\footnote{Walker A. Tompkins, *Goleta, The Good Land*, (Goleta: Goleta Amvets, 1966), p. 205.} Sometime thereafter, however, Harry Sexton, brother of the famous nurseryman Joseph Sexton, obtained forty-five of those acres from Cavalletto.\footnote{Ibid.} The subject site was part of the Sexton’s acreage. The Sexton family continued its association with the site until 1977, even as other portions were parceled and sold. Althea Sexton, a school teacher, and sometimes spouse Charles C. Sexton, a rancher, were listed as residents at the 6045 Stow Canyon Road address at least from 1951 forward.\footnote{Santa Barbara Directories, 1940, 1945, 1951, 1960, 1965, 1970. It is important to note that Goleta was not always included in Santa Barbara Directories, and only one Goleta directory, that for 1939, survives. Neither Charles nor Althea Sexton were listed in the 1939 directory.} A Charles S. Sexton was listed in 1939 at rural route 1, which was the designation given to Stow Canyon Road residents at that time.\footnote{Goleta Valley Directory, 1939.} It is surmised that Charles S. Sexton was the son of Harry Sexton, and that Charles C. Sexton was the son of Charles S. Sexton. A 1960 surveyor’s map, reprinted below, of the Goleta valley shows the Sexton holdings reduced to about 10.6 acres by that time.\footnote{Penfield & Smith, “Map of Goleta and Vicinity,” 1960.}

![Map of Goleta valley](image)

Although the area surrounding to the immediate west and nearby to the south were cultivated as lemon orchards in the 1970s and 1980s, it is not evident from the
extant literature that the Sexton property, by these dates, was in cultivation. The Sexton family sold the subject site as the last of this Stow Canyon acreage in 1977 to Robert and Toni Hearn and Doris Noble. The Hearsns wanted to build a second house on the acreage, but were required to submit a lot split in order to do so. The “notch” in the site rectangle occurred as a result of the lot split. A site plan was submitted in December 1977 to the County of Santa Barbara, the appropriate jurisdictional entity at the time, showing the proposed new residence. This plan also depicted the outbuilding that is the subject of this study as the “existing work shop,” confirming that the building was likely in place at the time of the Hearsns’ purchase. Later correspondence with the County indicates that the Hearsns operated a backhoe business from the property, where they were storing commercial vehicles without the proper zoning. It is surmised that the subject building was used in the backhoe enterprise. In about 1992, the ownership of the property was transferred to Rabbi Yosef Loshke, and in 1995, the County approved a land use permit for the development of a school and synagogue on the site. No further mention was found of the outbuilding.

ASSESSMENT OF HISTORIC SIGNIFICANCE

Introduction. In accordance with the City of Goleta’s guidelines for applying the California Environmental Quality Act’s requirement to identify whether a proposed project will affect potentially significant historic resources, a resource must be at least fifty years old or possess extraordinary elements, it must possess integrity in most, if not all of seven categories: location, design, workmanship, materials, and/or setting, and it must demonstrate one or more of the following:

a) Association with an event, movement, organization, or person important to the community, state, or nation;
b) Design or construction by an architect, engineer, builder, artist or other designer important to the community, state, or nation;
c) Association with a significant architectural style.
d) Embodiment of elements demonstrating outstanding attention to design, detail, or craftsmanship, or outstanding use of a particular structural material, surface material, or method of construction or technology;
e) Association with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
f) Illustration of broad patterns of cultural, social, political, economic, or social history.

7 M.B. Johnson Associates, Inc., Draft Environmental Impact Report, Lemon Grove Plaza Shopping Center, Fairview at Shirrell Way, April 2, 1973, for example, indicates lemon orchards extant in nearby and adjacent properties, but does not indicate such on the subject property.
8 Building files, microfiche, City of Goleta, Building and Safety; Feb. 3, 1977.
9 Ibid., December 19, 1977.
10 Ibid., December 17, 1986. Efforts to contact the Hearsns for personal verification have not been successful.

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g) Identification as a feature which conveys a sense of time and place that is important to the community, state, or nation.

h) Potential to yield information important to the community or relevant to scholarly studies.

The structure is then rated zero to "E" (herein tallied as 4, although an "E" in any category yields special attention) for exceptional for age, integrity, and each of the eight history groups, for a possible total of 40 points.

**Age Discussion:** While research did not reveal the date of the construction of the subject outbuilding, nor did any available mapping or photograph predating 1977 depict it, it is believed to have been constructed by about 1940.\(^\text{12}\) The concrete material used for its foundation was widely available by that time. The original beams appear to be redwood, but not of the thick 8" to 10" width that would imply earlier construction, or 4" width that would imply construction considerably later. Moreover, several similar outbuildings were constructed in the Goleta Valley during that 1940 time period, including those extant and in use at La Patera Ranch today, and in the museum area at the Goleta Valley Historical Society. Thus it is surmised that the structure meets the criterion of being at least fifty years old, and is presumed to be about 70 years old. The age rating, then is: 2.

**Integrity Discussion.**

As required, the structure was evaluated for its integrity in seven areas:

First: Integrity of Design. The structure has good design integrity. There is no indication or likelihood of its having been redesigned since its original construction.

Second: Integrity of Location. The structure has good location integrity. There is no indication that it has been moved from its original location.

Third: Integrity of Setting. The structure has poor integrity of setting. This utility building has two large garage-style opening meant to accommodate heavy equipment, probably for agricultural field work. The original agricultural setting, however, is gone, as land once in agricultural use has been converted to suburban residential use, and associated services.

Fourth: Integrity of Materials. The structure has fair integrity of materials. Although few materials have been replaced by other types, the metal cladding and the wood supports, the windows, and the window frames are, in many places, seriously compromised by wear and weather.

\(^{12}\) A 1938 aerial photograph was consulted, although its altitude was too great to allow conclusive discernment of the site.
Fifth: Integrity of Workmanship: The structure has poor integrity of workmanship. Repairs, although they have been minimal, have not met the standards of the original construction. The newer interior support beams are, for example, a way to patch a problem, not a repair.

Sixth: Integrity of Association. The structure does not have integrity of association. Its original association would have been with a Goleta Valley agricultural operation, now long since vanished from the site.

Seventh: Integrity of Feeling. The structure has fair integrity of feeling. It is visible to passersby along Stow Canyon Road, and stands as a distinct remnant of a rural past.

Thus, the structure possesses good integrity of design and location, fair integrity of materials and feeling, and poor integrity of setting, association, and workmanship. Its integrity rating, therefore, in accordance with the City's rating system is: 2.

**Applying the Historic Criteria.** In applying the historic criteria for ascertaining whether the structure under study has the potential to be historically significant, research and field inventories have not shown that the structure is on any of the published lists of designated or potential historic resources.

Below is an evaluation of the structure's potential significance in regard to each of the criteria of historicity listed above:

a) The structure is believed to have been constructed by, or at the behest of members of the Harry Sexton family or his descendents. Harry Sexton was the brother of Joseph Sexton, the renown pioneer nurseryman of the area. Harry was well known in his own right as developer and agriculturist, although not as the innovator his brother was. Harry’s children did not gain independent reputations. Thus, the structure does have at least somewhat of an association with a family important to the community. The level of significance in this category is rated as: 1.

b) The structure is not of design interest. It does not represent the work of an architect, engineer, builder, artist or other designer important to the community, state, or nation.

c) The structure is simple and utilitarian, and not associated with a significant architectural style.

d) The structure does not embody elements demonstrating outstanding attention to design, detail, or craftsmanship, or outstanding use of a particular structural material, surface material, or method of construction or technology.

e) The structure has no association with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;

f) The structure is a fairly nondescript one that does not illustrate broad patterns of cultural, social, political, economic, or social history in an important way.
g) The structure does convey a sense of time and place, specifically it evokes a recently bygone time during which the Goleta valley was dominated by agricultural concerns, rather than being primarily middle-class residential. The significance rating for this criterion is: 2.

h) The structure is unlikely to yield important information to the community and to scholars.

All told, the structure achieves a score of 7 out of a possible 40 rating for its potential to be historically significant.

EVALUATION OF POTENTIAL PROJECT EFFECTS

The project foresees demolition of the subject structure. Although the structure’s historic significance rating is not exceptional, demolition will result in the permanent loss of a structure that achieves a rating of seven and that does contribute as a visibly historic element to an otherwise modern neighborhood. It is seen, therefore, that the proposed demolition would result in a California Environmental Quality Act Class II impact, that is, an adverse unless mitigated impact, on a historic resource. The following mitigation requirements are recommended in order to achieve a Class III, or no negative impact, project:

Mitigation A: Through public notice, offer the outbuilding to be moved, at the expense of the recipient, to another site in Goleta. Make a direct offer of the building to the Goleta Valley Historical Society.

Mitigation B: Complete a set of measured drawings and ensure a complete set of photographs prior to demolition or removal.

Mitigation C: Place a copy of this report, the drawings and additional photographs in the library of the Goleta Valley Historical Society or in the Special Collections Department of the Davidson Library of the University of California, Santa Barbara.
BIBLIOGRAPHY

Maps and Plans

County of Santa Barbara, Assessor’s Parcel Map, 077-17.


United States Geological Survey 7.5 minute topographic maps, various.

Primary Document Sources

Goleta Valley Leader, Goleta Valley Directory, 1939, Goleta Valley Historical Society.


Santa Barbara/Schauer/Polk City Directories, 1940 forward, Santa Barbara Public Library.

Street files and Planning files, 6045 Stow Canyon Road Building Department, City of Goleta.

Secondary Document Sources

Bancroft, Hubert H. History of California, v. II, (San Francisco: The History Company, 1886; reprinted at Santa Barbara by Wallace Heberd).

News clippings, Gledhill Library, Santa Barbara Historical Society Museum.


Tompkins, Walker A., Goleta the Good Land (Goleta Amvets Post #55, May 1966).

6045 Stow Canyon Road, Outbuilding

TOP: South elevation, one of two sliding doors open.

BOTTOM: South elevation, view of corrugated cladding and roofing.
6045 Stow Canyon Road, Outbuilding

TOP: South elevation, second (west) of two sliding doors open, revealing plank construction.

BOTTOM: West elevation, view of one of two double-hung, wood-framed windows.
6045 Stow Canyon Road, Outbuilding

TOP: North (street) elevation, note window cutout.

BOTTOM: Foundation close up, near southeast corner. Note use of concrete.
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TOP: Interior overhead corner showing opening for ventilation.

BOTTOM: Interior overhead; note raw roof ceiling, exposed cross beams with newer reinforcing lower beams.