


**DESIGNATED GOLETA LANDMARKS**

LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
1		077-020-045	96		Glen Annie	Rd	c. 1860	Corona del Mar	Bishop Ranch	General Plan List	<p>Previously designated as a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C. The County designation included the following features on the property: one-story bungalow, adjacent sandstone arbor, Red Gum tree northeast of the dwelling, and surrounding specimen trees.</p> <p>It meets 17.33.040.A.2(a) as an early and rare extant example of Goleta's former agricultural lands. Bishop Ranch is the largest remaining tract of former ranch land in the City of Goleta, illustrating Goleta's early history as a cattle ranching town that was subsequently subdivided into numerous smaller farms and residential areas.</p>	551
2		071-330-009	5490		Hollister	Ave	1880	Sexton, Joseph and Lucy Foster House		General Plan List	<p>Previously designated as Santa Barbara County Landmark #14 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. Features within the designated boundary include the Sexton House, pumphouse, retaining wall/step, two pools, cistern, sundial platform, and specimen trees/plants.</p> <p>Consistent with the National Register listing, it meets 17.33.040.A.2(b) as the home of Joseph Sexton; and 17.33.040.A.2(c) for its Italianate architecture designed by Peter Barber.</p>	551
3		079-210-059	7825		Hollister	Ave	1927	Barnsdall-Rio Grande Gasoline Station	Barnsdall-Rio Grande Gas Station	General Plan List	<p>Previously designated as Santa Barbara County Landmark #29 prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C.</p> <p>It meets 17.33.040.A.2(a) for its association with the oil industry in Goleta; and 17.33.040.A.2(c) as an excellent local example of Spanish Colonial Revival architecture by master architects Morgan, Walls &amp; Clements.</p>	551

LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
4		073-010-005	26	S	La Patera	Ln	1944	Shrode Produce Co. (Goleta Tomato Packing House); Goleta Lemon Association packing house	Shrode Produce Company	General Plan List	<p>Previously designated as Santa Barbara County Landmark #40 [partially demolished] prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C.</p> <p>The Shrode Produce Company Building was designated by the County of Santa Barbara in 1998. It was partially demolished in 2001; the west end of the building was retained and relocated on the site. This portion of the building remains eligible as a historic packing house.</p> <p>It meets 17.33.040.A.2(a) for its association with the agriculture industry in Goleta, and for its association with the dry farming technique employed by the Shrode Company.</p>	551
5		073-050-034	33	S	La Patera	Ln	1850		Daniel Hill Adobe	General Plan List	<p>Previously designated a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation per 17.33.040.C.</p> <p>It meets 17.33.040.A.2(a) as the earliest extant residence in Goleta; 17.33.040.A.2(b) for its association with early pioneer Daniel Hill, recipient of the La Goleta land grant; and 17.33.040.A.2(c) as a rare extant example of adobe construction.</p>	551
6		077-210-059	300	N	Los Cameros	Rd	1901	Goleta Train Depot	Goleta Train Depot; South Coast Railroad Museum	General Plan List	<p>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.</p> <p>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.</p>	551

LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
7		077-160-057	304	N	Los Carneros	Rd	1872; 1880	Stow House; Stow Ranch; Rancho La Patera	Stow House; Sexton Museum; Stow Ranch Outbuildings; Lake Los Carneros Park	General Plan List	<p>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.</p> <p>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.</p>	551

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DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #   
 HRI #   
 Trinomial   
 NRHP Status Code   
 Other Listings

Page  of  Resource Name or #:

P1. Other Identifier

\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

\*P3a. Description

**Character-defining Features**

- Two-story height
- Symmetrical façade; rectangular plan and vertical massing
- Hipped roofs with clay barrel tiles; central domed-roof cupola with ceramic tile detailing
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Ceramic tile surround
- Sheltered beneath projecting carport
- Decorative grilles of cast plaster; decorative glazed ceramic tile work; Churrigueresque cast plaster frieze and window surrounds; painted wall signs reading "BARNSDALL OIL CO." and "RIO GRANDE OIL CO."
- Projecting hipped-roof carport

**Additional Features**

**Alterations**

**Integrity**

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



\*P3b. Resource Attributes:

\*P4. Resources Present  Building

\*P5b. Description of Photo

\*P6. Date Constructed/Age and Source

\*P7. Owner and Address

\*P8. Recorded by:

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

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BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #   
HRI #

Page  of  NRHP Status Code

\*Resource Name or #:

B1. Historic Name:  B2. Common Name:

B3. Original Use:  B4. Present Use:

\*B5. Architectural Style:

\*B6. Construction History:

\*B7. Moved  Date:  Original Location  \*B8. Related Features

B9a. Architect:  b. Builder:

B10. Significance:  Area

Period of Significance  Property Type:  Applicable Criteria

The Barnsdall-Rio Grande Gas Station was designed in the Spanish Colonial Revival style by master architects Morgan, Walls & Clements for the Barnsdall-Rio Grande oil company in 1929. The property was designated as Santa Barbara County Landmark #29 on July 17, 1990; therefore, it is automatically eligible for local designation. The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under local Criteria 2(a) and 2(c).

Criterion 2(a)

The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under Criterion 2(a) as an excellent and rare extant example of 1920s development related to the oil industry in Goleta.

Oil played a significant part in Goleta's development between the wars. The Goleta area had long seemed likely for oil extraction: a natural offshore seep had allowed for the harvesting of tar from surface strata since the mid-1800s, asphalt was mined in the late 1800s, and a petroleum strike in Summerland in 1894 triggered a dramatic boom in population and land speculation. However, early explorations west of Santa Barbara had failed.

In 1920, Kate Den Bell, daughter of Nicolas Den, noted at a family gathering on Ellwood Terrace (present-day Sandpiper Golf Course) that, if an oil well was sunk there, oil would be struck. However, she would not allow drilling to commence during her lifetime, because an oil strike would only mean escalated property values, and therefore astronomically higher inheritance taxes for her children.

In the late 1920s, Frank A. Morgan, a geologist, became convinced that Kate Bell (who died in 1927) had been correct in her assessment of Ellwood Terrace. He convinced his employer, Rio Grande Oil Company, to obtain exploration rights from Bell's heirs. Rio Grande formed a partnership with Barnsdall Oil Company, which had just abandoned testing on the neighboring Edwards Ranch. The pact called for Barnsdall to sink a well to 3,000 feet, with Rio Grande paying half of the drilling costs and relinquishing a one-half interest in its oil rights.

The first well sunk on the property, Luton-Bell No. 1, was named in honor of the property owners. The well was begun on June 1, 1928. After three weeks with no oil discovery, oil was discovered slightly over 3,000 feet below the surface. Luton-Bell No. 1 produced crude oil at 180 barrels per hour during its first hours of production. "It was unusually high gravity oil, coming in under extremely high pressure, with no water present, and only a trace of sulfur." Production was reduced to 100 barrels per hour, and additional storage facilities were built. After a month, the Barnsdall-Rio Grande well was under control.

B11. Additional Resource Attributes:

**\*B12. References**

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
City of Goleta Building Permits.  
Goleta City Directories.  
Sanborn Fire Insurance Maps.

B13. Remarks:

\*B14. Evaluator:

\*Date of Evaluation:



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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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Trinomial

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\*Resource Name or #: 7825 Hollister Ave

\*Recorded by: Historic Resources Group

\*Date: March 2021

 Continuation
  Update

Significance Statement (continued):

Barnsdall and Rio Grande quickly announced their plans to sink a series of companion wells near Luton-Bell No. 1. In early August, they began Luton-Bell No. 2, 3,000 feet east of the discovery well. However, the companies were no longer alone in their efforts, as news of their success had spread. Soon, dozens of oil leases throughout much of the Goleta Valley were signed. By April 1930, the Ellwood oil field was home to 28 oil wells, netting about 42,000 barrels of oil per week, or 1,500 barrels per well.

Goleta's burgeoning oil industry needed buildings to support their operations. Ellwood leaseholders built administrative offices, field workers' housing, and maintenance sheds and equipment storage warehouses. Many of these buildings were located on the state highway near the Southern Pacific Railroad crossing. The "strategic spot along the western approach into the Goleta Valley" was also an ideal location for a filling station.

Located beside the vast oil field, the Barnsdall-Rio Grande Gasoline Station (1929, Morgan, Walls & Clements) was the product of the oil strike, which quickly made the Barnsdall-Rio Grande oil company a major player on the New York Stock Exchange. Almost overnight, they were Goleta's biggest taxpayer. When Barnsdall and Rio Grande decided to build a filling station at the entrance to their oil field, they wanted it to be a showpiece. Taking direction from the architectural aesthetic promoted in Santa Barbara by Pearl Chase, which emphasized Spanish Colonial and Mediterranean Revival styles, the companies hired Los Angeles-based master architects Morgan, Walls & Clements, who had designed service stations in Santa Barbara, to design their service station in the Spanish Colonial Revival style. The station building, once finished, was flanked by two flag poles (one each for the American and Californian flags), and sheltered by a curved, five-foot-high masonry wall with octagonal piers to hold spotlights and hoses for water and compressed air. Landscaping included two japonica hedges and flower beds, one of which also featured a sign designed in the form of an oil derrick, emblazoned with the words "Barnsdall & Rio Grande" in paint and neon lettering.

Criterion 2(c)

The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under Criterion 2(c) as an excellent and rare local example of Spanish Colonial Revival style architecture in Goleta, and as an example of the work of master architectural firm Morgan, Walls & Clements.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque Churrigueresque style of Spain and Mexico. The Churrigueresque style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations (see Mediterranean Revival Style). It was also sometimes combined, much less frequently, with the emerging Art Deco and Moderne styles.

Morgan, Walls & Clements played a leading role in creating the architectural landscape of early Los Angeles. Known for working in various Spanish revival styles in their earlier years, the firm became a prominent practitioner of Art Deco and Streamline architecture in the late 1920s and 1930s. The firm was originally established in 1890 as Morgan and Walls, with partners Octavius W. Morgan (1850-1922) and John A. Walls (1860-1922). Morgan had previously partnered with architect Ezra Kysor. Walls was a native of Buffalo, New York who moved to Los Angeles in 1887. After serving on the board of the AIA (one of two architects representing the West Coast), Morgan retired in 1910. His son, Octavius Morgan, Jr. (1886-1951), became a partner along with Stiles O. Clements (1883-1966), and the firm was renamed Morgan, Walls & Clements. Like his father, the younger Morgan was active in the architectural community. He served as an officer for the AIA's Southern California chapter and was the president of the Allied Architects Association, a nonprofit organization dedicated to municipal design. Clements is credited as principal designer for many of the firm's most celebrated projects. Educated at the Ecole des Beaux-Arts in Paris, he became a leading figure in the Art Deco and Streamline Moderne movements. Walls passed away in 1922, yet the company name remained unchanged until Clements left in 1937 to start his own practice.

The Tree Study conducted as part of the Historic Context Statement identified mature narrow-leaved paperbark trees at the property. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

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**CONTINUATION SHEET**

Trinomial

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\*Resource Name or #: 7925 Hollister Ave

\*Recorded by: Historic Resources Group

\*Date: March 2021

■ Continuation   □ Update

Historic Photo(s):



University of California, Santa Barbara, Special Collections

## ***BARNSDALL-RIO GRANDE GASOLINE STATION***

LANDMARK NUMBER: 29

KNOWN AS: Barnsdall Gas Station

PHYSICAL ADDRESS: 7925 Hollister Avenue, Goleta

LOCATION: Far western end of Hollister Avenue in Goleta

RESOLUTION NUMBER: 90-443

LANDMARK DATE: July 17, 1990

STATUS: The Barnsdall-Rio Grande Gasoline Station now falls within the jurisdiction of the city of Goleta



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\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

\*P3a. Description

**Character-defining Features**

The property is not fully visible from the public right-of-way; however, according to the c. 1993 Santa Barbara

County Place of Historic Merit designation, the following are character-defining features of Bishop Ranch:

- One-story bungalow
- Adjacent sandstone arbor
- Red Gum tree northeast of the dwelling
- Surrounding specimen trees

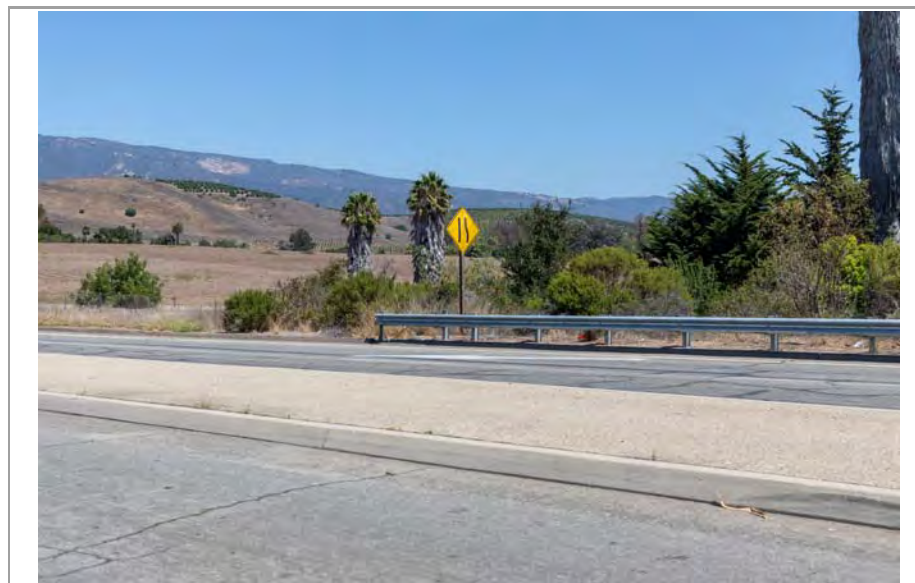
**Additional Features**

**Alterations**

**Integrity**

Retains integrity of location, setting, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



\*P3b. Resource Attributes:

\*P4. Resources Present  Building, Site

\*P5b. Description of Photo

\*P6. Date Constructed/Age and Source

\*P7. Owner and Address

\*P8. Recorded by:

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

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DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # HRI # Page  of NRHP Status Code \*Resource Name or #: B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: \*B5. Architectural Style: 

\*B6. Construction History:

\*B7. Moved  Date:  Original Location \*B8. Related Features B9a. Architect: b. Builder: B10. Significance: Area Period of Significance Property Type: Applicable Criteria 

Bishop Ranch was previously designated as a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation under local Criterion 2(a).

Bishop Ranch was designated a County of Santa Barbara Place of Historic Merit in approximately 1993. At the time of designation, the property included a one-story bungalow, adjacent sandstone arbor, Red Gum tree northeast of the dwelling, and surrounding specimen trees. These features are not visible from the public right-of-way.

Criterion 2(a)

Bishop Ranch appears eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(a) as an early and rare extant example of Goleta's former agricultural lands. Bishop Ranch is the largest remaining tract of former ranch land in the City of Goleta, illustrating Goleta's early history as a cattle ranching town that was subsequently subdivided into numerous smaller farms and residential areas.

The land now comprising Bishop Ranch was granted to Goleta pioneer Nicolas Den as part of his Rancho Los Dos Pueblos in 1842. In 1862, Den died, and his ranch was subdivided into smaller ranches and given to each of his heirs, including his wife, Rosa, and each of their ten children. The portions of the ranch set aside for Den's children were to be held in trust until each child came of age.

In the late 1860s, Charles E. Huse, the executor of Nicolas Den's estate, arranged for the sale of several tracts of land in the former Den estate. W.W. Hollister offered Huse \$10 an acre for 5,000 acres of the former Den estate bisected by Tecolotito Creek, between the east ridge of Ellwood Canyon and Carneros Creek. Hollister took immediate possession of Glen Annie Ranch (present-day Bishop Ranch). However, because the sale went against Den's will, the Santa Barbara Probate Court did not approve the sale, foreshadowing a future legal battle.

In the mid-1870s, Hollister's claim to his Glen Annie Ranch was contested. An 1890 California Supreme Court ruling returned the Glen Annie Ranch to the Den family. Thomas Bishop received most of Hollister's property and that of another defendant, the Sturgis brothers, as payment for his successful prosecution of the Dens' case. Now known as Bishop Ranch, the property remained in the Bishop family until the late 1950s.

B11. Additional Resource Attributes: 

## \*B12. References

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
City of Goleta Building Permits.  
Goleta City Directories.  
Sanborn Fire Insurance Maps.

B13. Remarks: \*B14. Evaluator: \*Date of Evaluation: 

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**CONTINUATION SHEET**

**Primary #**  
**HRI#**  
**Trinomial**

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**\*Resource Name or #: 96 Glen Annie Rd**

**\*Recorded by:** Historic Resources Group

**\*Date:** March 2021

Continuation  Update

Significance Statement (continued):

Bishop Ranch was sold to Chicago financier Henry Crown in 1957. Two years later, Crown’s Exchange Building Corporation hired William L. Pereira & Associates to prepare a master plan for the future development of the ranch. The plan included industrial parks near Hollister Avenue and golf courses in the foothills.

Goleta’s postwar housing tracts were developed on land formerly dedicated to walnut and lemon orchards. As the demand for housing in Goleta increased, agricultural land rapidly gained value, until it had escalated to the point that many ranch owners felt they would make more money selling their property to developers than they “could hope to make in twenty years of hard work.” Former agricultural lands rapidly gave way to new residential and industrial development, until much of Goleta’s former agricultural character was merely a memory. The portion of Bishop Ranch that remains agricultural in character is the largest remnant of Goleta’s early character.

The Tree Study conducted as part of the Historic Context Statement noted that there are large, skyline, heritage-quality trees on the property, including an English walnut tree, a remnant of the walnut groves on the property. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

## *BISHOP RANCH*

**DESIGNATION:** Place of Historic Merit (one story bungalow, adjacent sandstone arbor, Red Gum tree northeast of the dwelling, and surrounding specimen trees)

**KNOWN AS:** Corona del Mar Ranch aka Bishop Ranch

**PHYSICAL ADDRESS:** None

**LOCATION:** central part of the Goleta Valley north of Highway 101

**RESOLUTION NUMBER:** No Record

**DESIGNATION DATE:** Unknown

**STATUS:** Ranching operations on this nearly 288-acre property were developed by the Bishop family (1890-1957) and became one of the largest operations in the area. It now falls within the jurisdiction of the city of Goleta.

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\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

\*P3a. Description

**Character-defining Features**

- One-and-one-half story height
- Rectangular plan
- Thick masonry walls of adobe brick
- Side-gable roof with wide overhanging eaves
- Horizontal wood siding
- Full-width front porch formed by wide overhanging eaves at primary façade, supported by thin wood posts
- Paneled wood door with simple surround
- Double hung, wood sash windows
- Three gabled dormers at primary façade

**Additional Features**

**Alterations**

Some windows may have been replaced; roof cladding replaced

**Integrity**

Retains integrity of location, design, setting, materials, workmanship, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



\*P3b. Resource Attributes:

HP44. Adobe building/structure

\*P4. Resources Present  Building

\*P5b. Description of Photo

Historic Resources Group, 2020

\*P6. Date Constructed/Age and Source

1850, Goleta: The Good Land

\*P7. Owner and Address

\*P8. Recorded by:

Historic Resources Group  
12 S Fair Oaks Ave, Suite 200  
Pasadena, CA 91105

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

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**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # HRI # Page  of NRHP Status Code \*Resource Name or #: B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: \*B5. Architectural Style: 

\*B6. Construction History:

\*B7. Moved  Date:  Original Location  \*B8. Related Features B9a. Architect: b. Builder: B10. Significance:  Area Period of Significance  Property Type:  Applicable Criteria 

The Daniel Hill Adobe was constructed in approximately 1850 by Goleta pioneer Daniel Hill. It was previously designated a Santa Barbara County Place of Historic Merit; therefore, it is automatically eligible for local designation.

The Daniel Hill Adobe is eligible under local Criterion 2(a), 2(b), and 2(c).

Criterion 2(a)

The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(a) as the earliest extant residence in the City of Goleta.

Various historians cite differing dates for the adobe's construction, ranging from 1832 to 1854. However, when he applied for a homestead on the property in 1864, Hill noted that he had been living in the house for 14 years, thereby lending credibility to the assertion that the adobe was built in 1850. The house is the only known building in Goleta that dates back to the City's Rancho period, when rancheros controlled California.

The Goleta Valley continued to develop after Mexico achieved independence from Spain, through the evolution of the Rancho period and the transition from Mexican to American sovereignty after the Mexican-American War. Between 1820 and 1865, the Goleta Valley was predominately composed of cattle ranches. Though most resources from this period are no longer extant, Goleta's development during the Rancho period provided the foundation for future growth and contributed to Goleta's continued agricultural character. A major drought, which lasted from 1863 to 1865, resulted in the death of Daniel Hill's cattle, and ultimately, the end of the rancho way of life in Goleta.

Criterion 2(b)

The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(b) for its association with Daniel Hill, one of Goleta's most prominent pioneers.

Daniel Hill (1797-1865) was the Goleta Valley's first American settler. Born on a farm in South Billerica, a suburb of Boston, Massachusetts, Hill left home at an early age to begin a seafaring life. In 1823, Hill arrived at Refugio Beach, then the property of Don Jos Vincente Ortega. There he met Ortega's daughter Rafaela, and decided to settle in the area. He was offered a position as a vaquero on Don Ortega's Refugio Ranch, but instead decided to open Santa Barbara's first American trading post.

B11. Additional Resource Attributes: 

## \*B12. References

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
 City of Goleta Building Permits.  
 Goleta City Directories.  
 Sanborn Fire Insurance Maps.

B13. Remarks: \*B14. Evaluator: \*Date of Evaluation: 

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\*Resource Name or #: 33 S La Patera Ln

\*Recorded by: Historic Resources Group

\*Date: March 2021

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  Update

Significance Statement (continued):

Hill's trading post was so successful that before the end of his first week in business, his shelves were completely empty of stock, which he could not replace until another Boston ship arrived at Santa Barbara. Having "sold himself out of the mercantile business," Hill turned to carpentry, soap making, and stone masonry for his living. He also built himself the one-story Hill-Carrillo Adobe (11 E. Carrillo Street, Santa Barbara), and worked toward achieving Mexican citizenship by learning Spanish and converting to Catholicism. Hill and Rafaela Ortega were married in 1826. Hill was granted the 4,426-acre Rancho La Goleta on June 10, 1846, the last of the available land in the Goleta Valley. In approximately 1850, Hill built an adobe at 35 S. La Patera Lane.

Criterion 2(c)

The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(c) as the only known example of adobe construction in the City of Goleta. It exhibits quality of design and distinctive features including its thick masonry walls of adobe brick, simple exteriors, and few window and door openings.

Early adobe buildings were typically small, single-story structures, with thick adobe walls, flat roofs framed with vigas, and usually a long, covered porch supported on wood posts, called a corredor, along one or more sides. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from mud and straw and covered with earth plaster to protect the unfired bricks. The unreinforced adobe walls typically vary from one and one-half to six feet thick, resting on a dirt or rock foundation. Door and window openings are usually framed with heavy timber lintels, often left exposed. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter. Following California's cession to the United States in 1850 there was a migration of settlers from the east. During this period, many adobe structures were destroyed to make way for new development. Others were altered with the addition of steep gable or hipped roofs, usually clad in wood shakes but occasionally in clay tiles, and wood framed wings. Some adobes were clad in clapboard siding with Federal or Greek Revival decorative details and double hung windows to create a more Anglicized appearance. In some cases, adobes were covered with a cement plaster finish.

## ***DANIEL HILL ADOBE***

**DESIGNATION:** Place of Historic Merit

**KNOWN AS:** Daniel Hill Adobe

**PHYSICAL ADDRESS:** 35 S. La Patera Lane, Goleta

**LOCATION:** North of Hollister Avenue on La Patera Lane

**RESOLUTION NUMBER:** No Record

**DESIGNATION DATE:** Unknown

**STATUS:** This adobe built for the Daniel Hill family about 1850 now falls within the jurisdiction of the city of Goleta



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #   
 HRI #   
 Trinomial   
 NRHP Status Code   
 Other Listings

Page  of  Resource Name or #:

P1. Other Identifier

\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

**\*P3a. Description**

**Character-defining Features**

- Two-story height
- Rectangular plan and simple massing
- Wood frame construction
- Cross gable roof with open eaves at two-story volume; gable-on-hip roof with open eaves at one-story volume
- Horizontal wood siding
- Multiple entrances; loading platform wrapping north and west façades
- Paneled wood doors with transoms
- Wood sash fixed, casement, and double-hung windows with simple surrounds

**Additional Features**

**Alterations**

Relocated from original site

**Integrity**

Retains integrity of design, materials, workmanship, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



**\*P3b. Resource Attributes:**

HP17. Railroad depot

\*P4. Resources Present  Building

**\*P5b. Description of Photo**

Historic Resources Group, 2020

**\*P6. Date Constructed/Age and Source**

1901, County list

**\*P7. Owner and Address**

**\*P8. Recorded by:**

Historic Resources Group  
12 S Fair Oaks Ave, Suite 200  
Pasadena, CA 91105

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # HRI # Page  of NRHP Status Code \*Resource Name or #: B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: \*B5. Architectural Style: 

\*B6. Construction History:

\*B7. Moved  Date:  Original Location \*B8. Related Features B9a. Architect: b. Builder: B10. Significance: Area Period of Significance Property Type: Applicable Criteria 

The Goleta Depot was originally constructed in 1901, and was relocated to its present location in 1981. The property was previously designated Santa Barbara County Landmark #22 and listed in the National Register of Historic Places on January 18, 2002 under Criterion A and automatically listed in the California Register as a result of that designation. Therefore, it is automatically eligible for local designation under Local Criterion 2(a).

Criterion 2(a)

The Goleta Depot is eligible for listing as a City of Goleta Historic Landmark under local Criterion 2(a) as the only surviving example of the once widespread Combination Station No. 22 standard-design Southern Pacific Railroad depot in Santa Barbara County. It is Santa Barbara County's only surviving rural railroad depot. It is also the building most closely associated with the railroad in Goleta, Goleta's oldest extant commercial building, and the oldest remaining building associated with the Coast Line in Santa Barbara County.

Goleta Depot was built in 1901, during the completion of Southern Pacific's Coast Line. This coastal route, linking San Francisco and Los Angeles, came to have a major impact on patterns of settlement, tourism, agriculture, and other forms of social and economic development throughout most of the 20th century. These effects were felt across a wide area, across much of the state, but especially in the cities and towns along the railroad right-of-way.

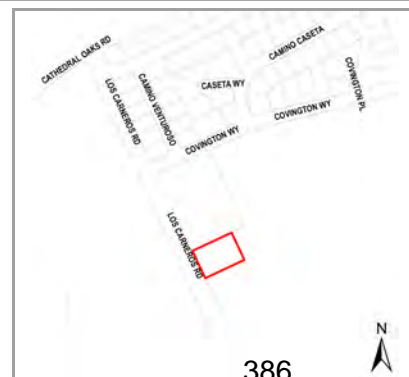
Opened in 1901, the Coast Line took more than a decade to build. During the final five years of construction, all that remained was a stretch of about 86 miles, all within the confines of Santa Barbara County. This long unfinished stretch became famous as "The Gap," which SP's engineers and crews would eventually conquer. Scores of depots and lesser buildings were erected in the county during the final years of construction. While other original structures and features (e.g., bridges, cuts, and fills) endure, Goleta Depot is the only surviving railroad building from that period. The Santa Barbara depot, by contrast, was built in 1905, four years after the Coast Line was opened.

Goleta Depot is an example of the Combination Station No. 22 standard-design style. Like some of the other railroad companies, the Southern Pacific used standard-design plans to simplify the process of designing and building many of its depots. These SP standard-design depots were invariably of wood-frame construction and were generally used in small town and country settings.

B11. Additional Resource Attributes: 

## \*B12. References

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
 City of Goleta Building Permits.  
 Goleta City Directories.  
 Sanborn Fire Insurance Maps.

B13. Remarks: \*B14. Evaluator: \*Date of Evaluation: 

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 3 of 4

\*Resource Name or #: 300 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

 Continuation
 Update

Significance Statement (continued):

Combination Station No. 22 (CS 22) was SP's most common standard-design depot, with at least 91 erected from about 1894 until the 1930s in California, Nevada, Arizona, Texas, Oregon, and Utah. These sheer numbers suggest that the CS 22 was probably one of the most numerous and widespread standard-design depots in the entire United States across all railroads. Eight CS 22s were built in Santa Barbara County, more than in any other county or in any state other than California. All eight were built in conjunction with the Coast Line completion. These included depots at Goleta, Naples, Gaviota, Concepcion, Sudden, Surf, and Guadalupe, along an 86-mile stretch of the Coast Line main corridor, and a depot in the town of Lompoc on the Lompoc branch east of Surf. Except for Goleta Depot, all of these Santa Barbara County CS 22s were razed by the railroad. Most were gone by 1980. A fragment of the Surf depot was used until the 1990s, when it, too, was demolished.

Goleta Depot served the railroad and its community for almost 75 years as a local center of transportation, communications, and commerce. The depot was essential to the commerce that took place between Goleta and the outside world, as well as being an important commercial establishment in its own right. The depot was vitally important to the small agricultural community of Goleta during the first half of the 20th century, serving as the gateway through which passed Goleta Valley produce and livestock on its way to outside markets. In exchange, Goleta received the tools, materials and supplies needed to build and maintain a community.

With the creation of the University of California, Santa Barbara campus in Goleta and the completion of Cachuma Dam in the Santa Barbara backcountry, Goleta was rapidly transformed, starting in the early 1950s, into a populous Santa Barbara suburb. Goleta Depot was a key participant in the building boom. Southern Pacific records for the early 1970s, for example, list cement, plaster, lumber, and home appliances - along with beer - as the principal incoming commodities handled by the Goleta agent. Goleta Depot was less important as a passenger station, due largely to its close proximity (eight miles) to the city of Santa Barbara, which had its own passenger depot. While the Santa Barbara depot was served by all of SP's passenger trains, Goleta Depot was only a flag-stop for the daily local trains. Nevertheless, the community was served by the SP locals at Goleta Depot from 1901 until May 20, 1965, when it ceased passenger service and continued on only as a freight stop.

In 1973, Southern Pacific closed the Goleta station. For the next few years, the abandoned structure became the target of vandals and thieves, while community sentiment to save the building grew. The SP would have demolished Goleta Depot, a fate that eventually befell every other (more than a dozen) of the railroad's wood-frame depots in Santa Barbara County, were it not for a lawsuit over the depot property brought by the Kellogg family, whose forebears had granted the land to the SP at the turn of the century. Finally, in late 1981, SP and the Kelloggs agreed to divide the land, but neither wanted to keep the depot on the site. Instead, they offered the building to Goleta Beautiful, a community organization, on the condition that the site be cleared within 90 days. Goleta Beautiful planners found that there were very few alternative sites available for relocating the building. Paying the high prices for even a small piece of land in this Santa Barbara suburb would have put the relocation project financially out of reach. The only feasible solution to the land problem was Los Carneros County Park, a largely undeveloped park occupying part of the historic Stow Ranch lands. The County of Santa Barbara made a parcel at the park available to Goleta Beautiful under a long-term renewable lease agreement at no charge. The building move was completed on November 18-19, 1981.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 4 of 4

\*Resource Name or #: 300 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

Continuation  Update

Historic Photo(s):



1912, South Coast Railroad Museum



1912, South Coast Railroad Museum

## *GOLETA DEPOT*

LANDMARK NUMBER: 22

KNOWN AS: Goleta Depot or Goleta Railway Station

PHYSICAL ADDRESS: 300 N. Los Carneros Road, Goleta

LOCATION: Los Carneros Road adjacent to Stow House in Goleta

RESOLUTION NUMBER: 82-408

LANDMARK DATE: August 2, 1982

STATUS: The Goleta Depot was constructed by the Southern Pacific Company in 1901 and is Santa Barbara County's only surviving rural railroad depot. It now falls within the jurisdiction of the city of Goleta.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 01001457

Date Listed: 1/18/2002


Goleta Depot  
Property Name

Santa Barbara CA  
County State

N/A

Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\* \_\_\_\_\_  
Signature of the Keeper

1/18/02  
\_\_\_\_\_ Date of Action

-----  
Amended Items in Nomination:

**Significance:**  
Criterion A and the areas of significance Transportation, Commerce and Communications are deleted from the nomination.  
[Removing this property from its original railroad right-of-way location as a pivotal centerpiece of early growth and local development in Goleta precludes its eligibility under Criterion A and Criteria Consideration B (association dependent on the site/setting and environment).]

**Period of Significance:**  
The period of significance is revised to read: 1901  
[This reflects the building's significance under Criterion C alone.]

These revisions were confirmed with the OR SHPO staff.

-----  
**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

NPS Form 10-900  
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

DEC -- 5 2001

1457

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, mark "N/A" or "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Goleta Depot

other names/site number \_\_\_\_\_

### 2. Location

street & number 300 North Los Carneros Road  not for publication

city or town Goleta  vicinity

state California code CA county Santa Barbara code 083 zip code 93117-1502

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

K. M. Allen 11/28/01  
Signature of certifying official/Title Date  
California Office of Historic Preservation  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper	Date of Action
<u>[Signature]</u>	<u>1/18/02</u>
_____	_____
_____	_____
_____	_____

Goleta Depot  
 Name of Property

Santa Barbara County, California  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
 (Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions)

TRANSPORTATION/rail-related  
 INDUSTRY/PROCESSING/EXTRACTION/  
 communications facility  
 COMMERCE/TRADE/business

**Current Functions**  
 (Enter categories from instructions)

RECREATION AND CULTURE/museum  
 TRANSPORTATION/rail-related

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions)

LATE VICTORIAN/Stick

**Materials**  
 (Enter categories from instructions)

foundation CONCRETE  
 walls WOOD  
 roof ASPHALT  
 other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets (pages 1-3).



Goleta Depot  
Name of Property

Santa Barbara County, California  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

TRANSPORTATION

COMMUNICATIONS

COMMERCE

ARCHITECTURE

**Period of Significance**

1901-1951

**Significant Dates**

1901

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

Southern Pacific Railroad

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Goleta Depot  
Name of Property

Santa Barbara County, California  
County and State

**10. Geographical Data**

**Acreege of Property** 1.6 acres (approx.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2	11	237980	3814760

3	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Gary B. Coombs, Ph.D., Director  
 organization South Coast Railroad Museum date 8/14/2001  
 street & number 300 North Los Carneros Road telephone 805-964-3540  
 city or town Goleta state Calif. zip code 93117-1502

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name County of Santa Barbara  
 street & number Parks Dept., 610 Mission Canyon Road telephone (805) 568-2461  
 city or town Santa Barbara state Calif. zip code 93105

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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### Goleta Depot, Santa Barbara County, CA

#### Description

Goleta Depot is an example of the Southern Pacific (SP) Railroad's Combination Station No. 22 standard-plan depot. It is a tri-level rectangular frame Victorian Stick structure.

The site, a rectangular parcel about 1.6 acres in extent (see Site Map), is located along a principal road at the western edge of Los Carneros County Park in Goleta, Calif. The site is about 1.85 miles from the original depot site and about 0.2 miles from the tracks of the Union Pacific Railroad (formerly Southern Pacific). The setting is rural and uncluttered, similar to the pastoral setting at the original site prior to the Goleta building boom that began in the 1950s. Goleta Depot was moved in 1981.

Adjoining parcels contain a large lemon orchard (to the west), a county fire station and a public parking lot for park visitors (to the north), and Stow House, a National Register property on its original site (to the east). The vast undeveloped expanse of Los Carneros County Park lies to the south and beyond Stow House to the east.

A "preservation park" atmosphere does not exist at Los Carneros County Park. There are no other relocated or reconstructed historic buildings at or near Goleta Depot or Stow House. Moreover, vegetative screening was installed in 1982 to visually separate these two neighboring historic properties (see Site Map). Now mature, these trees and shrubs effectively eliminate the viewing of one building from the other.

Goleta Depot was positioned on the new site with its long axis oriented roughly north-south and the front of the building facing westward. This was known to be in contrast to the depot's original north-facing orientation, but was necessary given the new parcel's topography, which runs north-south, with gentle slopes from the west and east downward toward the middle of the site.

In 1983, following a year of restoration and rehabilitation, Goleta Depot was reopened. The building became home to the Goleta Valley Chamber of Commerce, two other local non-profit organizations, and a fledgling museum. Today, the entire building serves as the home of the South Coast Railroad Museum.

The nominated property is positioned near the western edge of its parcel, roughly midway between the parcel's eastern and western boundaries. The building shares the site with two small storage sheds. The site contains no roads or driveways. About 200 feet of standard-gauge railroad track has been installed in front of the depot building. A Southern Pacific bay-window caboose, built circa 1961, occupies a portion of the track just northwest of the depot. The track is also used by the museum to give handcar and inspection-car rides to the visiting public.

Goleta Depot is a tri-level structure with a 25' x 92' footprint. The lower (first floor) level contains the passenger waiting room, railroad office, and baggage room. The overlying upper (second floor) level contains the agent's five-room apartment (kitchen, bedroom[s]), and parlor[s]). Each of these levels is approximately 25' x 48' in extent. The split level, which is elevated to the height of the surrounding freight platform (approx. 3.5 feet above ground level) contains the freight room (warehouse) and is approximately 25' x 44'.

The Stick-style building's principal architectural features include wide eaves supported by roof brackets; shingled (staggered-butt) gables, milled redwood gutters, and double-hung windows with six-over-six lights. The depot's most distinctive feature, and the only deviation from a strict rectangular footprint, is a 12-foot wide two-story gable-topped window bay that projects about four feet from the building's west side, extending from the freight office below to the apartment above.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Goleta Depot, Santa Barbara County, CA

### Description (cont'd)

In addition to conventional hinged wooden panel doors for human entry and egress, the building exterior also features five massive sliding wooden doors wide enough to accommodate freight and baggage wagons.

The exterior siding is channeled (or beveled) horizontal redwood shiplap, over fir balloon framing. The exterior was painted SP's standard "Colonial Yellow" color, with brown trim and white sash.

The original cedar shingle roof was replaced by the SP with asphalt roofing prior to 1970. The original brick chimneys were lost in a 1925 earthquake and were subsequently replaced by the SP with chimney pipes.

The roof of the second story is gabled on three sides, while the lower roof is hipped, with a pent eave at the exposed end of the split level.

Interior rooms, with the notable exception of the freight room, feature beaded tongue-and-groove vertical redwood paneling and fir floors. The ceilings of these rooms use identical beaded tongue-and-groove material.

The freight room was of single-wall construction, lacking interior walls and ceiling, with all framing exposed. It had a fir floor, which was an interior extension of the freight platform that surrounded this largest interior space. Sometime before 1960, the freight room was divided to create two separate warehouse rooms, at which time the fifth sliding freight room door was added.

Electricity, piped water, plumbing and gas-heating were not part of the original construction, but were all introduced prior to 1950.

When the building was moved, restoration and rehabilitation were necessary to make the building usable again. The building now rests on a block foundation over concrete footings, rather than the original foundation of loose bricks and wood pilings. A concrete sidewalk encircles about 80% of the building.

Goleta Depot possesses a high degree of architectural integrity. Modifications were confined largely to the freight house, which served for several years as home to the Goleta Valley Chamber of Commerce. This space was subdivided into several rooms, by adding framing and sheet-rock walls. A new floor and wall-to-wall carpeting were also installed, along with glass doors behind two of the large sliding wood doors. The original room fabric (framing, walls and open ceiling) remains intact, however, though hidden behind the recent additions.

To create interior restrooms, the architect added interior partitions to a portion of the baggage room. The remaining, front half of the baggage room retains its original interior appearance.

The building's other interior spaces are relatively free of modification. For example, all of the interior wall and ceiling tongue-and-groove paneling throughout the remainder of the building survives, though the paneling in one waiting-room wall was removed long enough to install a hidden shear-wall layer to give needed strength to this portion of the structure.

The original fir floors remain exposed in the waiting room, bedroom, one parlor, and the hallway that connects the office and freight house. Sheet linoleum and vinyl flooring were installed in 1982 over the original floors in the office, kitchen, and the other parlor. Most of the interior doors are replacements for the originals that were destroyed by vandals in the late 1970s.

Visible ducting was left intact during the rebuilding and has been re-used wherever practical for wiring and other purposes. This includes electrical ducting as well as the stove pipes in the office and waiting room, which are

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7, 8 Page 3

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### Goleta Depot, Santa Barbara County, CA

#### Description (cont'd)

now connected to non-operating caboose and pot-bellied stoves that form integral parts of the museum's period-room displays.

All of the exterior siding is original except for the end (i.e., north) wall of the freighthouse, in which two large openings had been cut circa 1950. Matching beveled lumber was used as the 1982 replacement. Much of the exterior baseboards around the lower level also were replaced with new material. A Sacramento mill produced matching redwood gutter stock to replace about 80% of the original gutters, which were badly deteriorated.

All of the exterior doors are original, as are the eave brackets, train-order board and connecting rods. The control levers for the train-order board are from the former Oxnard, Calif. depot.

Most of the window glass was destroyed by vandals during the late 1970s and was replaced with plate glass. However, about a dozen panes of original cylinder glass, all located in door transoms, are still intact.

Neither the original brick chimneys, nor the replacement chimney pipes, which were removed during the process of relocating the building, have been restored. An asphalt shingle roof replaced its badly deteriorated predecessors in 1982.

In 1980, less than half of the original freight platform still existed and this was in a seriously dilapidated state. Most of the freight platform was reconstructed in wood, while a portion, along the back (east side) of the freight house, was replaced in 1982 with a concrete walkway to facilitate wheelchair access to the freight room area.

#### Statement of Significance

Goleta Depot is historically significant because of its long and important associations with the development of transportation, commerce, and communications in its community and region. It is architecturally significant because it is a rare and fine example of an important architectural form.

Goleta Depot is eligible for the National Register under Criteria Consideration B because it is: (i) the building most closely associated with the railroad in Goleta; (ii) Goleta's oldest surviving commercial building; (iii) the oldest remaining building associated with the Coast Line in Santa Barbara County; and (iv) the only surviving example in Santa Barbara County of the once-widespread Combination Station No. 22 standard-design depot.

Goleta Depot was built in 1901, during the completion of Southern Pacific's Coast Line. This coastal route, linking the principal California cities of San Francisco and Los Angeles, came to have a major impact on patterns of settlement, tourism, agriculture, and other forms of social and economic development throughout most of the 20th century. These effects were felt across a wide area, across much of the state, but especially in the cities and towns along the railroad right-of-way.

The importance of the Coast Line continues into the 21st century. It is the route for Union Pacific Railroad

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4

### Goleta Depot, Santa Barbara County, CA

#### Statement of Significance (cont'd)

freight-carrying along the Pacific Coast and the nation's second busiest passenger rail corridor, handling both Amtrak intercity and Bay Area and Metropolitan Los Angeles commuter trains.

Opened in 1901, the Coast Line took more than a decade to build. During the final five years of construction, all that remained was a stretch of about 86 miles, all within the confines of Santa Barbara County. This long unfinished stretch became famous as "The Gap," which SP's engineers and crews would eventually conquer.

Scores of depots and lesser buildings were erected in the county during these final years of the Coast Line construction. While other original structures and features (e.g., bridges, cuts and fills) endure, Goleta Depot is the only surviving railroad building from that period (The Santa Barbara depot, for example, was built in 1905, four years after the Coast Line was opened.).

Goleta Depot is an example of the Combination Station No. 22 standard-design style. Like some of the other railroads, the Southern Pacific used standard-design plans to simplify the process of designing and building many of its depots. These SP standard-design depots were invariably of wood-frame construction and were generally used in small town and country settings.

Combination Station No. 22 (CS 22) was SP's most common standard-design depot, with at least 91 erected from about 1894 until the 1930s in the states of California, Nevada, Arizona, Texas, Oregon, and Utah (This number would exceed 100 if variant forms were included in the tally.). These sheer numbers suggest that the CS 22 was probably one of the most numerous and widespread standard-design depots in the entire United States across all railroads.

Eight CS 22s were built in Santa Barbara County, more than in any other county or in any state other than California. All eight were built in conjunction with the Coast Line completion. These included depots at Goleta, Naples, Gaviota, Concepcion, Sudden, Surf, and Guadalupe, along an 86-mile stretch of the Coast Line main corridor, and a depot in the town of Lompoc on the Lompoc branch east of Surf.

Except for Goleta Depot, all of these Santa Barbara County CS 22s were razed by the railroad, most were gone by 1980. A fragment of the Surf depot was used until the 1990s, when it, too, was demolished.

Goleta Depot served the railroad and its community for almost three-quarters of a century as a local center of transportation, communications, and commerce. The period of significance has been arbitrarily ended fifty years in the past although the depot continued to function as a railroad building until 1973.

Being a "combination station" meant that Goleta Depot served both passengers and freight. This pattern, which was common in small towns and rural areas across America, stood in marked contrast to urban areas, where separate passenger and freight depots were the rule.

The depot was essential to the commerce that took place between Goleta and the outside world, as well as being an important commercial establishment in its own right. The depot was vitally important to the small agricultural community of Goleta during the first half of the 20th century, serving as the gateway through which passed Goleta Valley produce and livestock on its way to outside markets. In exchange, Goleta received the tools, materials and supplies needed to build and maintain a community.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Goleta Depot, Santa Barbara County, CA

### Statement of Significance (cont'd)

Beginning in 1901, Goleta Depot was also the local agency office for Wells Fargo Express, which was succeeded by Railway Express.

With the creation of the University of California, Santa Barbara campus in Goleta and the completion of Cachuma Dam in the Santa Barbara backcountry, Goleta was rapidly transformed, starting in the early 1950s, into a populous Santa Barbara suburb. Goleta Depot was a key participant in the building boom. Southern Pacific records for the early 1970s, for example, list cement, plaster, lumber, and home appliances – along with beer – as the principal incoming commodities handled by the Goleta agent.

Apparently Goleta Depot is now the oldest surviving commercial building in its community. Inventories of historic properties prepared by the Santa Barbara County Historical Landmarks Commission and the Goleta Valley Historical Society list no older Goleta properties except for 19th century houses, farm and ranch buildings, schools and churches.

Goleta Depot was less important as a passenger station, due largely to its close proximity (eight miles) to the city of Santa Barbara, which had its own passenger depot. While the Santa Barbara depot was served by all of SP's passenger trains, Goleta Depot was only a flag-stop for the daily local trains. Nevertheless, the community was served by the SP locals at Goleta Depot from 1901 until May 20, 1965.

The importance of Goleta Depot as a communications center is often overlooked. The station agent served as the eyes and ears of the distant train dispatcher, transcribing and delivering the dispatcher's orders to the engineers and conductors on passing trains. These "train orders" were essential both to railroad safety and to operational efficiency on the single-track Coast Line. In the early days, the dispatcher and Goleta agent communicated by telegraph, which was eventually replaced by a direct-line telephone. The depot's office was also fitted with a loud bell that the dispatcher could activate remotely. The dispatcher's bell could capture the agent's attention anywhere in the building, even if he were asleep in the apartment upstairs.

Goleta Depot also had one telephone for handling public calls and another for communicating with other area depots, section houses, and other railroad facilities. The depot also served as Goleta's Western Union telegraph office until Jan. 17, 1961.

In 1973, Southern Pacific closed its Goleta station. For the next few years, the abandoned structure became the target of vandals and thieves, while community sentiment to save the building grew.

The SP would have demolished Goleta Depot, a fate that eventually befell every other (more than a dozen) of the railroad's wood-frame depots in Santa Barbara County, were it not for a lawsuit over the depot property brought by the Kellogg family, whose forebears had granted the land to the SP at the turn of the century.

Finally, in late 1981, a resolution to the lawsuit was at hand. SP and the Kelloggs agreed to divide the land, but neither wanted to keep the depot on the site. Instead, they offered the building to Goleta Beautiful, a community organization, on the condition that the site be cleared within 90 days.

Goleta Beautiful planners found that there were very few alternative sites available for relocating the building. Paying the high prices for even a small piece of land in this Santa Barbara suburb would have put the relocation

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 6

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### Goleta Depot, Santa Barbara County, CA

#### Statement of Significance (cont'd)

project financially out of reach. In addition, the Goleta Valley was under a long-term water moratorium and no new water meters were being issued for vacant land.

The only feasible solution to the land problem was Los Carneros County Park, a largely undeveloped park occupying part of the historic Stow Ranch lands. The County of Santa Barbara made a parcel at the park available to Goleta Beautiful under a long-term renewable lease agreement at no charge. Water was also provided by the county, using an existing water meter and with a special exemption from the Goleta Water District. The building move was completed on Nov. 18-19, 1981.

#### Bibliography

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- Potter, Janet Greenstein. *Great American Railroad Stations*. New York: John Wiley & Sons, Inc., 1996.
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- Thompson, Anthony. Foreword to *Southern Pacific's Coast Line*, by John R. Signor. Wilton, Calif.: Signature Press, 1994.
- Tompkins, Walker A. *Goleta: The Good Land*. Goleta, Calif.: Goleta Amvets Post No. 55, 1966.

#### Verbal boundary description

Parcel no. 77-160-57-005-7

#### Verbal boundary justification

The nominated property includes the entire parcel of about 1.6 acres on which Goleta Depot is roughly centered (see Site Map).



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photos Page 7

**Goleta Depot, Santa Barbara County, CA**

### Photo Log

All photographs were taken by Gary B. Coombs, who prepared the nomination.  
All original negatives and digital-image files are in the possession of the South  
Coast Railroad Museum, 300 North Los Carneros Road, Goleta, CA 93117.

Photograph Number	Date of Photograph	Description of View
1.	9/18/2001	Exterior, camera facing northeast
2.	7/31/2001	Exterior, facing southeast
3.	7/31/2001	Exterior, facing south
4.	8/10/2001	Exterior, facing southwest
5.	8/10/2001	Exterior, facing northwest
6.	9/04/1999	Freight Office (interior), facing southwest



GOLETA DEPOT  
SANTA BARBARA COUNTY, CALIF  
#1



GOLETA DEPOT  
SANTA BARBARA COUNTY, CALIF  
#2



GOLETA DEPOT

SANTA BARBARA

COUNTY, CALIF.

407

#3





Resolution No. 22-10, Exhibit B

GOLETA DEPOT  
SANTA BARBARA, CALIF

# 4

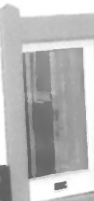
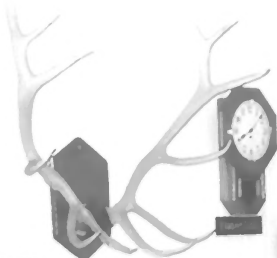
409



GOLETA DEPOT

SANTA BARBARA COUNTY, CALIF.

#5



GOLETA DEPOT  
SANTA BARBARA COUNTY, CALIF.  
#6

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #   
 HRI #   
 Trinomial   
 NRHP Status Code   
 Other Listings

Page  of  Resource Name or #:

P1. Other Identifier

\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

**\*P3a. Description**

**Character-defining Features**

- Two-and-one-half stories in height
- Vertical emphasis
- Wood construction
- Low-pitched hipped roof with central cupola; projecting bracketed eaves
- Wood clapboard exterior wall cladding
- Full-width front porch with thin wood columns and spindled balustrade
- Asymmetrically located on primary façade, consisting of partially-glazed paneled wood door with transom in Classical surround with prominent lintel
- Divided-light wood sash double-hung windows with prominent lintels, projecting subsills, and louvered shutters
- Slender masonry chimneys
- Landscaped grounds

**Additional Features**

**Alterations**

**Integrity**

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



**\*P3b. Resource Attributes:**

HP2. Single family property

\*P4. Resources Present  Building, Object, Site, Structure

**\*P5b. Description of Photo**

**\*P6. Date Constructed/Age and Source**

**\*P7. Owner and Address**

**\*P8. Recorded by:**

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # HRI # Page  of NRHP Status Code \*Resource Name or #: B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: \*B5. Architectural Style: 

\*B6. Construction History:

\*B7. Moved  Date:  Original Location  \*B8. Related Features B9a. Architect: b. Builder: B10. Significance:  Area Period of Significance  Property Type:  Applicable Criteria 

The Sexton House is eligible under Criteria 2(a), B/2/2(b), and C/3/2(c). It was designated as Santa Barbara County Landmark #14 on January 3, 1978 and listed in the National Register of Historic Places on February 5, 1992; therefore, it is automatically eligible for local designation.

The Sexton House was designed in 1880 by Peter Barber in the Italianate style for noted horticulturist and Goleta pioneer Joseph Sexton. It was listed in the National Register for its association with Joseph Sexton, a pioneer nurseryman and key figure in the agricultural development of the Goleta Valley; and as one of two rural residences in the area known to have been designed by Peter Barber, "Santa Barbara's most prominent nineteenth century architect." The house and associated features are the only extant structures directly associated with Joseph Sexton's career as a horticulturist. The National Register listing includes the Sexton House, pump house, concrete cistern, concrete retaining wall and steps, rectangular concrete pool, and sundial platform. The circulating pump housing, paved driveway, and sandstone wall and associated walkways were determined ineligible for listing in the National Register of Historic Places by the Keeper of the National Register at the time of the House's inclusion on the National Register.

Criterion 2(a)

The Joseph Sexton House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(a). It was constructed in 1880, during an early period of development in Goleta. The Sexton House is an excellent and rare remaining example of residential development from the late 19th century in Goleta.

During the 1870s, the character of the Goleta area began to shift from sparsely populated cattle ranches to farmsteads and towns. The new farmers required goods and services such as farm machinery, wagons and buggies, blacksmithing, and general supplies. To serve their needs, two towns grew up along the County Road (present-day Hollister Avenue), the main road linking the isolated farms with Santa Barbara, More's Landing, and points north. La Patera, named for the gathering of ducks in the adjacent marshy slough, was located at the corner of Fairview and Hollister Avenues, and was established in 1869. La Goleta, located on the north side of Hollister Avenue at Patterson Avenue, was situated on the southwestern portion of the La Goleta land grant. It too was founded in 1869. Between 1870 and 1890, the population of the Goleta Valley increased from 200 to 700 people. The two towns continued to serve the farming community as separate entities for approximately 60 years. Though the Valley's population grew steadily, the towns themselves saw little development.

B11. Additional Resource Attributes: 

## \*B12. References

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
City of Goleta Building Permits.  
Goleta City Directories.  
Sanborn Fire Insurance Maps.

B13. Remarks: \*B14. Evaluator: \*Date of Evaluation: 

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**State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET**

**Primary #  
HRI#  
Trinomial**

Page 3 of 3

\*Resource Name or #: 5490 Hollister Ave

\*Recorded by: Historic Resources Group

\*Date: March 2021

Continuation  Update

Significance Statement (continued):  
Criterion B/2/2(b)

The Joseph Sexton House is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(b), and is listed in the National and California Registers under Criterion B/2 for its association with Joseph Sexton, a leader in the field of horticulture.

Joseph Sexton moved to California at age ten, when his parents relocated the family from Ohio to join the Gold Rush in 1852. In November 1866, Sexton followed his parents, who had moved several years previously, to Santa Barbara, bringing with him enough stock to establish a nursery. He constructed a board and batten structure (demolished) near his parents' house (229 Castillo Street, Santa Barbara, demolished), and set up his first nursery nearby. Soon thereafter, Sexton bought his father's property in the Goleta Valley for \$2,200, and established a nursery there in 1869. It was known for its ornamental plants, such as pampas grass and soft-shelled walnut trees. Sexton, who had developed the softshell walnut, inspired many additional local farmers to plant their land with walnuts and a grower's association was formed.

Criterion C/3/2(c)

The Joseph Sexton House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(c), and is listed in the National and California registers under Criterion C/3 for its Italianate design by Peter Barber, "Santa Barbara's most prominent nineteenth century architect."

Peter Barber studied with the French architect Prosper Huerne as well as architect Reuben Clark from Maine. Before coming to Santa Barbara in 1869, Barber spent nearly twenty years in San Francisco, where he gradually moved from his first occupation as a carpenter and cabinet maker into a career as a designer and architect. He spent another twenty active years in Santa Barbara designing over forty residential, commercial, and public buildings, virtually all of them in the ornately bracketed Italianate style which became his professional trademark. Among Barber's other noteworthy buildings are St. Vincent's Orphanage, listed on the National Register in 1982, and the Thomas Hope House, listed in 1978. Faith Mission (Hotel Savoy) is attributed to Barber. Several other buildings either attributed to or known to have been designed by Barber have been designated as local landmarks.

The Tree Study conducted as part of the Historic Context Statement identified a large collection of mature trees on the property, including Queensland kauri, star pine, flame tree, Mexican blue palm, dragon tree, Canary Island date palm, Guadalupe palm, and Chilean wine palm. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

Historic Photo(s):



Walker A. Tompkins Collection, Department of Special Collections, University of California, Santa Barbara, Davidson Library, Santa Barbara, California.



## *THE JOSEPH SEXTON HOUSE*

LANDMARK NUMBER: 14

KNOWN AS: Sexton House

PHYSICAL ADDRESS: 5494 Hollister Avenue, Goleta

LOCATION: Hollister Avenue near Highway 217

TYPE OF SITE: Historic house now part of Pacifica Suites

RESOLUTION NUMBER: 78-5

LANDMARK DATE: January 3, 1978

STATUS: The Sexton House now falls within the jurisdiction of the city of Goleta

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91002033 Date Listed: 2/5/92

Joseph and Lucy Foster Sexton House  
Property Name

Santa Barbara CA  
County State

N/A  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*fr* *Austawicki*  
Signature of the Keeper

2/6/92  
Date of Action

=====  
Amended Items in Nomination:

Classification: The Number of Contributing Resources is amended to read: 4 structures and 2 objects.

This information was confirmed with Cynthia Howse of the California State historic preservation office.

-----  
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior National Park Service

SEP 26 1991

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Sexton, Joseph and Lucy Foster House other names/site number none

2. Location

street & number 5490 Hollister Avenue not for publication city, town Santa Barbara vicinity state California code CA county Santa Barbara code 083 zip code 93111

3. Classification

Ownership of Property: [x] private, [ ] public-local, [ ] public-State, [ ] public-Federal. Category of Property: [ ] building(s), [x] district, [ ] site, [ ] structure, [ ] object. Number of Resources within Property: Contributing (1 buildings, 1 sites, 1 structures, 5 objects, 8 Total), Noncontributing (4 Total). Name of related multiple property listing: none. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet. Signature of certifying official: Kathryn Guathier, Date: 12/16/91. CALIFORNIA OFFICE OF HISTORIC PRESERVATION. State or Federal agency and bureau.

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet. Signature of commenting or other official: Date: State or Federal agency and bureau.

5. National Park Service Certification

I, hereby, certify that this property is: [x] entered in the National Register. [ ] See continuation sheet. [ ] determined eligible for the National Register. [ ] See continuation sheet. [ ] determined not eligible for the National Register. [ ] removed from the National Register. [ ] other, (explain:). Signature of the Keeper: Date of Action: 2/5/92.

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

DOMESTIC/hotel  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification

(enter categories from instructions)

Italianate  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation brick  
walls wood  
roof metal  
other concrete landscape features  
\_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Agriculture  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1880-1917  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1880  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Sexton, Joseph

Architect/Builder

Barber, Peter

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specity repository:**

NPS/Western Regional Office

**10. Geographical Data**

Acreage of property approximately 1.5 acres

**UTM References**

A 

1	1
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2	4	1	3	2	0
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3	8	1	3	9	0	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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Goleta Quadrangle 1952/1980; 7.5'

See continuation sheet

**Verbal Boundary Description**

See continuation sheet

**Boundary Justification**

See continuation sheet

**11. Form Prepared By**

name/title Rebecca Conard  
organization PHR Associates date September 21, 1991  
street & number 275 Crescent Park Drive telephone 712/657-3347  
city or town Lake View state Iowa zip code 51450

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

CFN-259-1116

### Section 7: Description

The Sexton House, a two-story Italianate house built in 1880 sits, with its accompanying structures and features, on a parcel of approximately 1.5 acres along Hollister Avenue, the main street through old Goleta. It is partially screened from the thoroughfare by an expansive landscaped area containing several mature specimen trees and shrubs planted by the original owner, horticulturist Joseph Sexton. In 1990-91, the house was restored on the exterior and rehabilitated on the interior under the provisions of the Tax Reform Act of 1986. The historic district boundaries lie within a larger 5.2-acre parcel which encompasses a 75-unit motor hotel known as Quality Suites Inn. Restoration of the house was carried out as part of the Quality Suites development project.

The Sexton House is highly irregular in plan. A rectangular main block measures 24' wide x 35' deep, set on a north-south axis. A 16'x16' wing projects from the main block on the west, and a 24'x18'6" wing projects to the north. Four open porches are located on three facades: two on the south front, one on the east side, and one on the northwest rear. Inspection of the house foundation indicates that a bathroom situated off the northwest corner of the west wing is an early addition to the house. Oral history sources suggest that this addition was in place by 1910. More extensive alterations took place in about 1926, when three of the porches were either removed or radically altered. Damage to the house sustained during a severe earthquake in 1925 seems to have been the impetus for these changes.

After the Sexton family sold the house in 1954, it was occupied by a succession of tenants and owners who allowed the property to deteriorate. When the present owners acquired the property in the mid-1980s, the house had been further damaged by vandalism. Despite its poor physical condition, the house exterior still retained much of its integrity: the original wall cladding, house foundation, windows, trim and roof were generally intact. On the interior, several rooms had been remodeled, but most of the original walls, floors, and ceilings were still intact. Several historic photographs showed the design and details of the house during the 1880s, 1890s, and early 20th century, and these were used as the basis for the exterior restoration plan.

The house rests on a continuous foundation of sandstone footings and unreinforced double-wythe brick walls five courses high with a running bond. As part of the restoration, the

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 2

CFN-259-1116

existing foundation was braced on the interior. Brick footings that had been replaced with concrete when the porches were altered in 1926 were rebuilt to match the original materials and construction technique. The three porches themselves were rebuilt to replicate their original designs as evidenced by historic photographs, including concrete piers located at the steps to the main south porch.

A central 2x3 bay cupola dominates the low-pitched hipped roof, which is covered with standing seam metal. Three chimneys sit atop the roof, two of them symmetrically balanced on the south facade and a third located at the rear kitchen wing. These chimneys replicate the originals, which fell during a severe earthquake in June 1925. The exterior walls are sheathed in 8" redwood drop siding. Brackets and corbels support a moderately overhanging eave. Windows throughout are double hung two-light over two-light wood sash, embellished with bracketed cap moldings, bracketed sills, and decorative sawn-wood surrounds. Two pairs of floor-to-ceiling pocket windows flank the front entrance; each opens onto one of the two south porches. Functional shutters, features of the original design that had been removed at some unknown date, were restored.

Other notable features of the house include a one-story, rectangular bay which extends from the east facade of the main block, embellished with pilasters and an ornate entablature. A wood-panel front door contains two arched windows, another feature of the original house that was replicated.

A three-story pump house with 8" drop siding on canted walls is located off the northeast corner of the house. The tank and windmills were removed at some unknown date. As part of the restoration, the pump house was repaired, and it is now connected to the house by a wooden walkway at the same level as the east porch. A handicap ramp parallels the north side of the house and lands on the wooden walkway, thereby providing access to three interior rooms (kitchen, dining room, and library) which open onto this porch.

Various landscape features constructed around the turn of the century remain on the grounds, including a concrete cistern located off the back porch on the west facade; a rectangular concrete pool off the south facade, now filled and landscaped with bog-tolerant plants; a concrete retaining wall and steps located off the southeast corner of the house; a concrete planter stand; a concrete-and-rock sundial platform inscribed "Sexton SB" on one side, "APRL



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Section number 7 Page 3

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1908" on the other, located southwest of the house; and a polygonal concrete planter, relocated to a spot southwest of the house near the sundial platform.

A historic grove located south of the house contains several specimen trees and plants associated with the Sexton Nursery. These include a cork oak from Portugal; a bunya-bunya and a sweetshade tree from Australia; a Guadalupe palm from Baja California; a Chinese fountain palm, a Chilean wine palm, and a jacaranda tree from Brazil; a Norfolk Island pine; and a Strelitzia, or giant bird of paradise. In addition, the grounds hold one Sexton flame tree, a hybrid which Joseph Sexton developed by crossing the Australian flame tree with the bottle tree. The dates when these specimens were planted are unknown, and their ages have not been scientifically determined; however, the cork oak and the Norfolk Island pine were described as "old and venerable" in the March 1926 issue of *The Santa Barbara Gardener*. Judging by their size, all of the specimens are assumed to predate 1900.

A large three-portal, board-and-batten barn originally was located some distance northeast of the house. During the late 1970s, a religious group occupying the premises remodeled the building extensively, substantially compromising the integrity of the historic structure. New window and door openings had been cut into three facades, aluminum frame windows and hollow core doors had been installed, the front facade had been covered with plywood, and exterior stairways added to the front and rear. In 1989, the barn was dismantled and the remaining original materials salvaged. A new barn, replicating the design of the original and sheathed with the salvage boards and batts, was constructed at the rear of the parcel in 1990.

Sexton's horticultural enterprise required several ancillary buildings. An account of 1883 mentions the presence of large greenhouses. In addition to the main house, the pump house, and the barn, there was a bunkhouse for the Chinese workers Sexton employed, a tennis court, two outhouses, a blacksmith shop, a special barn for the pampas grass, and a pottery. A survey map drawn in 1918, shortly after Sexton's death, shows the main residence, the pump house, hot houses, a second house, one barn, and a water tank extant at that time. All buildings but the main residence, the pump house, and the barn were removed before the present owner acquired the property.

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# National Register of Historic Places Continuation Sheet

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Eight contributing resources are located within the district boundaries. They are:

- the Sexton House;
- the pumphouse;
- a retaining wall and step;
- a rectangular pool;
- a polygonal pool;
- a cistern;
- a sundial platform; and
- specimen trees and plants located in the historic grove.

Portions of site CA-SBa-2204H, specifically features 22, 27, 29, 30, and 34/35, are included within the district boundaries. These five features do not at this time meet NRHP eligibility under Criterion D; however, further testing and analysis in the future may establish archaeological significance (see Section 8). The locations of these subsurface archaeological deposits are reported in *Archaeology of the Joseph Sexton House, Goleta, California (CA-SBa-2204H)* (Brock, 1990) and are treated herein as confidential information.

Other noncontributing features in the district include a circulating pump for the swimming pool and its housing, a paved driveway, and a sandstone wall and associated walkways. All of these were built as part of the motel development project.

The reconstructed barn lies outside the district boundaries.

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# National Register of Historic Places Continuation Sheet

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## Section 8: Statement of Significance

### *Summary Statement*

The Joseph and Lucy Foster Sexton House, built in 1880, is significant under National Register criteria B and C. Under Criterion B it is significant for its association with Joseph Sexton, a pioneer nurseryman who was a key figure in the agricultural development of the Goleta Valley. Under Criterion C the house is significant and as one of two rural residences in the local area known to have been designed by Peter Barber, Santa Barbara's most prominent nineteenth century architect. The period of significance extends from 1880, when the house was constructed, until 1917, when Joseph Sexton died. The house and its associated features are the only extant structures associated directly with Joseph Sexton and his career as a horticulturist.

Future analysis of historic archaeological remains on the property may reveal significance under Criterion D. In 1988, the property was tested for archaeological remains and found to contain subsurface deposits of historic material. These deposits were partially excavated in 1988. Monitoring and subsequent salvage excavation occurred in 1989. Recovered artifacts were analyzed in 1990, and the analysis provided information concerning the lifestyle and domestic habits of the Sexton family, particularly with regard to foodways and leisure activities.<sup>1</sup> While these data corroborated documentary sources, they did not contribute substantive new information to the historical record. It must also be noted, however, that historic archaeological investigation of the Goleta Valley is in its infancy, and research questions focused on late nineteenth century EuroAmerican settlement have not yet been adequately formulated.

### *Criterion B*

Joseph Sexton, a native of Ohio, took up residence in Santa Barbara in 1867 and appears immediately to have started a nursery near the oceanfront in the City of Santa Barbara. Within a year, however, he had sold this spot and purchased about 150 acres of La Goleta Rancho. Sexton's move to Santa Barbara coincided with the break-up of this rancho, one square league

<sup>1</sup> James Brock, *Archaeology of the Joseph Sexton House, Goleta, California (CA-SBa-2204H)*, prepared by Archaeological Advisory Group, Newport Beach, California for Invest West Financial Corporation, Santa Barbara, 1990. Findings are also summarized in James Brock, "Sexton House Archaeology" in *Goleta Historical Notes* 5:1 (Fall 1990):31-35.

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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of choice land between the ocean and the foothills that had been granted to Yankee trader Daniel Hill in 1846 by the Mexican governor Pio Pico. After Hill died in 1865, much of the rancho went on the market. One of the many buyers was Joseph Sexton.

On this land, Sexton built an extensive and well known nursery. He earned a reputation as one of the pioneer horticulturists who influenced the transformation of southern California's vast cattle ranchos into commercial farms and its dusty, semi-arid villages into well-ordered American communities with shaded streets and ornamental gardens. He was an experimenter, and the Sexton Nursery was as much a laboratory for developing stock suited to the southern California environment as it was a supply station. Historians have found it difficult to evaluate his contributions to horticulture because no catalogs from the Sexton Nursery or lists of plants he imported from abroad seem to have survived; at least none has yet been discovered. Nevertheless, his nursery "was considered to be one of the most complete and extensive" in the entire country during the 1870s.<sup>2</sup> He imported stock from Asia, Australia, and southern Europe. In later years he made several trips to Hawaii in search of plant materials for his experiments with avocado trees.

His specialty was the importation, propagation, and sale of fruits and ornamentals. Sexton sold his stock locally through his own retail business, Santa Barbara Nursery and Floral Depot, which he maintained in the heart of downtown Santa Barbara at 708 State Street. He also did a considerable mail order business, and as early as 1877 issued a 49-page descriptive catalogue. Specimen plants and trees still thrive on the grounds surrounding the Sexton House, lending a distinctive appearance to the property.

Sexton was particularly known for popularizing pampas grass plumes as decorative items during the late Victorian Era. The secret of his success appears to have been a method he developed for drying female plumes so that they would fluff up and become billowy. He shipped his first plumes to New York in 1874. By 1889, his nursery was producing over 500,000 plumes annually and shipping them as far as Europe. The craze for pampas grass plumes died out about 1900, but in the intervening years, pampas grass production provided a major source of income for Goleta farmers.

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2 Victoria Padilla, *Southern California Gardens: An Illustrated History* (Berkeley and Los Angeles: University of California Press, 1961), p. 143.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3

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Sexton also developed a commercially successful soft shell walnut which he reportedly propagated using several varieties of Chilean nuts he had brought with him when he moved to Santa Barbara in 1867. His experimental trees spawned a lucrative walnut industry in the Goleta Valley. Until the onset of blight in about 1910, walnuts represented a leading commercial crop of the valley. In the early twentieth century, Sexton also imported numerous varieties of avocados from Hawaii and Mexico to test their compatibility with Goleta's climate, though he died in 1917 before this orchard crop became commercially viable.

Although Sexton remained active in the nursery business until his death, he turned the Goleta operation over to his sons in 1894 when he purchased an 8000-acre cattle ranch in Ventura County. For several years he spent his weeks on the ranch and commuted by train to Goleta to spend weekends with his wife and family at the home place. Sometime early in the twentieth century he returned permanently to his Goleta home, and he continued plant propagation experiments until his death on August 17, 1917. His funeral took place in Sexton Hall, a community hall he built in 1890. The latter structure is nonextant, although his son Harry and daughter-in-law, Mary, built their home on the foundations.

*Criterion C*

During Sexton's lifetime, the Goleta nursery was considered the chief showplace of Goleta. By 1880, Sexton had become prosperous enough to hire the prominent Santa Barbara architect Peter Barber to design a house befitting his station and family size: he and his wife, Lucy Foster Sexton, ultimately raised twelve children. Barber, another transplanted Ohio native, studied with the French architect Prosper Huerne as well as architect Reuben Clark from Maine. Before coming to Santa Barbara in 1869, Barber spent nearly twenty years in San Francisco, where he gradually moved from his first occupation as a carpenter and cabinet maker into a career as a designer and architect. He spent another twenty active years in Santa Barbara designing over forty residential, commercial, and public buildings, virtually all of them in the ornately bracketed Italianate style which became his professional trademark. Among Barber's other noteworthy buildings are St. Vincent's Orphanage, listed on the National Register in 1982, and the Thomas Hope House, listed in 1978. Faith Mission (aka Hotel Savoy), listed in 1982, is attributed to Barber. Several other buildings either attributed to or known to have been designed by Barber have been designated as local landmarks.

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## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

CFN-259-1.116

### Section 9: Bibliography

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National Park Service

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Studebaker, Evelyn Dearborn. Personal interview with Rebecca Conard, January 19, 1989.  
Mrs. Studebaker is a granddaughter of Joseph and Lucy Sexton and the sister of  
Frances Franklin.

Tompkins, Walker and Horace A. Sexton. *Fourteen at the Table*. Goleta: Goleta Valley  
Historical Society, 1983.

Van Laan, Gordon J. *A Penny a Tree: The History of the Nursery Industry in California from  
1850-1976*. Sacramento, 1982.

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## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

CFN-259-1116

### Section 10: Boundary Description and Justification

The Sexton House and associated structures are located on an irregularly shaped parcel of approximately 1.5 acres, which is bounded on the south by Hollister Avenue, on the west by an onramp to Ward Memorial Boulevard and Highway 101. On the north and east the historic property is bounded by the buildings of Quality Suites Inn development project. The boundaries include the following contributing structures; the house, the pump house, the cistern, two concrete pools, the sundial, the retaining wall and step, and the historic specimen trees and plants located south of the house. A reconstructed barn is excluded from these boundaries as are all the new buildings of the motor hotel complex. Five features of archaeological site CA-SBa-2204H are included within the boundaries although these are considered noncontributing elements at this time. The boundaries represent the geographical extent of the historic features remaining on the parcel as depicted on the accompanying map.



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National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 2

CFN-259-1116

**Key:**

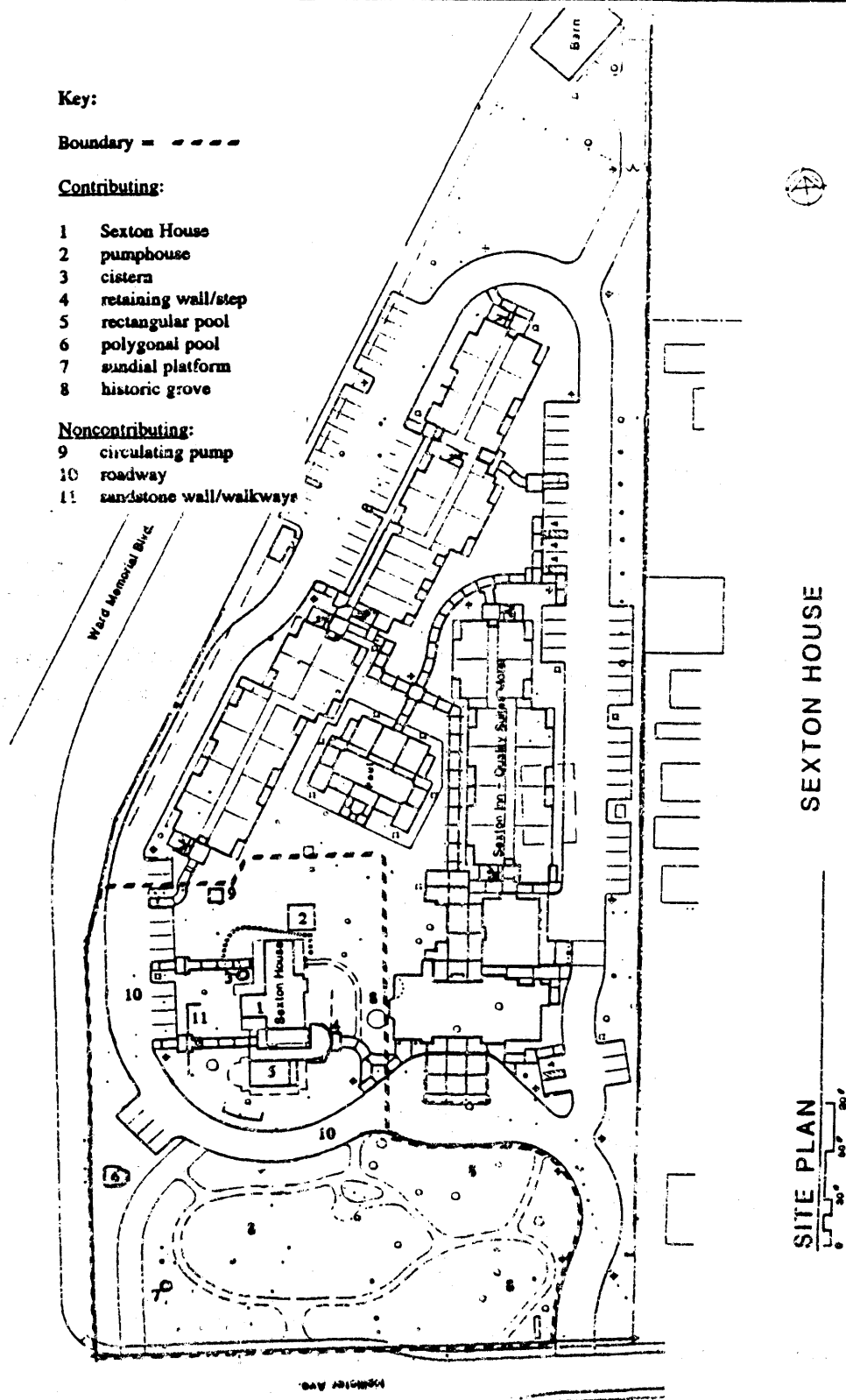
Boundary = - - - -

**Contributing:**

- 1 Sexton House
- 2 pumphouse
- 3 cistern
- 4 retaining wall/step
- 5 rectangular pool
- 6 polygonal pool
- 7 sundial platform
- 8 historic grove

**Noncontributing:**

- 9 circulating pump
- 10 roadway
- 11 sandstone wall/walkways





Sexton House  
Goleta, California  
Rebecca Carard  
April 14, 1991  
CA office of Hist. Preserv.

Santa Barbara

Overview of House in relation to hotel development, facing north  
#1 of 13



Sexton House  
Goleta, California

Rebecca Couard

April 14, 1991

CA offc. of Hist Preserv.

So. front & east side, facing NW

# 2 of 13

Santa Barbara



*Santa Barbara*

SEXTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD  
APRIL 14, 1991  
CA OFC. OF HIST. PRES.  
SO. FRONT FACING NE  
#3 27 13





Sexton House  
Goleta, California  
Rebecca Canard  
April 14, 1991  
CA office of Hist. Preserv  
East side facing SW  
#4 15

*Janice [unclear]*



SEXTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD  
APRIL 14, 1991

*Santa Barbara*

CA. of. of Hist. Pres.

No. REAR & WEST SIDE, FACING SE; PUMP HOUSE ON LEFT; HOUSING  
FOR CIRCULATING PUMP IN FOREGROUND

#5 of 13



SEXTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD  
APRIL 14, 1991

*Santa Barbara*

CA OF. of HIST PRES.

WEST SIDE FACING EAST; PUMPHOUSE ON LEFT

#6 of 13



*Santa Barbara*

SEXTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD  
APRIL 14, 1991  
CA. OF. OF HIST. PRES.  
PENTAGONAL POOL (RELOCATED); SW of HOUSE FACING NE  
#7 13





Sexton House  
Goleta, California  
Rebecca Conard

Janet Burburce

April 14, 1991

CA of Hist. Preserv.

Built in china & linen closet, dining room,  
facing SSW

Photo 8 of 13



Sexton House  
Goleta, California  
Rebecca Conrad

Santa Barbara

April 14, 1991

CA Ofc. of Hist. Preserv.

Built in china cabinet, dining room, facing NW

Photo #9 of 13



SERTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD

*Ante Barbanel*

APRIL 14, 1991

CA OFC. OF HIST. PRES.

DETAIL of FAUX MARBLE MANTLE, FRONT PARLOR,  
FACING NE

453

Photo #10 of 13



Sexton House  
Goleta, California  
Rebecca Conard

*Santa Barbara Co*

April 14, 1991

CA ofc. of Hist. preserv.  
front parlor, facing SE  
Photo 11 of 13





Sexton House

Goleta, California

April 14, 1991

Ca Ofc. of Hist. Preserv.

Library, facing east

Photo 12 of 13

Resolution No. 22-10, Exhibit B

Junta Burbank

457



SEXTON HOUSE  
GOLETA, CALIFORNIA  
REBECCA CONARD

*Santa Barbara*

APRIL 14, 1991  
CA OFC. OF HIST. PRES.

MAIN STAIRWAY, FRONT ENTRY, FACING NORTH  
(INTO HALL + LIBRARY)

Photo 13 of 13

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #   
 HRI #   
 Trinomial   
 NRHP Status Code   
 Other Listings

Page  of  Resource Name or #:

P1. Other Identifier

\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

**\*P3a. Description**

**Character-defining Features**

- One-story height
- Rectangular plan and simple massing
- Front-gable roof clad in corrugated metal
- Corrugated metal wall cladding
- Loading docks and doors
- Lack of fenestration or sky-lighting

**Additional Features**

**Alterations**

Partially demolished in 2001; west end of building retained and relocated on site.

**Integrity**

Retains integrity of setting, materials, workmanship, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



**\*P3b. Resource Attributes:**

\*P4. Resources Present  Structure

**\*P5b. Description of Photo**

**\*P6. Date Constructed/Age and Source**

**\*P7. Owner and Address**

**\*P8. Recorded by:**

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record

**State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #   
HRI #

Page  of  NRHP Status Code

\*Resource Name or #:

B1. Historic Name:  B2. Common Name:

B3. Original Use:  B4. Present Use:

\*B5. Architectural Style:

\*B6. Construction History:

\*B7. Moved  Date:  Original Location  \*B8. Related Features

B9a. Architect:  b. Builder:

B10. Significance:  Area

Period of Significance  Property Type:  Applicable Criteria

The Shrode Produce Company Building was previously designated as Santa Barbara County Landmark #40 on November 17, 1998; therefore, it is automatically eligible for local designation. It was partially demolished in 2001; the west end of the building was retained and relocated on the site. This portion of the building remains eligible as a historic packing house.

The Shrode Produce Company Building is eligible under Local Criterion 2(a).

Criterion 2(a)

The Shrode Packing House is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(a) as a rare extant example of a packing house from Goleta's post-World War II agricultural industry.

In the late 1930s, Marvin Shrode and his son Earl, both experienced farmers, experimented with various crops that could be dry farmed (not irrigated) along the coast. Tomatoes proved the best crop for Goleta's mild climate and adobe-type soil. Marvin Shrode presented dry farming as a technique for growing tomatoes to local farmers, who agreed to plant a portion of their land (ordinarily planted with lima beans) with dry-farmed tomatoes. Over 2,000 acres of tomatoes were grown on farmable land between Gaviota and Carpinteria. Contract farmers prepared the soil, and the Shrodes handled planting, pest control, harvesting, and shipping the tomato crop. The tomato business quickly became a major employer between June and September, and provided year-round employment for several hundred farm workers who worked in the fields and in the packing house.

In 1944, the Shrodes formed the Shrode-Nelson Produce Company to pack and ship their tomatoes, and began to process their produce at a space in the Goleta Depot building. Because tomatoes are fragile and perishable, a properly equipped, centrally-located packing house was imperative. After investigating several locations, they decided in 1944 to relocate on the Southern Pacific Railroad property at 26 S. La Patera Lane, the site of the Goleta Lemon Association packing house. Shrode-Nelson added onto an existing 2,000-square-foot utilitarian packing house on the property, formerly used by the Goleta Lemon Association. They ultimately created a 12,000-square-foot wood frame packing house clad in corrugated metal siding. The Southern Pacific Railroad installed a spur line leading to the packing house, and a separate spur for the Goleta Lemon Association facility next door. At peak production, approximately 150 railroad cars of tomatoes were shipped each season under the "Barbara Coast" and "S-N Tomatoes" labels.

B11. Additional Resource Attributes:

**\*B12. References**

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
City of Goleta Building Permits.  
Goleta City Directories.  
Sanborn Fire Insurance Maps.

B13. Remarks:

\*B14. Evaluator:

\*Date of Evaluation:



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or #: 26 S La Patera Ln

\*Recorded by: Historic Resources Group

\*Date: March 2021

■ Continuation   □ Update

Significance Statement (continued):

During the 1940s and 1950s, the agricultural industry employed about half of the population in the coastal area. The tomato business accounted for over 25% of the total agricultural employment. Goleta’s tomato industry slowly faded away in the late 1950s due to rising labor and leased land costs, increasing scarcity of land due to competition for housing developments, and new automated harvesting machines capable of picking tons of tomatoes per acre on the flatlands of the San Joaquin Valley.

Additional Photo(s):



Historic Photo(s):



University of California, Santa Barbara, Special Collections

## *THE SHRODE PRODUCE COMPANY BUILDING*

LANDMARK NUMBER: 40

KNOWN AS: Shrode Tomato Packing House (constructed 1944)

PHYSICAL ADDRESS: 26 La Patera Lane, Goleta

LOCATION: Between Highway 101 and Hollister Avenue on La Patera Lane in Goleta

RESOLUTION NUMBER: 98-459

LANDMARK DATE: November 17, 1998

STATUS: The Shrode building now falls within the jurisdiction of the city of Goleta

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #   
 HRI #   
 Trinomial   
 NRHP Status Code   
 Other Listings

Page  of  Resource Name or #:

P1. Other Identifier

\*P2. Location:

\*a. County  and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

\*b USGS 7.5' Quad  Date  T  ; R  ;  of  of Sec  B. M.

c. Address  City  Zip

d. UTM: Zone ,  mE/  mN e. Other Locational Data: APN:

**\*P3a. Description**

**Character-defining Features**

- One-and-one-half story height
- Vertical emphasis
- Wood frame construction
- Steeply-pitched cross gable roof, with overhanging eaves
- Wood board-and-batten siding
- Wraparound front porch; partial width front porch
- Single wood door with divided-light sidelights
- Divided-light wood sash windows with simple surrounds and louvered shutters
- Carpenter Gothic vergeboards at gables and porches
- Landscaped grounds

**Additional Features**

Outbuildings; Sexton Museum (former Stow Ranch walnut barn)

**Alterations**

**Integrity**

Retains integrity of location, design, setting, materials, workmanship, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



**\*P3b. Resource Attributes:**

HP33. Farm/ranch

\*P4. Resources Present  Building

**\*P5b. Description of Photo**

Historic Resource Group, 2020

**\*P6. Date Constructed/Age and Source**

1872; 1880, County list

**\*P7. Owner and Address**

**\*P8. Recorded by:**

Historic Resources Group  
12 S Fair Oaks Ave, Suite 200  
Pasadena, CA 91105

\*P9. Date Recorded

\*P10. Survey Type

\*P11. Report Citation:

\*Attachments:  Building, Structure, and Object Record



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # HRI # Page  of NRHP Status Code \*Resource Name or #: B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: \*B5. Architectural Style: 

\*B6. Construction History:

\*B7. Moved  Date:  Original Location \*B8. Related Features B9a. Architect: b. Builder: B10. Significance: Area Period of Significance Property Type: Applicable Criteria 

The Stow House is eligible under Criteria 2(a), B/2/2(b), and 2(c). It was designated Santa Barbara County Landmark #6 on July 17, 1967 and listed in the National Register of Historic Places on May 2, 2000; therefore, it is automatically eligible for local designation.

The Stow House was constructed by W.W. Stow in 1872; its Gothic Revival style design is attributed to architect Frank Walker. It is listed in the National Register for its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County, who made significant contributions to the advancement of regional agriculture in Santa Barbara County. Stow lived at the residence from 1915 to 1949. During his residency there, he developed an international reputation for his research into improving the productivity of lemon trees. He was also instrumental in the development of the agricultural cooperative movement in Santa Barbara County. As a state Senator, Stow represented the agricultural interests of independent farmers in Santa Barbara County.

The National Register designation is restricted to the Stow House and some plantings associated with the house during the period of significance. Although other buildings are located on the parcel, they were excluded from the National Register nomination because they were either constructed or relocated to their present site after 1949, the close of the period of significance for the National Register nomination.

Criterion 2(a)

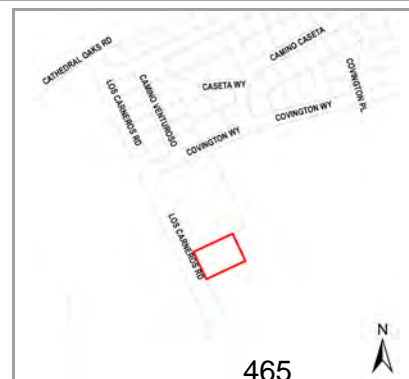
The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(a). It was constructed in 1872, during an early period of development in Goleta. The Stow House is an excellent and rare remaining example of agriculture-related residential development from the late 19th century in Goleta.

During the 1870s, the character of the Goleta area began to shift from sparsely populated cattle ranches to farmsteads and towns. The new farmers required goods and services such as farm machinery, wagons and buggies, blacksmithing, and general supplies. To serve their needs, two towns grew up along the County Road (present-day Hollister Avenue), the main road linking the isolated farms with Santa Barbara, More's Landing, and points north. La Patera, named for the gathering of ducks in the adjacent marshy slough, was located at the corner of Fairview and Hollister Avenues, and was established in 1869. La Goleta, located on the north side of Hollister Avenue at Patterson Avenue, was situated on the southwestern portion of the La Goleta land grant. It too was founded in 1869. Between 1870 and 1890, the population of the Goleta Valley increased from 200 to 700 people. The two towns continued to serve the farming community as separate entities for approximately 60 years. Though the Valley's population grew steadily, the towns themselves saw little development.

B11. Additional Resource Attributes: 

## \*B12. References

Historic Resources Group, City of Goleta Historic Context Statement, February 2019.  
City of Goleta Building Permits.  
Goleta City Directories.  
Sanborn Fire Insurance Maps.

B13. Remarks: \*B14. Evaluator: \*Date of Evaluation: 

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**State of California — The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**CONTINUATION SHEET**

**Primary #**  
**HRI#**  
**Trinomial**

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\*Resource Name or #: 304 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

 Continuation
  Update

Significance Statement (continued):

Criterion B/2/2(b)

The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(b), and is listed in the National and California Registers under Criterion B/2 for its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County, who made significant contributions to the advancement of regional agriculture in Santa Barbara County. It is also significant for its association with Sherman P. Stow, one of Goleta's early pioneers.

William Whitney Stow was a lawyer for the Southern Pacific Railroad and a former speaker of the house in the State Assembly. Stow purchased the land at Stow Ranch primarily for his twenty-year-old son Sherman P. Stow, who wanted to pursue a career in agriculture. In 1871, W.W. Stow purchased 1,043 acres of La Patera tract from Rafaela Ortega Hill, the widow of Daniel Hill. The boundaries of the farm parcel extended from Carraeros Creek in the west to San Pedro Creek in the east and from the foothills of the Santa Ynez Mountains in the north to the present-day Union Pacific railroad tracks in the south.

In the fall of 1872, Sherman began construction of the main ranch house on a knoll just east of the patera or duck pond (called Stow Lake and, later, Lake Los Carneros). Using fir shipped from the Puget Sound, Sherman completed the Gothic Revival cottage the following year. Soon thereafter, Sherman P. Stow married Ida Hollister. The couple planted a 100-acre orchard of almond, walnut, and pecan trees. The Stows then cleared additional acreage and planted 3,700 lime trees. In 1874, Sherman diversified his orchard by planting a 30-acre grove of Lisbon lemon trees, which became the first commercial lemon grove in California. By 1888, the lemon grove at the ranch included 3,100 trees, ranging in age from six to nine years old.

Lemons had become an important crop not only to the Stow Ranch, but to farms throughout Santa Barbara County. With the increase in lemon production, the need for an efficient fruit-packing operation became apparent. Consequently, in 1897 growers in the region banded together to incorporate the sole private packing house in the area, the Johnston Fruit Company, with Sherman serving as the company's first president.

In 1907 Sherman P. Stow died, leaving behind three daughters and three sons. Sherman and Ida's first-born son, Sherman Hollister Stow, took over management of the ranch until his death in 1915. Sherman's younger brother and Sherman P. and Ida Stow's fifth child, Edgar Whitney Stow, became the new manager of La Patera Ranch. Born at the Stow House on May 26, 1885, Edgar attended public schools in Santa Barbara and went on to college at the University of California at Berkeley, where he graduated with a degree in agriculture in 1908. After graduating, Edgar worked for a few years in the oil business digging ditches for oil pipes. He also worked for a San Francisco real estate firm appraising ranches, before returning in 1915 to manage the ranch and to live in the Stow House.

Under Edgar's management, the ranch achieved new levels of productivity. Edgar expanded the number of lemon trees under cultivation to 300 acres. He also constructed his own research laboratory and hothouse adjacent to the Stow House. Edgar's research centered on increasing the productivity of lemon trees through disease-resistant rootstocks, new insecticides, and proper irrigation. One of Edgar's most important accomplishments was his discovery of a method to control the oak root fungus, which had emerged as a major threat to lemon groves in California. Stow found that by budding Lisbon or Eureka lemons to grapefruit rootstocks (which are apparently resistant to fungus), the resulting trees would be impervious to the disease. Stow also conducted research on various insecticides, and eventually developed a spray that he claimed could kill the red citrus scale. In the area of irrigation, Stow believed that the fruit itself was the best guide for determining soil moisture and the proper time to irrigate, since his method involved taking regular growth measurements on a selected sample of lemons and irrigating only when the growth rate of these lemons began to flatten out. His findings were published in 1936 in a citrus-industry trade journal, the California Citrograph, where they attracted the attention of growers throughout the region.

Lemon growers in California were not the only ones aware of Stow's research, for as historian Walker Tompkins points out, Stow's contributions to the lemon industry were "recognized by citriculturists all over the world." In 1936, the Goleta Valley Leader reported that the "fame of Santa Barbara county lemons has reached far away Palestine," and that a prominent lemon grower in Palestine, Alfred Kaurman, had contacted Stow for "information relative to technical findings in his experiments with lemon rootstocks."

Edgar Stow was also known locally for his support of the farmers' cooperative movement in the Goleta Valley. In 1915 he was elected to the Board of Directors of the Goleta Farmers' Association, which became a non-profit cooperative that worked to resolve marketing and transportation issues on behalf of local lima bean growers. Lima beans had become an important crop at the Stow Ranch and other farms throughout the Goleta Valley. In 1916, the cooperative changed its name to the Goleta Lima Bean Growers' Association and elected Stow president.

In 1920, Stow became one of the founding directors of the Santa Barbara County Farm Bureau, a cooperative organization designed to give farmers a voice in state politics. As a Farm Bureau director, Stow actively pursued the organizing of the sugar beet industry. Although Stow was not a sugar beet grower himself, he sympathized with the plight of independent beet farmers, as they faced many of the same marketing and transportation problems as lima bean and citrus growers. Stow eventually succeeded in helping beet farmers attain a more favorable contract with the sugar companies. Stow's active involvement with the cooperative movement ultimately attracted the favorable attention of independent farmers throughout Santa Barbara County.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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\*Resource Name or #: 304 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

 Continuation
  Update

Significance Statement (continued):

Stow later drew on the ties he developed with growers in the area to launch his political career in the State Legislature. In 1923, he was elected to the State Assembly for one term. In 1932, Stow was elected for one term to the State Senate. During his years as both a State Senator and Assemblyman, Stow's primary residence was the Stow House. According to Stow descendants, he visited the state capital when necessary to perform legislative duties, but bowing to the wishes of his wife, did not move his family to Sacramento during his terms in the legislature.

In 1936, Stow retired from politics after losing his bid for reelection. In addition to La Patera, Edgar owned a rural property in the Santa Ynez Valley, where he maintained a summer cabin. Edgar's primary ranch and residence, however, remained La Patera and the Stow House. Preceding his death, Edgar Stow suffered a debilitating stroke that left him bedridden and limited his use of the house to the ground floor. The room adjacent to the parlor became his convalescent chamber. Upon recovering, Stow made visits to his cabin in the Santa Ynez Valley. It was there, during one such visit, that he unexpectedly died on June 23, 1949.

Local Criterion 2(c)

The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(c) as an excellent and rare example of Gothic Revival style architecture in Goleta, attributed to architect Frank Walker. The residence exhibits quality of design and distinctive features, including its wraparound front porch, Carpenter Gothic vergeboards, and divided-light wood sash windows with simple surrounds and louvered shutters.

The Gothic Revival style grew out of the Picturesque movement, which was a reaction to the severe classical revival styles of the late 18th and early 19th centuries. The style gained popularity in Britain in the late 18th century and remained the preferred style of ecclesiastical, educational, and other institutional architecture through the 19th century. The style spread across the United States in the 19th century, initially as a style for ecclesiastical buildings. Its visual references to old world roots also made it a popular style for educational and institutional buildings that needed to convey continuity with tradition. The style's popularity continued into the 20th century, until the 1930s when Gothic forms were abstracted into the geometric style of Art Deco. In Southern California, the Gothic Style tended to be simpler in massing and ornament than earlier interpretations across the United States. Silhouettes were more compact, with abstracted references to buttresses hugging close to façades. Gothic Revival style domestic buildings were typically constructed of wood; ecclesiastical and institutional examples were typically of wood or masonry, and later of concrete, sometimes scored to resemble stone.

Little is known about the life or career of architect Frank Walker. Only known work is the former Odd Fellows Hall (1874, not extant) at State and Haley Streets in Santa Barbara.

The Tree Study conducted as part of the Historic Context Statement identified a large collection of specimen, heritage-quality trees on the property, including titoki, *Lagunaria pattersonnii* (primrose tree), star pine, eucalyptus, bunya-bunya, Moreton Bay chestnut, Victorian box, eugenia (brush cherry), coast live oak, Chilean wine palm, Monterey cypress, queen palm, and coast redwood. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary #  
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\*Resource Name or #: 304 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

Continuation  Update

Additional Photo(s):



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

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\*Resource Name or #: 304 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

Continuation  Update

Additional Photo(s):



Historic Photo(s):



1885, Goleta Valley Historical Society archives

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HRI#

**CONTINUATION SHEET**

Trinomial

Page 7 of 7

\*Resource Name or #: 304 N Los Carneros Rd

\*Recorded by: Historic Resources Group

\*Date: March 2021

Continuation  Update

Historic Photo(s):



No date, Goleta Valley Historical Society archives

## *STOW HOUSE*

LANDMARK NUMBER: 6

KNOWN AS: Stow House

PHYSICAL ADDRESS: 304 North Los Carneros Road, Goleta

LOCATION: North of Calle Real on Los Carneros Road, Goleta

RESOLUTION NUMBER: 67-314

LANDMARK DATE: July 17, 1967

STATUS: Stow House now falls within the jurisdiction of the city of Goleta

RECEIVED

MAY 02 2000

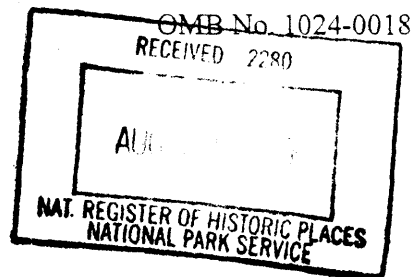
OHP

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USDI/NPS NRHP Registration Form  
Stow House  
Santa Barbara County, CA

1166

NPS Form 10-900  
(Rev. 10-90)



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name N/A

other names/site number Stow House

**2. Location**

street & number 304 North Los Carneros Road not for publication N/A  
city or town Goleta vicinity N/A  
state California code CA county Santa Barbara code 083  
zip code 93117

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets      does not meet the National Register Criteria. I recommend that this property be considered significant      nationally      statewide x locally. (     See continuation sheet for additional comments.)



Stow House  
Santa Barbara County, CA

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David Abeyta      8/3/00  
Signature of certifying official      Date

STATE HISTORIC PRESERVATION OFFICER

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official      Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register Gal R. Jaramin 9/28/00  
    \_\_\_ See continuation sheet.
- determined eligible for the  
    National Register  
    \_\_\_ See continuation sheet.
- determined not eligible for the  
    National Register
- removed from the National Register \_\_\_\_\_
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
to      Signature of Keeper      Date  
   of Action

Stow House  
Santa Barbara County, CA

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### 5. Classification

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Ownership of Property (Check as many boxes as apply)

private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box)

building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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### 6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: RECREATION AND CULTURE Sub: museum

Stow House  
Santa Barbara County, CA

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**7. Description**

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Architectural Classification (Enter categories from instructions)

Gothic

Italianate

Materials (Enter categories from instructions)

foundation STONE: sandstone

roof WOOD: shingles

walls WOOD: vertical board-and-batten

other WOOD, GLASS, METAL, BRICK

Stow House  
Santa Barbara County, CA

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

AGRICULTURE

Period of Significance 1915-1949

Significant Dates \_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
Stow, Edgar Whitney

Cultural Affiliation \_\_\_\_\_

Architect/Builder unknown

Stow House  
Santa Barbara County, CA

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### 10. Geographical Data

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Acreeage of Property less than 1 acre

#### UTM References

Zone	Easting	Northing
<del>11</del>	<del>238060</del>	<del>3814760</del>
11	238060	3814760

#### Verbal Boundary Description

The nominated property is located in the eastern portion of Santa Barbara County Assessor's Parcel Number 77-160-57 in the unincorporated territory of Goleta. The lot lies approximately one-tenth of a mile south of Covington Way and 300 feet east of Los Carneros Road. The broken line on the sketch map of the Stow House delineates the boundary of the nominated property.

#### Boundary Justification

Although the footprints of other buildings appear on parcel number 77-160-57, these buildings have been excluded from the boundary of the nominated property, as they have been either constructed or moved to their present site after 1949--the last year the Stow House was associated with Edgar Stow. The proposed boundary thus includes the nominated property (the Stow House) and some of the plantings associated with the house during the time that it served as Edgar Stow's primary residence.

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### 11. Form Prepared By

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name / title Monte G. Kim / historian

organization Goleta Valley Historical Society date April 14, 2000

street & number 304 North Los Carneros Road telephone (805) 964-4407

city or town Goleta state CA zip code 93117

Stow House  
Santa Barbara County, CA

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**Additional Documentation**

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Submit the following items with the completed form:

Continuation Sheets

Maps

    A USGS map (7.5 or 15 minute series) indicating the property's location.

    A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

    Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name     Santa Barbara County Parks Department    

street & number     620 Mission Canyon Road     telephone     (805) 568-2461    

city or town     Santa Barbara     state     CA     zip code     93103    

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Stow House  
Santa Barbara County, CA

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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(8-86)

OMB No. 1024-0018

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 9

**Stow House  
Santa Barbara County, CA**

**Description**

The Stow House is a one-and-one-half story modified Gothic-style cottage. It has a wooden balloon frame, which rests on a stone foundation that is overlaid by concrete. The walls are constructed with board-and-batten siding. The cross-gabled roof is steeply-pitched and is clad with wood shingles. The house sits on a county-owned parcel off of Los Carneros Road. The setting of the property is still predominantly rural, with a nearby lemon grove to the west and a small lake to the east. The 140-foot by 170-foot lot contains some of the original trees and plantings associated with the house. The property retains integrity of location, setting, materials and workmanship, and feeling and association. It is in excellent condition and has had very little alteration since the period it was associated with Edgar Stow, 1915-49.

The front elevation of the building has a central cross gable with decorated vergeboards, two gabled through-the-roof dormers, a centrally-located brick chimney, vertical board-and-batten siding, and a 4-foot skirt of vertical shiplap siding above the foundation. The front elevation also features two partial-width, one-story porches with dropped roofs. The 19-foot porch on the east end has flattened Gothic arches and two square posts linked with cross-braced railings. Fenestration along the eastern half of the facade includes two 2/2/2-light wood-sash windows recessed beneath the porch at the east end, two 1/1-light double-hung, wood-sash windows crowned with a fixed triangular pane in the gabled through-the-roof dormers, a 4/4-light double-hung, wood-sash window beneath the central gable, and three 4/4-light double-hung, wood-sash windows in the one-story, three-sided bay. The west end porch extends 21 feet along the front elevation and 20 feet along the west elevation. It is supported by five square posts and is enclosed by wooden cross-braced. The porch has a flat roof that serves as a second-floor balcony. A second-story wooden door at the extreme west end of the front elevation provides access to the balcony. There is a small, fixed-sash window adjacent to the balcony door on the second story. On the first floor, there is a wooden door with a transom light at the extreme west end of the porch. Near the center of the porch is a pair of 2/2/2/2/2-light French doors, which are flanked by 2/2/2/2/2-light sidelights. At the east end of the porch is the main entry, a 3/3/3/3/3-light wooden door. Adjacent to the front door is a 4/4-light, double-



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Section 7 Page 10

**Stow House  
Santa Barbara County, CA**

**Description (continued)**

hung, wood-sash window. A wide, 8-step, brick staircase provides access to the porch.

Extending northward from the front elevation is the west wing of the building. The west elevation of this wing features a 33-foot long second-story Italianate addition, built circa 1885. It has a hipped roof clad with wood shingles, an open eave, enclosed rafters, and bracketed eave-cornices. Adjacent to the north end of the Italianate addition is a modified, one-story section of the west-side wing. It has a hipped roof with wood-shingle cladding. There is a small, rectangular-plan wine cellar attached to the west elevation.

The wall along the west elevation is board-and-batten siding. Fenestration along the west elevation varies from one aluminum slider to two 1/1-light, seven 2/2-light, and two 4/4-light, double-hung, wood-sash windows. The wine cellar has one 2/2-light, double-hung, wood-sash window on its north and south elevations.

The east elevation of the building includes the west-side wing, the east cross gable end, and the entrance to the east-facade porch. At the south end of the east elevation is the entrance to the east-facade porch. It has a flattened Gothic arch, board-and-batten walls, and one 3/3/3/3/3-light wood-frame door. A seven-step staircase provides access to the porch. Adjacent to the porch is the east cross-gable wall. Attached to the rake of the gable are carpenter-Gothic vergeboards. The wall beneath the gable is board-and-batten siding. Centered below the gable is a 4/4-light double-hung, wood-sash window. Directly beneath it is a one-story, three-sided bay, with three 4/4-light double-hung, wood-sash windows. Below the bay are wooden vent panels, with carved diamond-shaped patterns. Extending northward from the cross gable is the west-side wing, which includes the second-story Italianate addition and the one-story section at the north end of the wing. The east elevation of this wing features a 47-foot, one-story partial-width porch, recessed beneath the Italianate addition and the hipped-roof at the northern end. The porch is supported by six turned posts with corbelled caps and enclosed with cross-braced railings. There is a 5-step staircase providing access to the south end of the porch. There are three wooden doors at this end of the porch. Fenestration along the east elevation includes one aluminum slider, one small fixed-sash window, one full-length 3/3/3/3/3-light casement window, one 1/1-light, and nine 2/2-light, double-hung, wood-

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Stow House  
Santa Barbara County, CA**

**Description (continued)**

sash windows. The wall is board-and-batten siding.

The north elevation of the building includes the cross gable and the north end of the westside wing. Fenestration along the eastern half of the north elevation includes a decorative multi-light over single-light, double-hung wood-sash window at the far east end, a small fixed-sash window in the center, and three 4/4-light double-hung windows below the gable. There is an entry to the east-elevation porch, as well as one to a small partial-width porch along the north elevation. Both porches have a 6-step wooden staircase. Recessed beneath the smaller porch are two wooden doors and three 1/1-light, double-hung, wood-sash windows. The wall is board-and-batten siding.

The setting of the Stow House remains fairly rural in character. The grounds and gardens around the house are landscaped with exotic trees that were planted on the property during the late nineteenth and early twentieth century. Included among the plantings are palms from South America, Mexico, Asia, and the Canary Islands, as well as Eugenia, Star Pine, and Bunya Bunya trees from Australia.

Originally, the Stow House had a U-shaped plan. As constructed in 1872-73, the front elevation was one-and-one-half stories; the west wing and the north wing were also one story in height.

The west wing was altered circa 1885 with the construction of a 33-foot long second-story, hipped-roof, Italianate addition. The addition was constructed over the kitchen, pantry, and laundry room. The northern end of the west wing, which housed two service rooms, retained its original height of one story. This section, however, was altered around the time that Edgar Stow began managing the property in 1915 by the construction of a small, rectangular-plan wine cellar along the west elevation and by the demolition of the northern wing of the house. The removal of the northern wing has resulted in the current L-shaped plan.

Sometime between 1913 and 1915, the porch on the west end of the front elevation was enlarged and redesigned to wrap around the southwest corner of the house. As part of this renovation a pair of 2/2/2/2-light French doors was added adjacent to the main entry.

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**Stow House  
Santa Barbara County, CA**

**Description (continued)**

Thus, at the time that Edgar Stow took over management of the property in 1915, all the major alterations to the house were either in progress or already completed, with no new significant changes to its appearance since then.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Stow House  
Santa Barbara County, CA**

**Statement of Significance**

The Stow House is historically significant because of its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County. Stow made the house his primary residence from 1915 to 1949. During his residency at the Stow House, Stow developed an international reputation for his research into improving the productivity of lemon trees. He was also instrumental in the development of the agricultural cooperative movement in Santa Barbara County. As a State Senator, Stow represented the agricultural interests of independent farmers in Santa Barbara County. Because of its association with Edgar Stow and his contributions to the advancement of regional agriculture in Santa Barbara County, the Stow House is significant at the local level under Criterion B for listing in the National Register of Historic Places.

Historical background and significance:

The Stow House is one of the oldest wood-frame houses in Goleta. It sits on a 4.92-acre parcel that was once part of the Dos Pueblos Rancho, which was granted to Nicolas Den in 1842 by the Mexican governor Juan Batista Alvarado. The rancho originally included a large portion of the Goleta Slough, as well as a 2,000-acre tract of land just north of the slough called La Patera (the Spanish name for duck pond). In 1852, La Patera became part of the Rancho La Goleta when Den sold the property to his father-in-law Daniel Hill. With Hill's death in 1865, family members divided Rancho La Goleta into 38 farmsteads. Hill's wife, Rafaela, received title to much of La Patera. In 1868, the heirs of the Hill estate placed advertisements in newspapers as far away as San Francisco and Los Angeles announcing the sale of their Goleta Valley farm parcels for \$22 per acre.<sup>1</sup>

<sup>1</sup> Walker A. Tompkins, *Goleta: The Good Land* (Goleta: Goleta Amvets Post 55, 1976), 34-73.

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**Statement of Significance (continued)**

Among the buyers enticed by the ads was William Whitney Stow, a lawyer for the Southern Pacific Railroad and a former speaker of the house in the State Assembly. Stow was primarily interested in purchasing farmland for his twenty-year-old son Sherman P. Stow, who wanted to pursue a career in agriculture. In 1871, Stow purchased 1,043 acres of La Patera tract from Rafaela Ortega Hill and her new husband German Senter. The boundaries of the farm parcel extended from Carneros Creek in the west to San Pedro Creek in the east and from the foothills of the Santa Ynez Mountains in the north to the present-day Union Pacific railroad tracks in the south.<sup>2</sup>

In the fall of 1872, Sherman began construction of the main ranch house on a knoll just east of the patera or duck pond (called Stow Lake and, later, Lake Los Carneros). Using fir shipped from the Puget Sound, Sherman completed the Gothic Revival cottage the following year. Soon thereafter, Sherman married Ida Hollister. The couple planted a 100-acre orchard of almond, walnut, and pecan trees. The Stows then cleared additional acreage and planted 3,700 lime trees.<sup>3</sup> In 1874, Sherman diversified his orchard by planting a 30-acre grove of Lisbon lemon trees, which became the first commercial lemon grove in California.<sup>4</sup> By 1888, the lemon grove at the ranch included 3,100 trees, ranging in age from six to nine years old.<sup>5</sup>

Lemons had become an important crop not only to the Stow Ranch, but to farms throughout Santa Barbara County. With the increase in lemon production, the need for an efficient fruit-packing operation became apparent. Consequently, in 1897 growers in the region banded together to incorporate the sole private packing house in the area, the Johnston Fruit Company, with Sherman serving as the company's first president.<sup>6</sup>

<sup>2</sup> Ibid., 123-24.

<sup>3</sup> Jesse D. Mason. *History of Santa Barbara County, California* (Oakland: Thompson & West, 1883), 276.

<sup>4</sup> Tom Kleveland. "Pioneer Commercial Lemon Grove Still Leader in State Citrus Industry," *Santa Barbara News-Press*, January 16, 1944. The lemon grove remained productive until 1938, when the trees were pulled up to make way for a new residential development project.

<sup>5</sup> "La Patera: The Property of S.P. Stow." *San Francisco Journal* (October 1887). On file, Santa Barbara Historical Museum Library, Santa Barbara, CA.

<sup>6</sup> Tompkins, *Goleta: The Good Land*, 127.

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**Stow House  
Santa Barbara County, CA**

**Statement of Significance (continued)**

In 1907 Sherman died, leaving behind three daughters and three sons. Sherman and Ida's first-born son, Sherman Hollister Stow, took over management of the ranch until his untimely death in 1915.<sup>7</sup>

At this time, Sherman's younger brother, Edgar Whitney Stow, became the new manager of La Patera Ranch. Born at the Stow House on May 26, 1885, Edgar was the fifth child of Sherman and Ida Stow. He attended public schools in Santa Barbara and later went on to college at the University of California at Berkeley, where he graduated with a degree in agriculture in 1908.<sup>8</sup> After graduating, Edgar worked for a few years in the oil business digging ditches for oil pipes. He also worked for a San Francisco real estate firm appraising ranches, before returning in 1915 to manage the ranch and to live in the Stow House.<sup>9</sup> In 1917, Edgar married Sally Taylor Alexander of the De La Guerra family, a prominent Santa Barbara family.<sup>10</sup>

Under Edgar's management, the ranch achieved new levels of productivity. Edgar expanded the number of lemon trees under cultivation to 300 acres. He also constructed his own research laboratory and hothouse adjacent to the Stow House.<sup>11</sup>

Edgar's research centered on increasing the productivity of lemon trees through disease-resistant rootstocks, new insecticides, and proper irrigation. One of Edgar's most important accomplishments was his discovery of a method to control the oak root fungus, which had emerged as a major threat to lemon groves in California. Stow found that by budding Lisbon or Eureka lemons to grapefruit rootstocks (which are apparently resistant to fungus), the resulting trees would be impervious to the disease.<sup>12</sup> Stow also conducted research on various insecticides, and eventually developed a spray that he claimed

<sup>7</sup> Ibid., 128.

<sup>8</sup> Owen H. O'Neil, ed., *History of Santa Barbara County, State of California: Its People and Its Resources* (Santa Barbara: Harold McLean Meier, 1939), 39.

<sup>9</sup> Tom Kleveland, "Pioneer Commercial Lemon Grove."

<sup>10</sup> F. H. Haskins, "A Short History of the Stow Family." On file, Goleta Valley Historical Society, Goleta, CA.

<sup>11</sup> Walker A. Tompkins, *Goleta: The Good Land*, 129-130.

<sup>12</sup> Ibid., 129.

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**Stow House  
Santa Barbara County, CA**

**Statement of Significance (continued)**

could kill the red citrus scale.<sup>13</sup> In the area of irrigation, Stow believed that the fruit itself was the best guide for determining soil moisture and the proper time to irrigate, since his method involved taking regular growth measurements on a selected sample of lemons and irrigating only when the growth rate of these lemons began to flatten out. His findings were published in 1936 in a citrus-industry trade journal, the *California Citrograph*, where they attracted the attention of growers throughout the region.<sup>14</sup>

Lemon growers in California were not the only ones aware of Stow's research, for as historian Walker Tompkins points out, Stow's contributions to the lemon industry were "recognized by citriculturists all over the world."<sup>15</sup> In 1936, the *Goleta Valley Leader* reported that the "[f]ame of Santa Barbara county lemons has reached far away Palestine," and that a prominent lemon grower in Palestine, Alfred Kaufman, had contacted Stow for "information relative to technical findings in his experiments with lemon rootstocks."<sup>16</sup>

As a grower of Eureka and Lisbon lemon trees himself, Kaufman valued Stow's research. Likewise, Kaufman's experiments on Palestine sweet lemons interested Stow because the rootstocks of the trees were known to be resistant to gummosis, a disease common to lemon trees in California. Stow eventually secured some Palestine sweet lemon rootstocks in Florida and planted them at La Patera. He found that the imported rootstocks were indeed resistant to gum disease and well-suited for the soil in Santa Barbara County.<sup>17</sup> Consequently, Stow began cultivating the new rootstocks at La Patera and making them available to growers in Santa Barbara and Ventura Counties. "Many of the finest orchards in the two counties," according to the *Santa Barbara News-Press*, "obtained the root stock from La Patera."<sup>18</sup>

<sup>13</sup> Tom Kleveland, "Pioneer Commercial Lemon Grove."

<sup>14</sup> "Santa Barbara County Lemon Growers Tour Stow Orchards," *California Citrograph* (September 1936).

<sup>15</sup> Walker A. Tompkins, *Goleta: The Good Land*, 129.

<sup>16</sup> "Lemon Fame is Widespread," *Goleta Valley Leader*, October 16, 1936.

<sup>17</sup> "Santa Barbara County Lemon Growers Tour Stow Orchards," *California Citrograph* (September 1936).

<sup>18</sup> "Edgar W. Stow Succumbs at 64," *Santa Barbara News-Press*, June 24, 1949.

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**Stow House  
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**Statement of Significance (continued)**

Edgar Stow was also known locally for his support of the farmers' cooperative movement in the Goleta Valley. In 1915 he was elected to the Board of Directors of the Goleta Farmers' Association, which became a non-profit cooperative that worked to resolve marketing and transportation issues on behalf of local lima bean growers. Lima beans had become an important crop at the Stow Ranch and other farms throughout the Goleta Valley. In 1916, the cooperative changed its name to the Goleta Lima Bean Growers' Association and elected Stow president.<sup>19</sup>

In 1920, Stow became one of the founding directors of the Santa Barbara County Farm Bureau, a cooperative organization designed to give farmers a voice in state politics.<sup>20</sup> As a Farm Bureau director, Stow actively pursued the organizing of the sugar beet industry. Although Stow was not a sugar beet grower himself, he sympathized with the plight of independent beet farmers, as they faced many of the same marketing and transportation problems as lima bean and citrus growers. Stow eventually succeeded in helping beet farmers attain a more favorable contract with the sugar companies.<sup>21</sup> Stow's active involvement with the cooperative movement ultimately attracted the favorable attention of independent farmers throughout Santa Barbara County.

Stow later drew on the ties he developed with growers in the area to launch his political career in the State Legislature. In 1923, he was elected to the State Assembly for one term. In 1932, Stow was elected for one term to the State Senate. During his years as both a State Senator and Assemblyman, Stow's primary residence was the Stow House. According to Stow descendants, he visited the state capital when necessary to perform legislative duties, but bowing to the wishes of his wife, did not move his family to Sacramento during his terms in the legislature.<sup>22</sup>

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<sup>19</sup> Goleta Farmers Association, "Minutes 1913-1918." On file, Goleta Valley Historical Society, Goleta, CA.

<sup>20</sup> Richard B. Rice, William A. Bullough, and Richard J. Orsi, *The Elusive Eden: A New History of California*, 2nd edition (New York: MacGraw Hill Companies, Inc., 1966), 409.

<sup>21</sup> Santa Barbara County Farm Bureau Minutes, October 9, 1920, Santa Barbara County Farm Bureau Minutes, 1920-1921. On file, Santa Barbara County Farm Bureau, Buellton, CA.

<sup>22</sup> Personal communications from Maria Ealand and Peggy Seligman, nieces of Stow, and David Van Home, grand nephew of Stow, to Ronald L. Nye, April 19, 2000, Goleta, California.



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**Stow House  
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In 1936, Stow retired from politics after losing his bid for reelection. In addition to La Patera, Edgar owned a rural property in the Santa Ynez Valley, where he maintained a summer cabin. Edgar's primary ranch and residence, however, remained La Patera and the Stow House. Preceding his death, Edgar Stow suffered a debilitating stroke that left him bedridden and limited his use of the house to the ground floor. The room adjacent to the parlor became his convalescent chamber.<sup>23</sup> Upon recovering, Stow made visits to his cabin in the Santa Ynez Valley. It was there, during one such visit, that he unexpectedly died on June 23, 1949.<sup>24</sup>

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<sup>23</sup> Personal communication between David Bisol, Stow family friend, and Ronald L. Nye, April, 13, 2000.

<sup>24</sup> "Edgar W. Stow Succumbs at 64," *Santa Barbara News-Press*, June 24, 1949.

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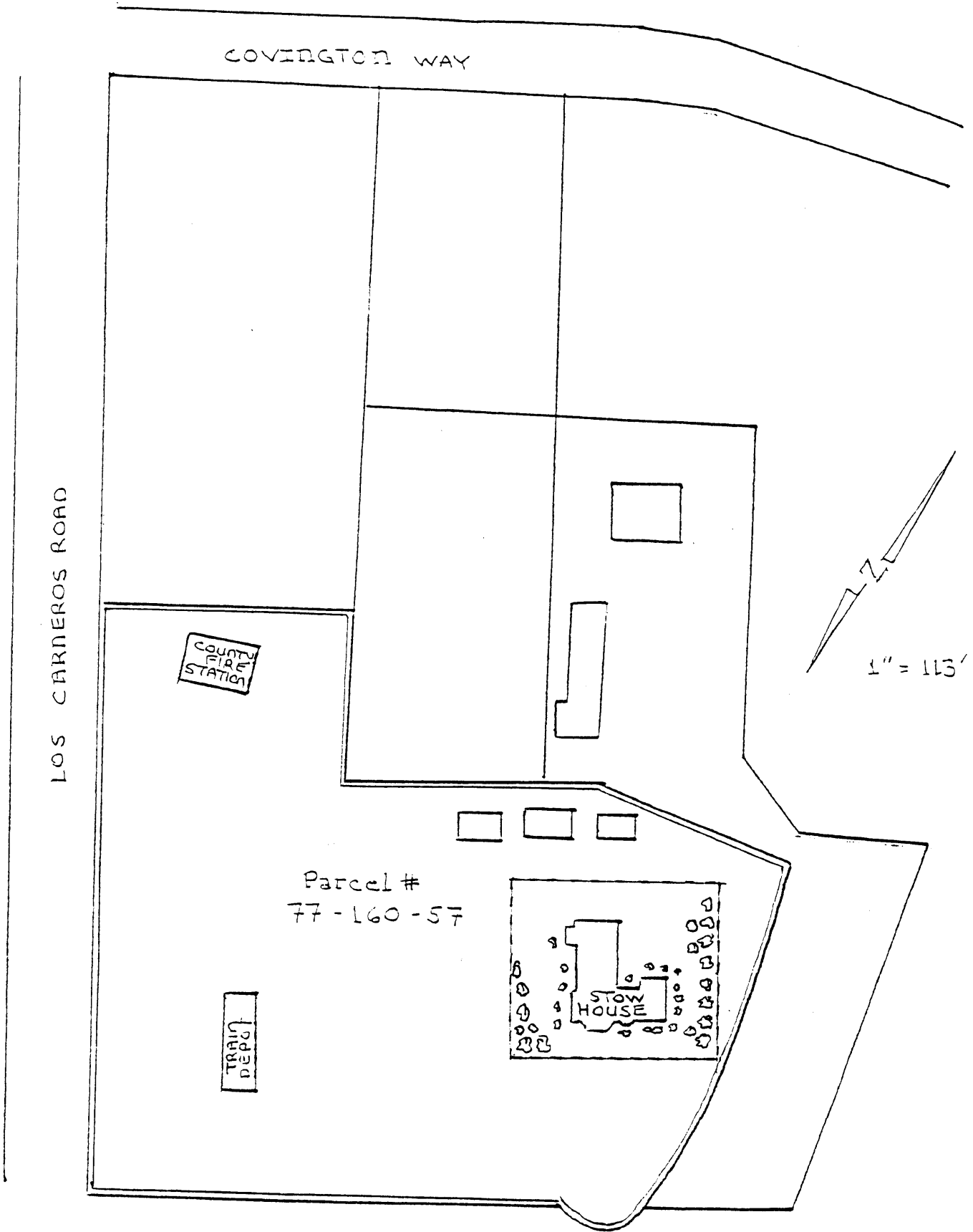
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# SKETCH MAP OF STOW HOUSE





Stow House

Resolution No. 22-10, Exhibit B

North elevation of addition

View S

Santa Barbara Co., CA 494



Stow House

304 Los Carneros, Goleta  
Santa Barbara County, CA

Monte Kim

12-1-99

Goleta Valley Historical Society

Facade View N





Stow House

East elevation of original cottage

View W

Santa Barbara Co., CA



Stow House

East elevation of addition

View W

Santa Barbara Co., CA



Stow House  
West elevation  
View E

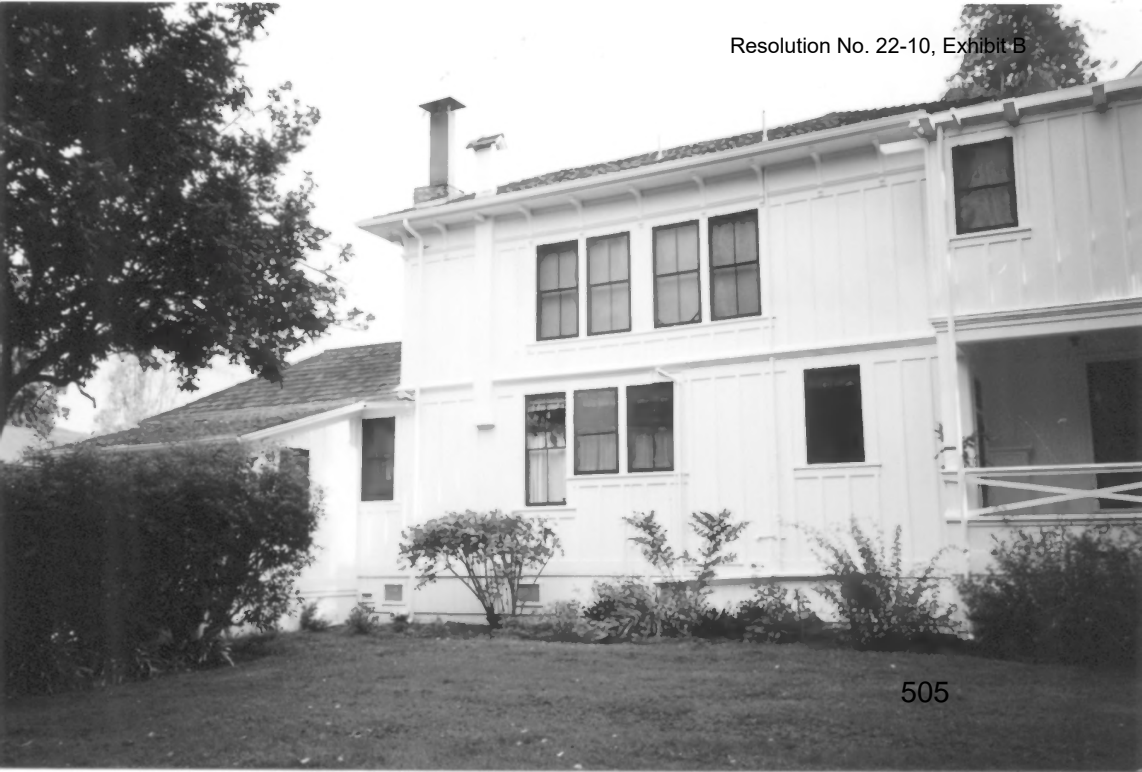
Santa Barbara Co., CA



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Stow House  
North elevation of original cottage  
View S  
Santa Barbara Co., CA





Stow House

West elevation of addition

View NE

Santa Barbara Co., CA