Appendix E

Cultural Resources Technical Reports

Appendix E-1

Built Environment Inventory and Evaluation Report

Built Environment Inventory and Evaluation Report

Sandpiper Golf Course, City of Goleta, California

FEBRUARY 2025

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Executive Summary

Dudek was retained by Price, Postel & Parma LLP to prepare a Built Environment Inventory and Evaluation Report for the Sandpiper Golf Course (subject property) located at 7925 Hollister Avenue, Goleta, California (APN 079-210-059) and constructed in 1972. Dudek understands that the Sandpiper's current owner, Ty Warner Hotels and Resorts, is proposing alterations to the golf course, including the demolition of the Sandpiper's clubhouse (constructed in 1972), maintenance buildings, and comfort station, in addition to associated golf course revisions. As the Sandpiper Golf Course was constructed in 1972, over 45 years ago, the purpose of this report is to determine if the Project would impact any historical resources pursuant to the California Environmental Quality Act (CEQA).

The Sandpiper Golf Course is an approximately 190-acre 18-hole designed golf course. The legal parcel on which the Sandpiper sits houses the golf course, clubhouse, maintenance yard, and comfort station. The legal parcel also contains the Barnsdall Rio-Grande Service Station (designated City of Goleta Landmark) at the northeastern edge of the parcel, and Bell Canyon, a natural canyon, located at the north end of the parcel. These features are not included in the historic property boundary for this project. The Project Area Map (Figure 2) presents approximations of the historic property boundary for the purposes of this study and documents feature locations within APN 079-210-059 (Project area).

As the Sandpiper Golf Course is over 45 years of age, Dudek prepared this report to record and evaluate the Sandpiper Golf Course for historical significance and integrity in consideration of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Goleta destination and integrity criteria. This report includes the results of a California Historical Resources Information System (CHRIS) records search; an intensive-level survey of the Project area and its vicinity; building development and archival research; development of appropriate historic context(s) for the Sandpiper Golf Course; and recordation and evaluation of the Sandpiper Golf Course and associated buildings and structures over 45 years old for historical significance and integrity. This report was prepared in accordance with Section 15064.5 of the CEQA Guidelines.

As a result of Dudek's extensive archival research, field survey, record search, and property significance evaluations, no built environment historical resources were identified within the Project area. The Sandpiper Golf Course, a multiple component site, is recommended not eligible for the NRHP, CRHR, and as a City of Goleta Landmark due to a lack of significant historical associations and architectural merit. In addition, the Sandpiper clubhouse and comfort station were individually evaluated for historical significance and found not eligible. The recommended status code for these properties is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation. Therefore, these properties are not considered a historical resource for the purposes of CEQA.

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1 Introduction

This chapter provides a description of the proposed Project, including information about the location, setting, and proposed Project activities. This chapter also presents the regulatory setting, a description of the historic property boundary for the Sandpiper Golf Course, and project personnel.

1.1 Project Location and Description

Project Location

The proposed Project is located within the extent of the Sandpiper Golf Course, Goleta, California (APN 079-210-059) is a 192.93-acre golf course designed and built in 1972.The Sandpiper Golf Course is bound by the Pacific Ocean to the west; Hollister Avenue and the US-101 freeway to the east; Bell Canyon and the Ellwood Onshore Beacon West Energy Group oil field to the north; and the Santa Barbara Shoes Park and residential development to the south (Figure 1).

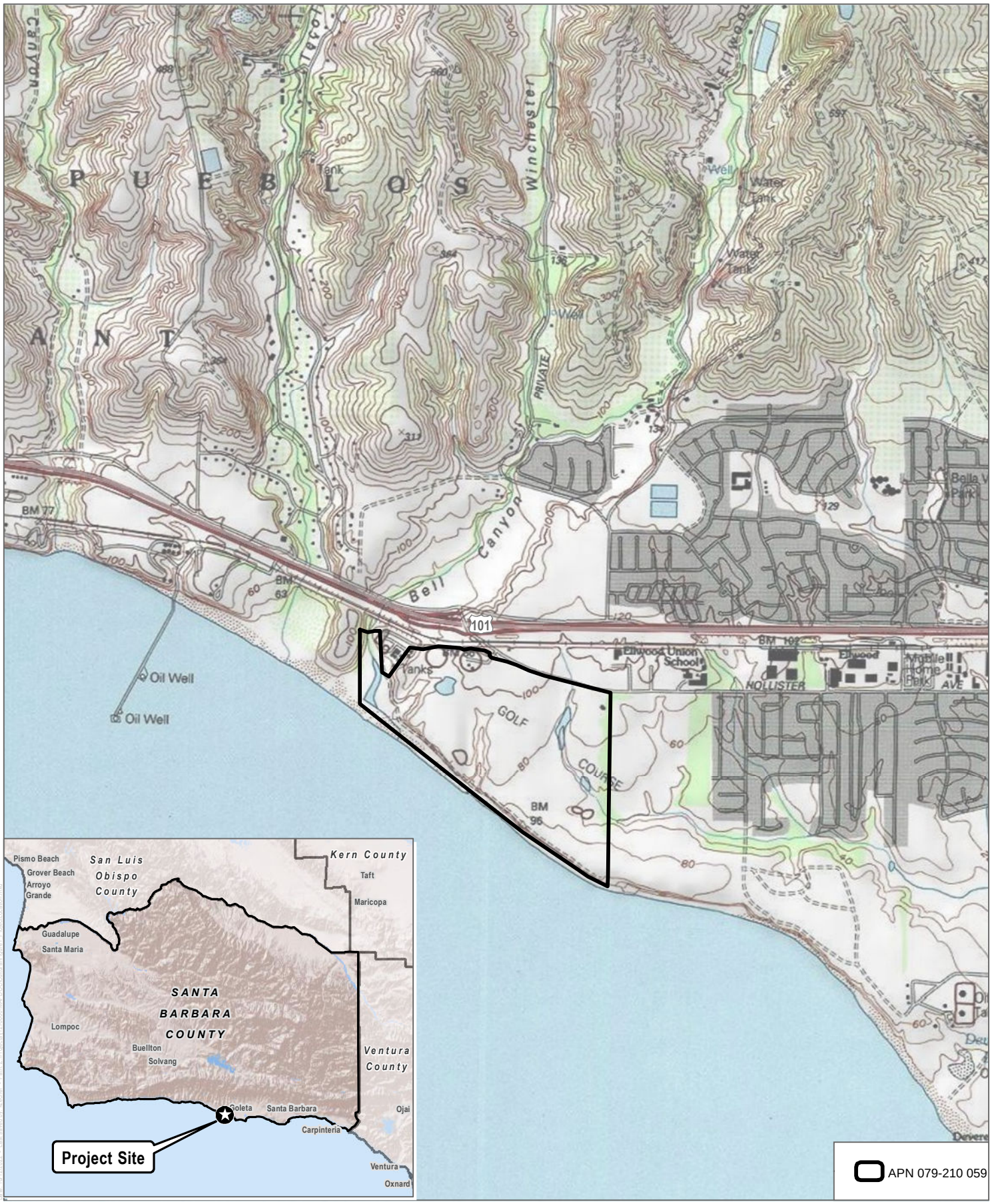
Project Description

Dudek understands that Ty Warner Hotels & Resorts is proposing a Project within the Sandpiper Golf Course, Goleta, California (APN 079-210-059) located at address 7925 Hollister Ave in Goleta, California. The proposed Project includes the demolition of the extant Sandpiper Golf Course buildings, including the clubhouse (1972), comfort station (1972), and maintenance buildings (1985); the construction of a new clubhouse, comfort station, and maintenance buildings; and associated course revisions. The Project also proposes the rehabilitation of the Barnsdall Rio-Grande Gas Station.

1.2 Built Environment Study Area

Dudek created *Built Environment Study Area (Figure 2)* to help identify important distinctions and boundaries within the large parcel where Sandpiper Golf Course is located. The proposed historic property boundary of the Sandpiper Golf Course consists of its legal APN 079-210-059, excluding the Barnsdall-Rio Grande Service Station and Bell Canyon. The Barnsdall-Rio Grande Gasoline Station, a designated City of Goleta Historic Landmark constructed in 1927, which is located along the northeastern boundary of the parcel. The gas station is physically separated from the Sandpiper Golf Course by dense vegetation. Bell Canyon, a natural canyon, is also located at the northern boundary of the Sandpiper's legal parcel. The Barnsdall-Rio Grande Service Station is the last extant structure associated with the Ellwood Oil Fields, which occupied the current location of the Sandpiper Golf Course prior to its development. Although work at this property is proposed as part of the proposed project, as noted above, the technical documentation that supports the regulatory compliance under CEQA for historical resources and addresses modifications to Barnsdall-Rio Grande Service Station has been addressed in a report prepared by a different historical resources consulting firm. The Barnsdall-Rio Grande Service Station approximate historic boundary is also shown in Figure 2. Dudek is illustrating the location and approximate boundary of this property as it shares the same parcel as the Sandpiper Golf Course. The Barnsdall-Rio Grande Service Station is not addressed in this report and is not located in the Built Environment Study Area.

The Built Environment Study Area for this report is limited to the extent of the Sandpiper Golf Course boundary as depicted in Figure 2. This report solely focuses on the Sandpiper Golf Couse, its associated buildings and landscape features. The Sandpiper's clubhouse is located at the northeastern corner of the parcel, and the comfort station is located near the southwestern boundary of the parcel. Additionally, a maintenance area with various buildings and structures that are not yet 45 years of age are located at the northeast corner of the parcel. The maintenance area is surrounded by a buffer of dense vegetation.



SOURCE: USGS Topological Survey, 7.5-Minute Series, Dos Pueblos Canyon Quadrangle

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

Sandpiper Golf Course Built Environment Inventory and Evaluation Report

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SOURCE: Maxar 2022

DUDEK

0 337.5 675 Feet

FIGURE 2

Built Environment Study Area

Sandpiper Golf Course Built Environment Inventory and Evaluation Report

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1.3 Regulatory Setting

Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP.[1] For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects with integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

In addition to significance, a resource must also possess integrity. Integrity is defined in the NRHP Bulletin, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance (NPS 1997: 44). The integrity evaluation is grounded in understanding a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance), or they do not. To maintain integrity, a property will always possess several, and usually most, of the seven aspects of integrity (NPS 1997: 44-45):

a. **Location** is where the historic property was constructed or where the historic event occurred.
b. **Design** is the combination of elements that create the form, plan, space, structure, and style.
c. **Setting** is the physical environment of a historic property.

[1] The NRHP concepts of significance and integrity provide the foundation for evaluating resources for potential listing in the California Register of Historical Resources, as well as local registers of historic resources. While there are differences between the federal, state, and various local registers, there are sufficient similarities that make the preparation of evaluations under all three criteria (if all three criteria are applicable) a more efficient approach to managing resources and for planning purposes. Like many state and local agency projects, the current proposed project does not have a federal nexus and, therefore, there is no statutory or regulatory requirement for resource evaluations under NRHP criteria. However, by preparing a NRHP evaluation, the agency has an important planning tool warranting consideration in subsequent or future projects in the same area that have a federal nexus and will require the evaluation of the resource in accordance with the NRHP criteria outlined in 36 CFR § 60.4.

d. **Materials** are the physical elements combined or deposited during a particular period and in a specific pattern or configuration to form a historic property.
e. **Workmanship** is the physical evidence of crafts of a particular culture or people during any period in history or prehistory.
f. **Feeling** is the property's expression of a particular period's aesthetic or historic sense.
g. **Association** is the direct link between an important historic event or person and a historic property.

State

California Register of Historical Resources

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC) § 5020.1[j]). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC § 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. The CRHR criteria are enumerated under PRC §§ 5024.1(c)(1–4) and require that a resource be significant under at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the significance criteria described in PRC § 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 CCR § 4852(c) is "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" as evaluated with regard to the resource's retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if it maintains the potential to yield significant scientific, historical information, specific data, or meets one of the following special considerations for resources described under 14 CCR § 4852(d):

1 Moved buildings, structures, or objects. The State Historical Resources Commission (Commission) encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical

resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

2. Historical resources achieving significance within the past 50 years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.
3. Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in 14 CCR § 4852(b) or PRC § 5024.1(c)(1-4). A reconstructed building less than 50 years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices, e.g., a Native American roundhouse.

The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC § 21083.2(g) defines "unique archaeological resource."
- PRC § 21084.1 and14 CCR § 15064.5(a) define "historical resources." In addition, 14 CCR § 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC § 21074(a) defines "tribal cultural resources."
- PRC § 5097.98 and 14 CCR § 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC § 21083.2(b)-(c) and 14 CCR § 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC § 21084.1; 14 CCR § 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey that meets the requirements of PRC § 5024.1(q), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC § 21084.1; 14 CCR § 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC § 21084.1; 14 CCR § 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR § 15064.5[b][1]; PRC § 5020.1[q]). In turn, 14 CCR § 15064.5(b)(2) states that the significance of an historical resource is materially impaired when a project:

A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to PRC § 5020.1(k) or its identification in an historical survey meeting the requirements of PRC § 5020.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a Project area contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC § 21083.2[a-c]).

Local

City of Goleta Ordinance No. 22-05

The City of Goleta adopted its historic preservation ordinance on April 19, 2022. The purpose of the ordinance is to provide recognition and preservation of historic resources that reflect the social, cultural, historical, and architectural heritage of the city by establishing procedures and regulations that are necessary to (Chapter 17.33, Section 17.33.010):

A. Assist the City in identifying and protecting its historic resources;
B. Encourage public education and appreciation of the City's heritage;
C. Ensure that new development maintains continuity with the City's historic character and scale;
D. Maintain historic resources as community assets;
E. Integrate the preservation of historic resources into the public and private development process;
F. Implement the goals and policies of the Visual and Historic Resources element of the General Plan; and

G. Fulfill the City' responsibilities under applicable state and federal laws, including the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act (NHPA)

17.33.040 Historic Landmarks

Criteria for Designating a Historic Landmark: A building, structure, object or site shall be designated a Historic Landmark if the City Council finds that the following criteria are met:

1. The proposed Historic Landmark is at least 50 years old or exhibits Exceptional Importance; and
2. The proposed Historic Landmark meets one or more of the following:
    a) The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or
    b) The proposed Historic Landmark is associated with persons significant in local, State, or national history; or
    c) The proposed Historic Landmark embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship, or it is a significant example of the work of a notable builder, designer, or architect; or
    d) The proposed Historic Landmark has yielded or has the potential to yield, information important to the history or prehistory of the City, State, or nation; and
3. The proposed Historic Landmark retains those aspects of historic integrity that convey the reason for its significance.

City of Goleta General Plan

Historic resources are also addressed in *Chapter 6.0: Visual and Historic Resource Element* in the City of Goleta's General Plan/Coastal Land Use Plan.

Chapter 6.2 Guiding Principles and Goals

The policies of the Visual and Historic Resources Element are intended to preserve and protect Goleta's scenic and historic resources to the maximum extent feasible while allowing quality development in conformance with the provisions of the General Plan. The following principles and goals, which are not in order of priority, provide the foundation for the detailed policies in the subsequent sections of this element. All policies have been established to be in conformity with the guiding principles and goals, and following adoption of the General Plan, future actions of the City are required to be consistent with these principles and goals (City of Goleta 2006: 6-2 and 6-3):

1. Recognize and preserve the unique and valuable scenic and historic resources that reflect the cultural and historical heritage of Goleta.
2. Ensure that new development is designed to preserve and protect important natural features and scenic resources.
3. Acknowledge that all development alters the existing environment and recognize the importance of quality design.
4. Preserve links to Goleta's architectural past whenever possible to avoid the loss of community character.
5. Preserve the city's historic structures and sites as irreplaceable resources and protect these resources from deterioration, inappropriate alterations, and demolition.

6. Encourage owners of local historic resources to invest in maintenance and restoration efforts, and if eligible, seek historic landmark status.
7. Strengthen the character of Goleta Old Town (Old Town) to reflect its position as the historic hub of the community.
8. Ensure that new construction and additions to existing buildings maintain the character and livability of existing neighborhoods and are designed to fit appropriately within the context of the surrounding area.
9. Protect natural landforms by preventing excessive and unsightly grading associated with development.
10. Encourage "green" building principles, concepts, and features into new and renovated structures.
11. Lessen the visual impact of development through the use of appropriate landscaping.

1.4 Project Personnel

All work conducted in preparation of this this report was prepared by Dudek Architectural Historians Claire Cancilla, MSHP, and Katie Ahmanson, MHC. This report was reviewed for quality assurance/quality control by Dudek Built Environment Lead Kathryn Haley, MA. All those involved in the preparation of this report meet or exceed the Secretary of the Interior's Professional Qualification Standards for architectural history. Resumes for all personnel are provided in Appendix A.

2 Background Research

2.1 CHRIS Records Search

Dudek reviewed the CHRIS records search completed as part of the *Phase I and Extended Phase I Archaeological Resources Assessment Report for the Sandpiper Golf Course* prepared by Dudek in November 2022. This report utilized a CHRIS records search completed by Dudek personnel on April 1, 2021, at the Central California Information Center (CCIC) which was at that time located on the campus of the University of California, Santa Barbara. The records search requested any previously recorded cultural resources within a 1-mile radius of the Project area and cultural resources investigations within the Project area. The CHRIS search customarily includes a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. On May 17, 2022, Dudek received the records search results from the CCIC. This report only includes reports and resources related to the built environment; see Dudek's *Phase I and Extended Phase I Archaeological Resources Assessment Report for the Sandpiper Golf Course* prepared in 2022 for the full records search results, including all archaeological records (McDevitt et. all 2022).

2.1.1 Previously Conducted Cultural Resource Investigations

Results of the cultural resources records search indicate that 114 previous cultural resource studies have been conducted within 1-mile of the Sandpiper Golf Course. Twenty-four (24) of these studies overlap portions or all of the Project area. Due to the number of previously completed reports in the vicinity of the Sandpiper Golf Course, Table 1, below, details only the 24 previous cultural resource studies overlapping the Sandpiper Golf Course, followed by summaries of overlapping reports that specifically relate to the Project area. None of these reports identified the Sandpiper Golf Course or its clubhouse as eligible historical resources.

Two (2) of these reports address historic built environment resources; however, the CICC did not provide digitized versions of all reports, so it is possible there are reports (such as SR-03373) that discuss built environment resources that are not captured below. For the purposes of this report, only reports relevant to historic built environment are described. See Dudek's *Phase I and Extended Phase I Archaeological Resources Assessment Report for the Sandpiper Golf Course* prepared in 2022 for a description of all reports overlapping the Sandpiper Golf Course:

- SR-00068: *Cultural Resources Technical Report: Proposed Santa Barbara County Coastal Recreation Trail* (Moore and Jeffrey 1980) identified and evaluated the Barnsdall Rio Grande Service Station as eligible for the NRHP.
- SR-02127:*Environmental Impact Report/Statement: Shell Hercules Project, Santa Barbara County, Technical Appendix G Cultural Resources* (King et al. 1988) identified five (5) eligible historic resources (Ortega Adobe; site of Arroyo Hondo School; Arroyo Hondo Railroad Bridge; site of railroad c construction camp; Arroyo Hondo Highway Bridget; and Canada de la Huerta) along a proposed pipeline route ; however, these resources, are not located within 1-mile of the Sandpiper Golf Course.

Table 1. Previous Technical Studies Within 1-Mile of the Project Area

CCIC Report No.	Authors	Date	Title
SR-00047	Erlandson, J.	1982	Letter Report: Results of the Archaeology Monitoring of the Ellwood-Aminoil Oil Pipeline Route
SR-00049	Ehmann, M. and Perez, M.	1975	Archaeological Reconnaissance of Areas Affected by the Proposed Burmah Oil Pipeline and Tank Lots.
SR-00054	Spanne, L.	1974	Archaeological Remains in the Atlantic Richfield Site Area.
SR-00059	Wilcoxon, L.	1976	A Proposal for the Testing and Evaluation of Archaeological Sites in Tecolote Canyon, Santa Barbara County, California
SR-00061	Chambers Group, Inc.	1986	Administrative Draft EIR/EIS Proposed Coal Oil Point Project, Technical Appendix 7, Cultural Resources.
SR-00062	Swenson, J.	1985	A Descriptive Report of an Archaeological Surface Reconnaissance of a Pipeline Corridor between Coal Oil Point and Lower Corral Canyon, Santa Barbara County, CA.
SR-00068	Moore, J. and Serena, J.	1980	Cultural Resources Technical Report: Proposed Santa Barbara County Coastal Recreation Trail
SR-00751	Woodman, C.	1984	A Phase I Archaeological Survey on the Sandpiper Golf Course, Goleta, California.
SR-00755	Stone, D.	1985	Phase I Archaeological Assessment: 84-CP-85 Arco Air Quality Monitoring Station.
SR-00757	Erlandson, J.	1986	Supplemental Reconnaissance and STP Testing of CA-SBA-71, Hyatt Goleta Development, Santa Barbara, CA.
SR-00761	Rudolph, T.	1983	Letter Report: Records Search of the area east of the Sandpiper Golf Course and West of a Small Housing Subdivision in Ellwood, Santa Barbara County
SR-01077	Environmental Science Associates	1991	Ellwood Beach - Santa Barbara shores specific plan area EIR
SR-01245	Environmental Science Associates	1992	Ellwood Beach-Santa Barbara Shores Specific Plan Area Environmental Impact Report 89-SP-2 91-EIR-3 Applicant's Alternatives Analysis
SR-01728	Eisentraut, P.	1994	Letter Report: Monitoring of Construction, Utility Undergrounding along 7900 block of Hollister Avenue, Santa Barbara County, CA
SR-02127	King, Chester, Horne, S., Gamble, L., Wilcoxon, L., and Gibson, R.	1988	Environmental Impact Report/Statement: Shell Hercules Project, Santa Barbara County, Technical Appendix G Cultural Resources
SR-02276	SAIC Environmental Programs Division, Pfeiffer, L., Eerkens, J., Munns, A.,	1998	Biological Constraints Assessment and Phase 1 Cultural Resources Investigation, Sandpiper Golf Course, 7925 Hollister Avenue, Goleta, CA

Table 1. Previous Technical Studies Within 1-Mile of the Project Area

CCIC Report No.	Authors	Date	Title
	and Dungan, M.		
SR-02283	Rasmussen, Karen and Stone, D.	1999	Extended Phase 1 Cultural Resources Investigation, Sandpiper Golf Course, Santa Barbara, California
SR-02667	Santa Barbara County Flood Control and Water Conservation District	2001	Draft Program Environmental Impact Report: Updated Routine Maintenance Program
SR-03193	URS Corporation	2004	Draft Environmental Impact Report, Comstock Homes Development and Ellwood Mesa Open Space Plan
SR-03373	Joslin, T.	2005	Historic Property Survey Report for the Hollister/Cathedral Oaks Overcrossing Project, Santa Barbara County, California
SR-04573	Erlandson, Jon	1986	Cultural Resources Management Plan: Hyatt Goleta Resort Development, Santa Barbara County, California
SR-04937	Jill A. Onken	1997	Phase 1.5 Archaeological Investigations at Santa Barbara Shores Park
SR-05569	Eric S. Nocerino and Clayton G. Lebow	2017	Monitoring Report for the Plains Pipeline, L.P. Refugio Incident Response Project, Santa Barbara and Ventura Counties, California
SR-05570	Eric S. Nocerino	2017	Cultural Resource Monitoring and Impact Assessment Report for the Plains Pipeline, L.P. Refugio Incident Response Project, City of Goleta, California

2.1.2 Previously Recorded Cultural Resources

The CCIC records indicate that 33 cultural resources have been previously recorded within 1-mile of the Project area, four of which overlap the Project area. Of these 33 resources, 26 are prehistoric sites, three are prehistoric isolates, three are historic resources, and one is a resource of unknown origin. None of the identified built environment resources are designated and they do not appear to be eligible. None of the three previously recorded built environment sites are eligible historical built environment resources, nor do they overlap the Project area. These sites consist of the following: the location of a former residential and auxiliary structure (no longer extant; P-42-002442); a historic trash deposit (P-42-001750); and a historic site with three granite paving sones (P-42-003634). Although not included in the CHRIS records search, the Barnsdall-Rio Grande Service Station, located on the Sandpiper Golf Course's parcel, is a designated City of Goleta historical landmark. Table 2 below, summarizes all previously recorded cultural resources identified within the records search area, followed by a summary of the cultural resources identified as being located within the Project area.

Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area

Designation	Resource Description	Recorded by	NRHP Eligibility	Intersects Project Area
CA-SBA-000069 (P-42-000069)	Prehistoric site containing a cemetery, multiple groundstone artifacts, chipped stone, and marine shell	1929 (David B. Rogers); 1961 (Miller, Klug)	None listed	No
CA-SBA-000070 (P-42-000070)	Prehistoric village site containing partially subterranean circular structures, fragmentary human remains, flaked stone tools and multiple groundstone artifacts, and marine shell.	1929 (D.B. Rogers); 2013 (Phil Kaijankoski, Far Western)	None listed	No
CA-SBA-000071 (P-42-000071)	Prehistoric site containing community dance platform and multiple burials (Canaliño cemetery). As well as groundstone artifacts (manos and metates).	1929 (D.B. Rogers)	None listed	No
CA-SBA-000072 (P-42-000072)	Prehistoric habitation site with midden deposit consisting of marine faunal remains and lithics. As well as a ceremonial dance floor and human remains.	1926 (D.B. Rogers)	None listed	No
CA-SBA-000073 (P-42-000073)	Prehistoric village site with a ceremonial dance floor, a sweat house, and human remains (cemetery). Artifacts include large and small terrestrial mammal bones, shellfish, marine mammal bones, beads, and lithics.	1929 (David B. Rogers); 1984 (James Swenson, Karen Oslund, Robert Peterson); 1999 (A. Ruby)	None listed	No
CA-SBA-000074 (P-42-000074)	Prehistoric site, possible small gathering camp. Artifacts include chert flakes, burned sandstone, and a drill	1929 (David B. Rogers); 1961 (Miller)	None listed	No
CA-SBA-000075 (P-42-000075)	Prehistoric site containing sparse unmodified marine shell and a few possible groundstone fragments	1929 (David B. Rogers); 1961 (Miller)	None listed	No
CA-SBA-000076 (P-42-000076)	Prehistoric village site containing human remains, marine shell, chipped stone, chipped stone tools, marine and terrestrial mammal bones, fire affected rock,	1929 (David B. Rogers); 1984 (Swenson, Oslund, and Peterson) 2001 (I. Strudwick, D. Napoleone); 2009 (A. Munns)	None listed	No

Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area

Designation	Resource Description	Recorded by	NRHP Eligibility	Intersects Project Area
CA-SBA-000106 (P-42-000106)	Prehistoric site containing occupation midden that was largely destroyed, midden contained metates, manos, and chert chips	1929 (David B. Rogers); 1999 (A. Ruby)	None listed	No
CA-SBA-001194 (P-42-001194)	Prehistoric site consisting of a low-density marine shell scatter	1980 (Jerry D. Moore)	None listed	No
CA-SBA-001195 (P-42-001195)	Prehistoric site consisting of a low-density marine shell scatter	1980 (Jerry D. Moore)	None listed	No
CA-SBA-001321 (P-42-001321)	Prehistoric site containing groundstone artifacts and marine shell	1974 (L. Spanne)	None listed	Yes
CA-SBA-001322 (P-42-001322)	Prehistoric site containing chipped stone, groundstone, marine shell, cobble tools, and fire affected rock	1974 (L. Spanne); 1991 (Imwalle and Wilcoxon); 1999 (A. Ruby)	None listed	No
CA-SBA-001326 (P-42-001326)	Prehistoric site containing light to medium scatter of chert flakes and possible groundstone	1975; 2001 (Ehmann, Perez, Pousson)	None listed	No
CA-SBA-001672 (P-42-001672)	Prehistoric site containing small well-developed midden of marine shell, small terrestrial mammal bone and chert flakes. Possibly secondary site	1979; 2001 (Erlandson/Garnica)	None listed	No
CA-SBA-001673 (P-42-001673)	Prehistoric site consisting of a large low density lithic scatter with minor shellfish and bone constituents	1980 (Jon Erlandson)	None listed	No
CA-SBA-001674 (P-42-001674)	Prehistoric site containing a low to medium density scatter of shell and chipped lithics, with a relatively high density of sea and terrestrial mammal bones	1980 (Jon Erlandson)	None listed	No
CA-SBA-001688 (P-42-001688)	Prehistoric site consisting of one fragment of burned unidentified mammal bone and marine shell fragments	1980 (Serena)	None listed	No
CA-SBA-001689 (P-42-001689)	Prehistoric site consisting of a scatter of shell remains, chert flakes, and a single quartz flake	1980 (Serena)	None listed	No

Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area

Designation	Resource Description	Recorded by	NRHP Eligibility	Intersects Project Area
CA-SBA-001717 (P-42-001717)	Prehistoric site consisting of a marine shell scatter	1981 (Robert L. Pence)	None listed	No
CA-SBA-001746 (P-42-001746)	Prehistoric site consisting of chipped stone, a chipped stone tool, groundstone, marine shell, a marine mammal bone tool. and terrestrial mammal bones	1982 (Jon Erlandson)	None listed	No
CA-SBA-001750 (P-42-001750)	Historic trash deposit likely dating to the early 20th century	1982 (Jon Erlandson)	None listed	No
CA-SBA-002441 (P-42-002441)	Prehistoric site containing a scatter of chipped stone, groundstone artifacts, and marine shell	1991 (M. Imwalle, L. Wilcoxon, Larry R.)	None listed	No
CA-SBA-002442 (P-42-002442)	Historic site, former location of a residential and auxiliary structure.	1991 (M. Imwalle, L. Wilcoxon, Larry R.)	None listed	No
CA-SBA-002499 (P-42-002499)	Prehistoric site consisting of two lithic scatters containing flakes, biface fragment, charcoal, flaked stone tools, core tools, fire affected rock, bone, and marine shell	1993 (T.L. Mann, Science Applications International Corp.); 1998 (L. Pfeiffer, SAIC)	None listed	No
CA-SBA-002674 (P-42-002674)	Small marine shell deposit of unknown origin. Secondary location.	1994 (Robert Sheets, SAIC)	None listed	No
CA-SBA-003495 (P-42-003495)	Prehistoric site consisting of a low-density scatter of shell and chipped stone	1998 (L. Pfeiffer& J. Eerkens, SAIC)	None listed	Yes
CA-SBA-003496 (P-42-003496)	Prehistoric site consisting of a very low-density shell and lithic scatter	1998 (L. Pfeiffer and A. Munns, SAIC)	None listed	Yes
CA-SBA-003634 (P-42-003634)	Historic site consisting of three historic granite paving stones	2001 (Ivan Strudwick, LSA Assoc. Inc)	None listed	No
CA-SBA-003945 (P-42-003945)	Prehistoric site consisting of a moderate density of marine shell scatter on a most likely disturbed surface	2008 (Larry A. Carbone, Western Points Archaeology)	None listed	No
(P-42-038644)	Prehistoric isolate, Franciscan chert biface fragment	1997 (C. Denardo, D. Harro)	None listed	No
(P-42-038646)	Prehistoric isolate, obsidian core	1998 (L. Pfeiffer, SAIC)	None listed	No

Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area

Designation	Resource Description	Recorded by	NRHP Eligibility	Intersects Project Area
(P-42-038647)	Prehistoric isolate, fragment of amethyst glass	1998 (L. Pfeiffer, SAIC); 1999 (Rasmussen, SAIC)	None listed	Yes

CA-SBA-1321

CA-SBA-1321 is a prehistoric archaeological site measuring approximately 91 meters by 121 meters (approximately 300 by 400 feet) at an elevation of 80 feet amsl and is located just inside the southeastern boundary of the current Project area. CA-SBA-1321 is documented as consisting of approximately 40 to 50 pieces of complete and fragmented groundstone and marine shell. CA-SBA-1321 was originally formally recorded in 1974 by Spanne, who described the site as a possible "early site or a special activity location for food processing". Spanne believed the marine shell to be noncultural and most likely from fossil beds or historic trash. He also noted the area with cultural material was bisected by a wire fence line.

CA-SBA-3495

CA-SBA-3495 is a prehistoric archaeological site at an elevation of 100' amsl and includes two loci, one located within the northeastern section and a second within the southwestern corner of the Project area. CA-SBA-3495 is documented as consisting of a surface scatter of Monterey and Franciscan chert flakes and shatter and a low density of marine shell. It was originally formally recorded in 1998 by Pfeiffer and Eerkens of Science Applications International Corporation (SAIC), who describe the site as a "medium density shell and lithic scatter exposed in dirt road". In 1999 SAIC excavated six STPs within the CA-SBA-3495 northern loci boundary and a 90-meter (300 feet) buffer in order to delineate the horizontal and vertical extent of the cultural material. All STPs were excavated within the current Sandpiper Golf Course property. No subsurface cultural material was encountered as a result of the excavation. Within the STPs, modern debris was observed to a maximum depth of 60 cm (24 inches). SAIC determined that although it is likely the cultural material within CA-SBA-3495 is associated with a cultural deposit, it is probable the surface material does not represent an intact archaeological deposit.

CA-SBA-3496

CA-SBA-3496 is a prehistoric archaeological site measuring 7 meters north to south by 40 meters east to west (approximately 23 by 131 feet) at an elevation of 90' amsl and is located within the southwestern section of the current Project area. CA-SBA-3496 is documented as consisting of one Franciscan chert flake, nine Monterey chert flakes, one undifferentiated chert flake, and marine shell. It was originally formally recorded in 1998 by Pfeiffer and Eerkens of SAIC, who describe the site as a possible short-term stone tool manufacturing or maintenance site, which may have been impacted during the construction of the golf course. In 1999 SAIC excavated six STPs at CA-SBA-3496 and within a 90-meter (300 feet) buffer of the site boundary in order to delineate the horizontal and vertical extent of the cultural material. The STPs were excavated to a max depth of 60 cm (24 inches). As a result of the excavation, no cultural material except those associated with tool manufacturing was observed subsurface. SAIC determined CA-SBA-3796 is not substantial enough to be considered an important or significant cultural resource pursuant to CEQA and Santa Barbara County Cultural Resource Guidelines.

P-42-038647

P-42-038647 is a prehistoric isolate at an elevation of approximately 80' amsl and is located within the southwestern section of the current Project area. P-42-038647 was originally formally recorded in 1998 by Pfeiffer, who described the isolate as fragment of historic amethyst glass, possibly part of a decorative bottle or jar. Pfeiffer noted that the area the glass fragment was observed in was possibly cut and/or graded. In 1999 the site record for P-42-038647 was updated by Rasmussen as a result of Extended Phase I testing. The amethyst glass fragment could not be relocated. Three STPs were excavated, and it was determined P-42-038647 does not contain a historic subsurface deposit. One marine shell fragment was recovered at a depth of 40-60 cm, approximately 20 meters northwest of P-42-038647. Since no other prehistoric cultural material was recovered during the Extended Phase I investigation, it was determined the marine shell fragment is not a significant resource under CEQA.

2.2 Building Development and Archival Research

This section summarizes Dudek's research efforts on the Sandpiper Golf Course. Property specific research was conducted to identify historic materials and documentation on the site to understand and identify the presence or absence of any important historic significance associations. All research efforts are summarized below.

Art, Design & Architecture Museum (AD&A Museum), University of California, Santa Barbara

Dudek searched the digital collections and finding aids at the AD&A Museum for any material related to the Sandpiper Golf Course; golf course architect William F. Bell; and architects Warner, Morris, Wilson, and Paul Gray in March 2023. These searches did not identify any architectural drawings or other material related to the Sandpiper Golf Course.

Avery Index to Architectural Periodicals

The Avery Index to Architectural Periodicals offers a comprehensive listing of journal articles published worldwide on architecture and design, archaeology, city planning, interior design, landscape architecture, and historic preservation dating from 1930 to the present. Dudek searched for the Sandpiper Golf Course in the Avery Index on March 6, 2023; there were no results, indicating the Sandpiper Golf Course has not been previously published in an architectural periodical. A search for the Avery Index for Warner, Morris, and Wilson and Warner and Gray and for William F. Bell aided resulted in the identification of several publications in which these professionals' work was published. This information was used in *Section 5. Property Specific Historic Contexts* and in the evaluation of the Sandpiper Golf Course in *Section 6.3*.

Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for Sandpiper Golf Course, its architects, address, and other keywords on Calisphere on March 6, 2023. This search did not identify any materials pertaining to the Sandpiper Golf Course.

City of Goleta Building and Safety Division

Dudek submitted a public records request online to the City of Goleta's City Clerk office on March 6, 2023, for all building permits associated with the Sandpiper Golf Course from its construction to the present day. Dudek received a response on March 6, 2023, with building, electrical, and mechanical permits. This information was used in *Section 6.2 Building Permits and Identified Alterations*.

County of Santa Barbara Planning and Development

Dudek submitted a public records request online to the County of Santa Barbara Public Records Center on March 6, 2023, for all building permits associated with the Sandpiper Golf Course from its construction to the present day. Dudek received a response on March 14, 2023, that included electrical and building permits for the golf course. This information was used in *Section 6.2 Building Permits and Identified Alterations*. In addition to this public records request, Dudek searched for archived permits for the Sandpiper Golf Course using the Archived Permit Records Lookup tool via the County of Santa Barba Planning and Development's website. This search did not locate any building permits for the Sandpiper Golf Course.

Gledhill Library at the Santa Barbara Historical Museum

Dudek contacted the Gledhill Library at the Santa Barbara Historical Museum on March 6, 2023, to request material related to the Sandpiper Golf Course and schedule an appointment to view the material. Dudek visited the Gledhill Library on March 22, 2023. Material reviewed included historical newspaper articles pertaining to the Sandpiper and other golf courses in the greater Santa Barbara area, as well as historical ephemera related to golf courses in the region. This information was used in *Section 4. Historic Contexts*; *Section 5. Property Specific Historic Contexts*; and in the evaluation of the Sandpiper Golf Course in *Section 6.3*.

Goleta Valley Historical Society

Dudek contacted the Goleta Valley Historical Society via their contact form on their website on March 6, 2023, to ask if they had material pertaining to the Sandpiper Golf Course in its collections. As of the completion of this report in June 2023, Dudek has not yet received a response.

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort from the Nationwide Environmental Title Research LLC (NETR) and UC Santa Barbara Library Aerial Photography Information FrameFinder (UCSB) from the years 1936, 1947, 1953, 1964, 1967, 1972, 1984, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. This information was used in *Section 5. Property Specific Historic Contexts.*

Historical Newspapers

Dudek reviewed historical newspapers from Newspapers.com covering Goleta and the surrounding area to understand the development of the Goleta and the subject property. Dudek also conducted historical newspaper research to identify any articles pertaining to the Sandpiper Golf Course. These documents were used in the preparation of the *Section 4. Historic Contexts*; *Section 5. Property Specific Historic Contexts*; and in the evaluation of the Sandpiper Golf Course in *Section 6.3*.

Online Archive of California (OAC)

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched for the Sandpiper Golf Course on Online Archive of California on March 6, 2023, and identified photographs of the Sandpiper Golf Course in the Wayne Thom Photography Collection at the University of Southern California (see below).

University of Southern California Special Collections

The Wayne Thom Photography collection held in Special Collections at the University of Southern California contains prints of the Sandpiper Golf Couse dating to its construction in 1972. Dudek submitted a request for the digitization of relevant photographs on March 9, 2023, and received digitized versions of the photographs on May 2, 2023. The photographs are used in *Section 5.5 Clubhouse Architect*.

2.3 Existing Documentation

Dudek reviewed all existing previous documentation for the Sandpiper Golf Course; summaries of this review are included below. The Sandpiper Golf Course has not been previously identified as a historical resource. The Sandpiper Golf Course is not a designated City of Goleta Landmark and was also not identified in the City of Goleta's historic resources inventory or in the City's historic context statement prepared in 2021.

Barnsdall-Rio Grande Gasoline Station Landmark Nomination

Dudek requested the historic landmark nomination for the Barnsdall Rio Grande Gas Station (Santa Barbara County Landmark #29) via a public records request submitted to both the City of Goleta and Santa Barbara County on March 14, 2023. The County of Santa Barbara responded on March 14, 2023, and sent a packet of information pertaining to the gas station, including City Resolution No. 90-443 adopting the gas station as a historic landmark; "Sentinel at Ellwood" booklet by Gary Coombs and Phyllis Olsen; and the nomination form from 1990. The landmark nomination did not explicitly delineate the boundaries of the Barnsdall-Rio Grande Gasoline Station in relation to the Sandpiper Golf Course.[2] The City of Goleta responded to Dudek's public records request on March 20, 2023 and sent City of Goleta Resolution 22-10 which formally adopted the gas station as a City of Goleta Historic Landmark in 2022; associated public meeting minutes; and an updated DPR 523 form for the gas station completed by Historic Resources Group as part of the City of Goleta's historic resource survey effort.

Built Environment Resources Directory (BERD)

Dudek reviewed the BERD, maintained by the California Office of Historic Preservation (OHP), for the subject property on March 6, 2023. The subject property was not listed in the BERD indicating that it has not been previously recorded or evaluated for historical significance. Dudek also searched the BERD for previously identified and/or

[2] The historic property boundary for the Sandpiper Golf Course established in *Figure 2 Built Environment Study Area* does not include the Barnsdall Rio Grand Service Station. Although this building is associated with the history of the land as an oil field and is a designated historical resource, the service station has not been used or associated directly with the Sandpiper Golf Course since the course's construction in 1972.

evaluated golf courses in the following counties: Santa Barbara, Ventura, Los Angeles, San Diego, San Luis Obispo, Monterey, Kern, Orange, Riverside, Imperial, and San Bernardino.

CHRIS Records Search

Dudek reviewed the CHRIS records search completed as part of the *Phase I and Extended Phase I Archaeological Resources Assessment Report for the Sandpiper Golf Course* prepared by Dudek in November 2022. This records search identified 114 previous cultural resources studies within 1-mile of the Sandpiper Golf Course, 24 of which overlapped the Project area. None of these reports identified the Sandpiper Golf Course or clubhouse as eligible historical resources. The CHRIS records search identified 33 total previously recorded cultural resources. Three (3) of these sites are historic age, but none of these previously recorded sites are eligible historical built environment resources, nor do they overlap the Project area. See *Section 2.1 CHRIS Records Search* for a more detailed description of the results of the CHRIS records search.

Goleta Citywide Historic Context Statement

The City of Goleta hired Historic Resources Group (HRG) to complete a citywide historic context statement for Goleta, which was published in March 2021. The historic context statement is intended to "place-built resources in the appropriate historic, social, and architectural context so that the relationship between an area's physical environment and its broader history can be established" (HRG 2021: 11) and provide a framework through which to evaluate potential historical resources. The Sandpiper Golf Course was not identified or discussed in the historic context statement. The historic context statement does, however, reference the Sandpiper Golf Course and discusses its previous use as the Ellwood oil field on page 58 under *Theme: Industrial Development (1919-1940), Sub-Theme: Goleta Oil Fields* and on page 86 under *Theme: Oil and Gas Industry in the Post-World War II Era* in reference to golf course's previous use as an oil field (HRG 2021: 58 and 86).

Goleta Citywide Historic Resources Inventory

The Sandpiper Golf Course was not identified in the citywide historic resources inventory completed by Historic Resources Group in 2021. This inventory was compiled based on the field surveys of Goleta completed by HRG to identify potential historical resources in Goleta.

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3 Field Survey

3.1 Methods

Dudek architectural historians Claire Cancilla, MSHP, and Katie Ahmanson, MHC, conducted an intensive survey of the subject property on May 10, 2023. Ms. Cancilla and Ms. Ahmanson meet the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed documenting the interior and exterior of the clubhouse; documenting the exterior of the cart shed and buildings in the Sandpiper's service yard; and documenting the golf course and associated pathways, vegetation, and landscape features with photographs and notes. The survey specifically focused on the character-defining features, spatial relationships, observed alterations, and any historic landscape features of the Sandpiper and associated buildings.

In addition, Ms. Cancilla conducted a windshield survey of neighborhoods in Goleta identified as having buildings constructed in the time period that the Shed style and Third Bay Tradition were popular (c. 1960s – 1990s). These neighborhoods were identified through the City of Goleta Historic Context Statement completed in 2021.This survey covered Lake Los Carneros North, El Encanto Heights, and the Old Town Heritage Overlay District. The survey, conducted on March 22, 2023, did not identify any additional examples of the style visible from the public right-of-way.

3.2 Results

The subject property consists of the Sandpiper Golf Course, a designed landscape constructed in 1972 and its associated structures, including a historic-age clubhouse (1972). Because it was constructed over 45 years ago, the Sandpiper Golf Course was identified as requiring recordation and evaluation for consideration as a historical resource under CEQA as alternations to the property are proposed as a result of the proposed project. This property is described and evaluated for historical and architectural significance in Section 6. Evaluation of Significance. A State of California Department of Parks and Recreation Series 523 (DPR) form for the Sandpiper Golf Course is located in Appendix B.

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4 Historic Contexts

4.1 Historical Overview of the City of Goleta

The City of Goleta hired Historic Resources Group (HRG) to complete a citywide historic context statement, which was published in March 2021. The historic context statement provides an in-depth study of Goleta's history and built environment until the year 1969. The historic context statement "provides a framework for the continuing process of identifying historic, architectural, and cultural resources in the city" (HRG 2021: 11).

This report and evaluation relied on the citywide historic context statement and eligibility standards and a summary of the City's history from the historic context statement is included below. This reproduction excerpts the introductory paragraphs for each context that summarizes the overall period; there are additional themes and subthemes that discuss Goleta's history in more depth. A citation to access the full historic context statement is included in the references section of this report. As the citywide historic context statement ends at the year 1969, Dudek has also written a short paragraph summarizing major development trends in Goleta from 1969 to the present day.

CONTEXT: MEXICAN INDEPENDENCE AND THE RANCHO PERIOD (1821-1865)

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. Important figures associated with this period include Don Nicolas Den, holder of the first land grant in Goleta; and Daniel Hill, Goleta's first American settler, Nicolas Den's father-in-law, and recipient of the Rancho La Goleta land grant. During this period, 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 (HRG 2021: 17).

CONTEXT: LATE 19TH/EARLY 20TH CENTURY DEVELOPMENT (1866-1918)

The drought that ended the rancho era played a major role in the development of the Goleta Valley in the late 19th and early 20th centuries. Former ranchos were subdivided into individual farms, and farmers focused their efforts on drought-tolerant crops, such as lemons, walnuts, olives, and lima beans. The subdivision of rancho lands into individual farms influenced the establishment of small towns to provide the necessary goods and services for farmers, such as blacksmith shops and general stores. Important figures associated with this period include W.W. Hollister, a rancher and entrepreneur who in 1869 purchased 5,000 acres of land from the estate of Goleta pioneer Nicolas Den and established Glen Annie Ranch; Ellwood Cooper, who purchased 2,000 acres of the former Den estate in 1869 and made groundbreaking environmental discoveries; Joseph Sexton, who operated Sexton's Nursery and introduced exotic plants to the area; and Sherman P. Stow, one of the first commercial lemon ranchers in California (HRG 2021: 24).

CONTEXT: DEVELOPMENT BETWEEN THE WARS (1919-1940)

Between the First and Second World Wars, Goleta transformed from two towns and a scattered grouping of ranches and farms into a booming citrus producer and oil town. Agriculture continued to be a major economic engine in the Goleta Valley during this period, with major crops including lemons, walnuts, tomatoes, and lima beans. Both oil and natural gas were extracted in the Goleta Valley during the period between the wars, which impacted the development of the early settlements of La Patera and La Goleta.

Development in the town of La Patera took precedence over La Goleta in the 1920s and 1930s for a number of reasons, including the construction of Goleta Union School in 1927 on a ten-acre parcel at the La Patera end of Hollister Avenue, the oil strike in 1928 at the Ellwood oil field to the west, and the creation of an airfield and hangar near the intersection of Fairview and Hollister Avenues. In 1933, the United States Postal Service moved the post office from Hollister and Patterson Avenues in La Goleta to a new building developed by realtor Robert E. Smith at the corner of Hollister Street and Orange Avenue in La Patera, bringing with it the name "Goleta." Thus, La Patera officially became Goleta (HRG 2021: 47).

CONTEXT: POST-WORLD WAR II DEVELOPMENT (1946-1969)

The Goleta area underwent dramatic changes during and after World War II. The creation of a Marine base at the Santa Barbara Municipal Airport temporarily increased the local population and created new business for local commercial enterprises…The nearby Ellwood oil field also proved pivotal in the war effort, providing some of the oil and gasoline necessary for military ships, planes, and vehicles (HRG 2021: 74).

The Southern California phenomenon of a postwar population boom and concurrent housing shortage experienced by returning GIs and their families largely bypassed Goleta, which remained a small farming community into the mid-1950s….the Highway 101 bypass, constructed in 1947, drew traffic to the freeway instead of the city's surface streets, isolating downtown Goleta during this period, and hampering commercial development immediately after the war (HRG 2021: 74).

Agriculture continued to be the driving economic force in Goleta during the 1940s and early 1950s. However, the farming industry was threatened by a lack of water in 1948. It was not until the Cachuma Dam was completed in 1953 that Goleta experienced significant post-World War II growth (HRG 2021: 74)…New industries flooded Goleta, including aerospace and manufacturing corporations, which would play a significant role in the city's growth in the decades after the war. In the mid-1950s, the completion of the Cachuma Dam project and the arrival of aerospace companies radically changed Goleta's economic structure and built landscape (HRG 2021: 74).

Tracts of single-family residences were frantically subdivided to cater to the rapid population increase caused by the arrival of the aerospace companies, each of which brought several hundred employees to the area. The establishment of the University of California at Santa Barbara campus in 1954 on the former Marine base also increased local demand for housing and amenities in Goleta. As the only available land in Goleta was dedicated to agriculture, the creation of residential subdivisions necessarily caused a decrease in the area's agricultural activity (HRG 2021: 74-75).

By 1969, Goleta had transformed from a small agricultural town to a booming industrial zone and accompanying residential suburb. Prior to World War II, Goleta's residential development consisted of

> isolated farmhouses and a neighborhood of small single- and multi-family homes. The neighborhood, situated to the north of Goleta's commercial center, was laid out on a grid pattern, with narrow lots and few sidewalks (HRG 2021: 74-75).
>
> Property owners purchased parcels and subsequently constructed their own homes. During the postwar era, Goleta's residential subdivisions were developed on land formerly dedicated to walnut and lemon orchards…Between 1956 and 1958, nearly $30 million in construction occurred in the Goleta Valley, including nearly 1,000 new homes in seven subdivisions, as well as stores, industrial buildings, and schools (HRG 2021: 74-75).

The population in the Goleta Valley area continued to expand in the 1970s, which saw the transition of the Ellwood oil field into the Sandpiper Golf Course. Population in the area reached 66,000 by 1972 and rose to 68,250 in 1975 (Goleta Sun 1972: 1; Thermos 1975: 4). Subsequent decades saw relatively stable development and population, and the City of Goleta was officially incorporated in 2002 (Guentz 2022).

4.2 Architectural Style: Shed/Third Bay Area Tradition

The Sandpiper's clubhouse was constructed in 1972 and was designed by the firm Warner, Morris, and Wilson with associate Paul Gray (Goleta Valley Sun 1971: 1). The building can be considered a Shed style (c. 1965-1990) building that exhibits features influenced by the Third Bay Tradition (approximately c. 1960s – c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area. Both the Shed style and the Third Bay Tradition utilize similar design elements, including wood shingle cladding or plain wood siding, vertical box forms, bold diagonals, counterpointed shapes, multiple massing, and shed roof forms (Brown 2011: 139). Roofs are frequently multi-directional and used to give an effect of colliding geometric shapes. These also buildings have a box like asymmetrical form with minimal exterior details, other than irregularly placed and sized windows (McAlester 2015: 649).

The Shed style and the Third Bay Tradition are closely linked, with the development of Sea Ranch in Sonoma County in the Third Bay Tradition spurring the popularization of the Shed style nationally (DAHP ND; McAlester 2015: 649-653; Brown 2011: 139). Sea Ranch is a planned community constructed in the early 1960s located approximately 124 mile north of San Francisco. Sea Ranch introduced "innovative ways of designing a dwelling and placing it into native landscapes" (McAlester 2015: 650). Buildings at Sea Ranch were built of vernacular forms clad with unpainted wood materials, which were inspired by structures found on old farms and western mines. Two primary architecture firms were involved in the development of Sea Ranch: Charles Moore (Moore Lyndon Turnbull Whitiker) and Joseph Esherick (Joseph Esherick and Associates) (McAlester 2015: 650). The development of Sea Ranch and the Third Bay Tradition corresponded with the "rise in mass-housing and condominium home ownership" (Brown 2011: 139) which diffused its design elements associated into the national vernacular. The Shed style evolved beyond one-of-a kind architect-designed homes into widespread house pattern books used by builders in this period (McAlester 2015: 650). As it proliferated, the Shed style was also used in the development of tract housing in California (California Department of Transportation 2011: 92-94).

Sea Ranch and the Shed style also reflected major social factors in the 1960s and 1970s, as the style's genesis came from useful and simply built structures, such as barns and folk homes, which was in synch with the interest in "architecture without architects" movement of the 1960s and 1970s. Sea Ranch's requirements that house be placed in harmony with natural landscape features such as meadows and forests, also corresponded with the emerging environmental movement of the 1970s (McAlester 2015: 650).

With the popularity of Sea Ranch, architectural publications began to feature Shed style buildings more frequently, contributing to increased construction of the style by builders. In *Architectural Record*'s "Record Houses 1967," for example, six houses were featured in the Shed style. Shed style buildings were also relatively easy and inexpensive to construct, which contributed to the style's popularity. The use of the style likely spread further upon Charles Moore's appointment as Dean of the Yale School of Architecture from 1965 to 1970. (McAlester 2015: 650). The Shed style was most commonly applied to single and multi-family residences and small commercial buildings. The style declined in popularity by circa 1990 (DAHP ND; McAlester 2015: 649-653).

Character-defining features of the Shed style include the following ;

- Box-like asymmetrical form
- Shed roof forms, generally multi-directional and occasionally coupled with a gable roof
- Wood cladding (vertical, diagonal, horizontal, or shingles)
- Smooth roof-wall junction commonly with little or no overhang
- Varied window sizes and shapes
- May have clerestory windows
- Typically 1-1.5 stories high
- Recessed entrances

To provide visual context, examples of Shed style buildings throughout the county are included in Table 3 below. This table utilizes the examples cited in Virginia McAlester's *Field Guide to American Houses*.

Table 3. Examples of Shed Style Buildings in the United States

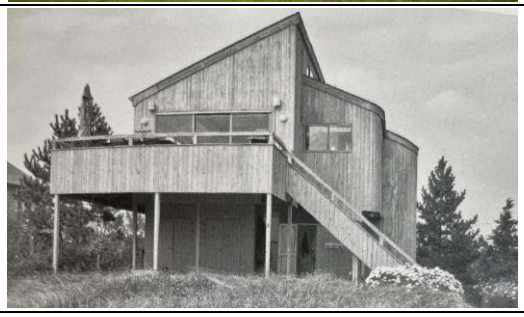
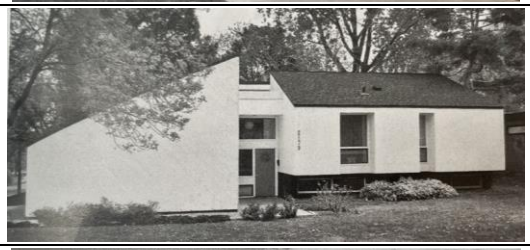
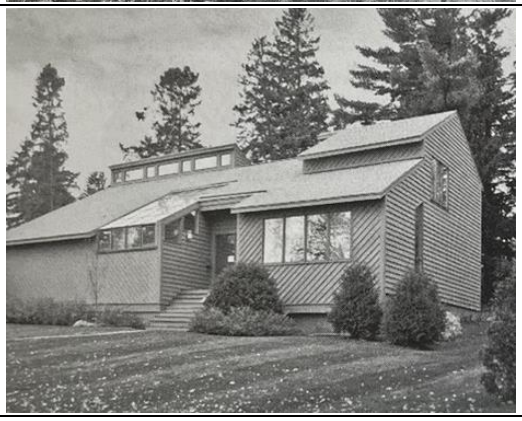
Location	Year	Photograph	Source/Notes
Sea Ranch Condominiums, Sonoma, CA	1960s		DAHP ND
Amagansett, New York	1970s		McAlester 2015: 653

Table 3. Examples of Shed Style Buildings in the United States

Location	Year	Photograph	Source/Notes
Dallas, Texas	1979		McAlester 2015: 653
Minneapolis, Minnesota	Ca. 1970		McAlester 2015: 653
Amagansett, New York	Ca. 1970s		McAlester 2015: 652
Duluth, Minnesota	1979		McAlester 2015: 652

Shed Style/Third Bay Area Tradition in Goleta

The Clubhouse and comfort station are Shed style buildings that exhibit features influenced by the Third Bay Tradition. In addition to reviewing the existing documentation of architectural styles and identified designated and potential historical resources, Dudek conducted a windshield survey of Goleta on March 22, 2023, of neighborhoods that the 2022 citywide historic context identified as having buildings constructed in the time period that the Shed style and Third Bay Tradition were popular (c. 1960s – 1990s). This survey covered Lake Los Carneros North, El Encanto

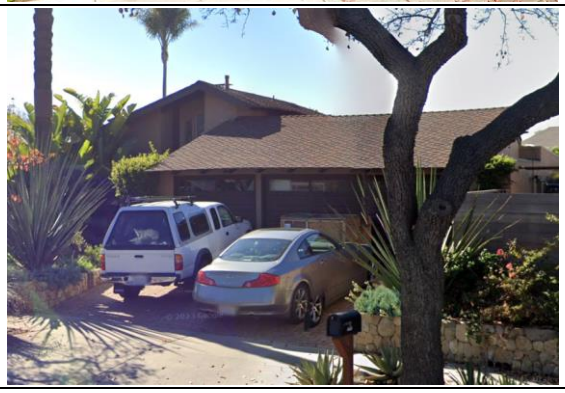
Heights, and the Old Town Heritage Overlay District. While the windshield survey and desktop surveys conducted via Google Maps and Google Earth did not identify any additional examples of buildings constructed in the Shed style that are clad in wood shingles like the Sandpiper clubhouse, these survey efforts identified tract houses developed in the late 1960s and early 1970s that exhibit modest characteristics of the Shed style, such as slanted Shed-style roofs; one-story height; and boxlike asymmetrical forms. Selected identified examples are included in Table 4 below.

The City of Goleta's Historic Resources Inventory does not include any buildings designed in the Third Bay Tradition or the Shed style, nor does the City's list of designated landmarks (City of Goleta 2021a; City of Goleta 2021b). The City's historic context statement includes a table identifying the architectural styles found in Goleta, but the table does not include any residences in the Third Bay Tradition, Shed style, or Sea Ranch Style (as the Shed style is sometimes called). The most closely related style in the table is the Mid-Century Modern style (HRG 2021: 92-107).

Table 4. Selected Buildings Exhibiting Characteristics of the Shed Style in Goleta

Address	Year	Photograph	Source/Notes
424 Reed Court	1970		Google Maps
7353 Elmhurst Place	1971		Google Maps Elmhurst Place appears to have many houses developed with this form and constructed at the same time.
7126 Armstrong Road	1969		Google Maps Armstrong Road appears to have many houses developed with this form and constructed at the same time.

Table 4. Selected Buildings Exhibiting Characteristics of the Shed Style in Goleta

Address	Year	Photograph	Source/Notes
7148 Armstrong Road	1969		Google Maps Armstrong Road appears to have many houses developed with this form and constructed at the same time.
7175 Armstrong Road	1969		Google Maps Armstrong Road appears to have many houses developed with this form and constructed at the same time.

4.3 Golf Courses in California

To understand where the Sandpiper Golf Course falls within the history of Golf Courses and Golf Courses previously identified as historically significant in the United States, California, and regionally, Dudek conducted the following research and comparative analysis:

Golf Course Development in California

While golf originated in Scotland in the mid-fifteenth century it initially became popular in the United States in the late 19th century, corresponding with a national economic boom that led to the rise of a wealthy upper class. Golf's popularity continued to grow in the first two decades of the 20th century, due in part to Francis Oiument, an amateur American golfer, winning the US Open in 1913 over professional British golfers Harry Vardon and Ted Ray. The increased interest in and popularity of the sport also facilitated the formalization of golf course design (Graves 1998: 3-8; Fazio 2000: 98-100).

At this time, public golf courses were uncommon, and golf tended to be a sport enjoyed primarily by the wealthy elite. This exclusivity was reflected in golf course design, which emphasized the aesthetic and social importance of golf courses and clubhouses through the often-elaborate design of the clubhouses and formal layout of golf courses. Early examples of golf courses in California included the Catalina Island Golf Club (3-hole course in 1892; expanded

to 9-holes in the early 1900s); Riverside Country Club (1893); the Redlands Country Club (1896); and the Pasadena Country Club (1898) (SCGA ND; Catalina Island Golf Club ND). Formal organizations were also founded in this period, including the Southern California Golf Association (SCGA) in 1899.The SCGA was established to create an executive committee and establish and enforce uniformity in the rules of the game" (SCGA ND).

In succeeding decades, golf courses were built in two primary ways: as “laid our” or as “built” courses. Laid out courses tended to be informal and involve minimal disruption to existing topography and natural features, utilizing simple stakes to designate tee and green areas. Built courses involved more extensive development, typically involving topographical chances to create new fairways, greens and tees. Although more expensive to construct that laid our courses, built courses became increasingly common as the 20th century proceeded and the sport became more popular. With the rise in built courses also came the professionalization of golf course design. This “Golden Age” of golf course design was influenced by practitioners such as Stanley Thompson, A.W. Tillinghast, and William Flynn (Hurdzon 2006: 3-4; SGCA ND; Graves 1998: 3-8).

Because the built course type required technical expertise, golf course architects often had training as civil engineers, landscape architects, or planners. As a result, golf course design became influenced by broader trends in these fields such as the picturesque movement of landscape architecture as popularized by Andrew Jackson Downing and Frederick Law Olmstead (Hurdzan 2006: 4-7; Brookshear et. al 2019: 13-15; Graves 1998: 5).

Additional early golf courses in California from this period include but are not limited to:

- Altadena Country Club (1911)
- Brentwood Country Club (1916)
- Pebble Beach (1919)
- Whittier Country Club (1920)
- Los Angeles Country Club (North course) (1924)
- Palos Verdes Golf Club (1924)

Golf remained a popular sport though World War II. By 1945, the year the war ended, SCGA President Charles Lathrop noted “the war brought a great increase in the number of golfers permanent residing in the area we serve…There is a great need for more golf courses, both public and private” (SCGA ND). Interest in golf rose continued to rise through the 1950s and 1960s, as golf tournaments began to be televised. In this period, the sport transitioned from one that was primarily played by the upper classes to one that was played by working and middle-class individuals. As a result, hundreds of new golf courses were being built each year in the US. In 1960, for example, more than 400 golf courses opened in the United States (Los Angeles Times 1966: S4; Graves 1998: 3-8; Fazio 2000: 98-100; Brookshear et. al 2019: 13-15)

The popularity of golf and the development of golf courses continued to rise during the 1970s, when the Sandpiper was built. Between 1960 and 1979, more than 150 golf courses were built in Southern California (SCGA ND). During this period, the Southern California Golf Association (SGAC) gained a significant number of new members, eventually professionalizing the practice of golf through membership fees, a new handicapping system, and the creation of a members magazine called *Fore*. By the end of the 1970s, more than 80,000 individuals were members of the SCGA (SCGA ND).

Selected clubhouses and golf courses constructed in California in this period include:

- El Dorado Hills Golf Club (Executive), Sacramento (1964)
- Calabasas Park Country Club , Calabasas Park (1965)
- Mission Viejo Country Club, San Juan Capistrano (1966)
- Birnam Wood Golf Course, Montecito (1968)
- Annandale Country Club (remodel), Pasadena (1970)
- Desert Horizons, Palm Springs (1979)

The exponential rise of golf's popularity in these decades resulted in two primary paths of golf course design in the postwar decades: "high style" courses and "public courses." High style courses often involved extensive planning, were expensive to build, and often resulted in park-like settings. These high style courses were usually located at private country clubs with expensive membership dues. Public courses were more accessible, did not require a membership, and were usually financed and constructed by private individuals and/or local governments. These golf courses, like the Sandpiper, are typically smaller and easier to maintain than high-style courses, seeking to be accessible to a variety of skill levels and players from varied financial backgrounds (Hurdzan 2006: 3, 26; Fazio 2000: 68, Graves 1998: 2; Brookshear et. al 2019: 13-15).

Previously Identified Golf Courses - NRHP and BERD Datasets

In March 2023, Dudek downloaded the NRHP Excel dataset containing information on all designated resources on the NRHP from the National Parks Service and searched for golf courses. This search resulted in the identification of approximately 51 golf courses, both public and private, and an additional three (3) clubhouses that are listed on the NRHP across the United States.

Of these golf courses, one (1) is located in California: The Desert Golf Course in Palm Springs (also known as the O'Donnell Golf Course), which opened in 1932 and is the oldest golf course in the Coachella Valley. The Desert Golf Course was listed on the NRHP/CRHR and as a Palm Springs Historic Site in 2020 (Palm Springs Preservation Foundation ND; NPS ND).

Dudek also searched the BERD for previously identified and/or evaluated golf courses in the following counties: Santa Barbara, Ventura, Los Angeles, San Diego, San Luis Obispo, Monterey, Kern, Orange, Riverside, Imperial, and San Bernardino. All identified eligible or designated golf courses in California identified through these research efforts, and through additional digital archival research, are included in Table 5. These research efforts did not identify any designated golf courses in Goleta or Santa Barbara, nor did research efforts identify any designated golf courses designed by William F. Bell. This research did, however, identify one (1) designated clubhouse in the Santa Barbara area: the Montecito Clubhouse (1916), which is a designated Santa Barbara County Structure of Merit.

Table 5. Previously Identified Historically Significant Golf Courses in California

Name and Location	Year Built	Eligibility	Notes	Source
Montecito Clubhouse Santa Barbara, California	1916	Structure of Merit	Clubhouse is a Santa Barbara County Structure of Merit. Eligible under several local criteria, including for its Spanish Colonial Revival Architecture designed by Bertram Goodhue.	City of Santa Barbara

Table 5. Previously Identified Historically Significant Golf Courses in California

Name and Location	Year Built	Eligibility	Notes	Source
Sail Ho Golf Clubhouse (now The Loma Club) Point Loma, California	1922	Clubhouse is a contributor to the Sellers Plaza historic district; listed on the NRHP	The clubhouse is not individually listed, and the associated golf course was evaluated and found ineligible.	BERD The Loma Club ND (no date)
Griffith Park Golf Course Los Angeles, California	1927	Griffith Park Historic District listed on the NRHP, CRHR, and a LAHCM	The golf course is not listed individually; it is a contributor to the Griffith Park Historic District.	BERD
Desert Golf Course (O'Donnell Golf Course) Palm Springs, California	1932	NRHP CRHR Palm Springs Designated Historic Site #123	The O'Donnell Golf Course is the oldest golf course in the Coachella Valley.	BERD NPS ND Palm Springs Preservation Foundation ND
Chester Washington Golf Course Los Angeles, California	1953	County of Los Angeles Historic Landmark No. 4	Chester Washington Golf Course was the first golf course to be integrated in the county and became a Historic Landmark for this historical association.	HMDB NDa
Wedddington Golf and Tennis/Studio City Golf and Tennis Club Studio City, California	1955	Los Angeles Historic Cultural Monument	Found eligible as a landmark for being a rare remaining example of a recreational landscape in Studio City from the 1950s.	City of Los Angeles Department of City Planning 2022: 87 Shuler 2021

Santa Barbara-Area Golf Courses

Dudek searched for golf courses in Goleta and the greater Santa Barbara area. In addition to the Sandpiper, Goleta has two other golf courses, listed below: the Twin Lakes Golf Course (1964; 9-hole) and the Glen Annie Golf Club (1997). The following active golf courses were identified in Goleta and the greater Santa Barbara area:

- La Cumbre Golf and Country Club, Santa Barbara, California (first opened 1909)
- Montecito Club, Santa Barbara California (1916; clubhouse is a Santa Barbara Structure of Merit; Jack Nicklaus Signature Golf Course renovated and redesigned in 2019)
- Valley Club of Montecito, Montecito, California (1929; private)
- Santa Barbara Golf Club, Santa Barbara, California (1958; public)
- Twin Lakes Golf Course, Goleta, California (1964; public; 9-hole)
- Birnam Wood Golf Club, Montecito, California (1968; private; Jack Warner worked on the clubhouse)
- Hidden Oaks Golf Course, Santa Barbara, California (1969; public; 9-hole; appears to be closed)
- La Purisima Golf Course, Lompoc, California (1986; public; owned by Ken Hunter, Jr.)
- Glen Annie Golf Club, Goleta, California (1997; public)

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5 Property Specific Historic Contexts

This section provides historic overviews focused of key themes relevant to the Sandpiper Golf Course including a brief history of the property, its physical development, owners and occupants, and architects.

5.1 Aerial Photograph Review

To understand the development of the Sandpiper Golf Course, Dudek reviewed all available historic aerial photographs from Nationwide Environmental Title Research LLC (NETR) and the University of California Santa Barbara (UCSB) from the years 1936, 1947, 1953, 1964, 1967, 1972, 1984, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (NETR 2023; UCSB 2023). A discussion of the pertinent aerial photographs is included in Table 6 below.

Table 6. Historical Aerial Photograph Review of the Sandpiper Golf Course

Photograph Year	Observations and Findings
1936	The subject property is visible as an oil field with industrial equipment and machinery along the coast of the Pacific Ocean. Additionally, curved narrow roads are scattered throughout the property and piers are visible on the coast. Buildings are concentrated on the northeast side of the property and along the coast (includes Barnsdall Rio-Grande Service Station on the northeast boundary of the parcel). Likewise, more buildings are located across from the subject property, north of Hollister Avenue. However, the image does not show the area surrounding the subject property.
1947	Three buildings on the northeast side of the parcel have been demolished. The surrounding area appears to be undeveloped with some agriculture to the north and east while the Pacific Ocean is east and south of the subject property. The buildings north of Hollister Avenue have been demolished, and the 101 freeway is visible north of Hollister Avenue.
1953	There are no discernable changes to the subject property or the surrounding area since the 1947 aerial.
1964	The subject property no longer appears to be in use as an oil field. It has been cleared of all equipment and machinery and most of the piers have been removed. However, the six buildings on the northeast side of the boundary remain intact. The Ellwood Onshore Oil and Gas Processing Facility is visible at the north end of the parcel, and a residential neighborhood has been developed east of the subject property.
1967	No discernable changes to the subject property or surrounding area.
1972	Although the Sandpiper Golf Course was constructed in 1972, this aerial appears to predate the construction as the subject property displays no discernable changes from the 1967 aerial photograph. Densified development is visible in the residential neighborhood east of the subject property.
1984	The parcel has been visibly developed as the Sandpiper golf course. Three buildings on the northeast side of the property have been demolished; however, the Barnsdall Rio Grande Service Station is still extant and visible. The clubhouse, cart barn, and parking lot have been constructed at the northeast corner of the parcel. Additionally, residential neighborhoods have been developed north and northwest of the subject property. There no longer appears to be any agriculture in the surrounding area.

Table 6. Historical Aerial Photograph Review of the Sandpiper Golf Course

Photograph Year	Observations and Findings
1994	Another building has been constructed next to the parking lot on the subject property. There are no discernable changes to the surrounding area.
2002	There are no discernable changes to the subject property. The residential neighborhoods north and northwest of the subject property have expanded.
2005	No discernable changes to the subject property or surrounding area.
2009	There are no discernable changes to the subject property. A residential neighborhood has been developed directly east of the subject property.
2010, 2012, 2014	No discernable changes to the subject property or surrounding area.
2016	There are no discernable changes to the subject property. A residential neighborhood has been developed directly north of the subject property on the north side of Hollister Avenue.
2018, 2020	No discernable changes to the subject property or surrounding area.

5.2 Property History Overview

Prior to the construction of the Sandpiper Golf Course in 1972, the land was the Ellwood Oil Field (Exhibit 1). This land was owned by Katherine (Kate) Bell (nee Den), the first-born child of Goleta pioneer Nicolas Den, who owned most of present-day Goleta. Following her father's death in 1869, Kate inherited 519 acres that included Las Armas Canyon, which would later be named Bell Canyon after Kate's husband John Stewart Bell. This property is located immediately west of the Sandpiper Golf Course and includes the creek and lagoon that can be seen from the golf course (Modungo 2014b).

In 1920, Bell stated that she believed oil could be struck on the land, but she would not permit drilling in her lifetime. Following her death in 1927, however, her land holdings were split among her children (HRG 2021: 58-60). At this time, Frank A. Morgan, a Los Angeles-based geologist, convinced his employer, the Rio Grande Oil Company, to obtain exploration rights of the land from Bell's heirs. To this end, Rio-Grande and Barnsdall Oil Company formed a partnership calling for Barnsdall to sink a well to 3,000 feet, with Rio Grande paying half the drilling costs and relinquishing one-half interest in its oil rights. The first well was sunk on June 1, 1928 and it eventually began producing crude oil at the rate of 180 barrels per hour during its first hours of production (HRG 2021: 58-60).

The success of the first well (Luton-Bell No. 1) spurred the creation of several other wells. By April 1930, the Ellwood oil field was home to 28 oil wells (HRG 2021: 62). To support the output of oil from this field, Ellwood leaseholders built administrative offices, field workers' housing, and maintenance sheds and equipment storage warehouses, including the City of Goleta Landmark Barnsdall Rio-Grande Service Station, located to at the northeast boundary of the Sandpiper Golf Course's legal APN (not included in this study) (HRG 2021: 58-60).

Ellwood was at one time the most productive oil field in the world and remained the largest in the United States from the 1920s until 1937, when oil production in Goleta began to decline (HRG 2021: 63). While the Ellwood oil field contributed substantially to the war effort during WWII, by 1947, the La Goleta oil field overtook Ellwood in productivity (HRG 2021: 63).

Present-day Sandpiper was also the location of the only naval attack during wartime on the continental US since the War of 1812. On January 23, 1942, a little over three months after the Japanese attack on Pearl Harbor, a

348 ft-long submarine belonging to the Japanese Imperial Navy, was spotted by two volunteers manning the lookout tower at Tecolote Canyon. The submarine appeared about 1 mile off the coast, remained for approximately forty minutes and fired twenty-five 5.5-inch canon cannon shells at the oil-storage tanks located near the mouth of Tecolote and Winchester Canyons. According to eyewitness accounts, most of the shells did not explode and minimal damage was incurred and assessed at total monetary loss of $500. However, the attack had a significant impact on the American public as it increased widespread fears of Japanese invasion of the American mainland begun by the December 7, 1941 attack on Pearl Harbor (Modungo 2014a).

In 1966, ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located to the north of the Sandpiper Golf Course (HRG 2021: 86). Around this time, the Ellwood oil field ceased production and ARCO and Mobil leased the land to oil broker and real estate developer Ken Hunter Jr. for the development of the Sandpiper in 1972 (Wennergren 1990: 33).

Exhibit 1. 1947 aerial photograph of the Ellwood oil field (present-day Sandpiper Golf Course) (NETR 2023)



The Sandpiper's Development and Early Years

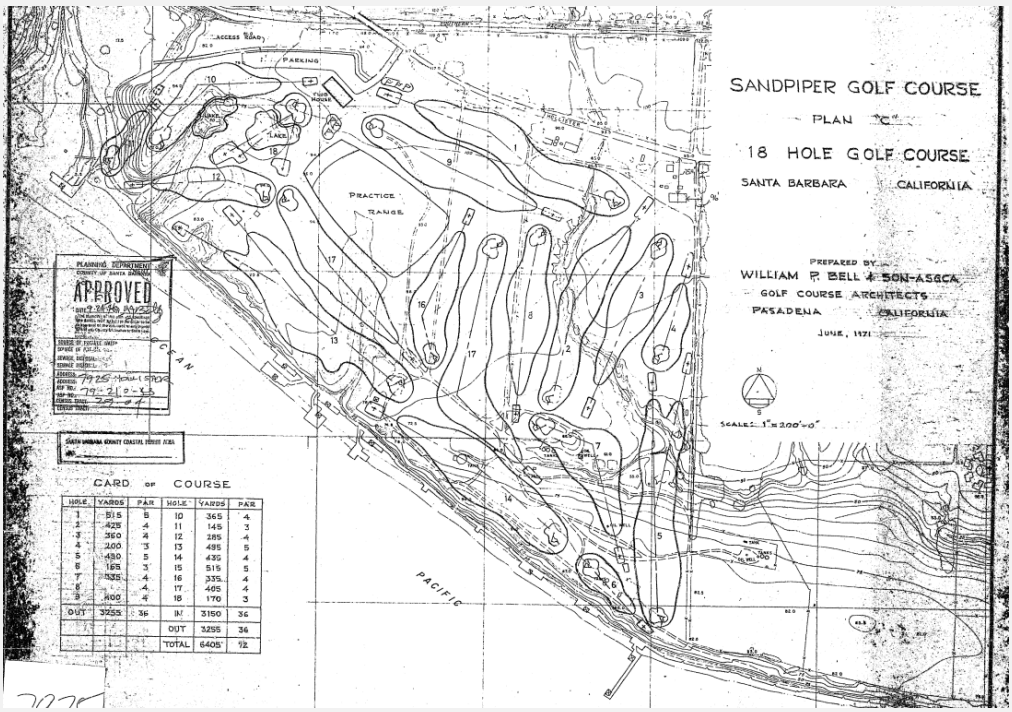
The last remaining extant structure associated with the Ellwood oil field is the Barnsdall Rio Grande Service Station. By the late 1960s, the oil and gas production industry in Goleta evolved and the former Ellwood Oil Field was no longer active. In 1966, ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located directly north of the Sandpiper Golf Course (HRG 2021: 86). No longer utilizing the land on which the Sandpiper now sits, ARCO leased it to Ken Hunter Jr., an oil broker and real estate investor, and approximately 40 limited partners in 1971 (Wennergren 1990: 33). Ken Hunter, Jr. was born in Pasadena, California and attended Pasadena City College and the University of Southern California. He enlisted in the Navy in 1943, and later earned a business degree at USC. His father was a petroleum geologist and engineer, and Hunter followed in his father's footsteps, working for both established oil companies and as an independent oil producer (Santa Maria Times 2000: 2).

In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc and the San Geronimo Golf Course in Marin County (Wennergren 1990: 33). In addition, Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11). Hunter also owned various other businesses, including the hazardous waste disposal company Casmalia Resources founded in 1972, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2).

Hunter reportedly searched for several years for a golf course site before settling on the land comprising present-day Sandpiper (Glick 1973: 55). The construction of the Sandpiper faced challenges due both to its larger than average size at 170 acres (approximately 50 acres more than most courses) and because the golf course was developed on an abandoned oil field (Glick 1973: 55). Despite these challenges, the Sandpiper's construction was rapid; it opened its doors to the public in October 1972. One newspaper article noted that "most courses take 2-3 years to be constructed. It took just 17 days shy of a year for the Sandpiper to take shape" (Loveton 1983: NP).

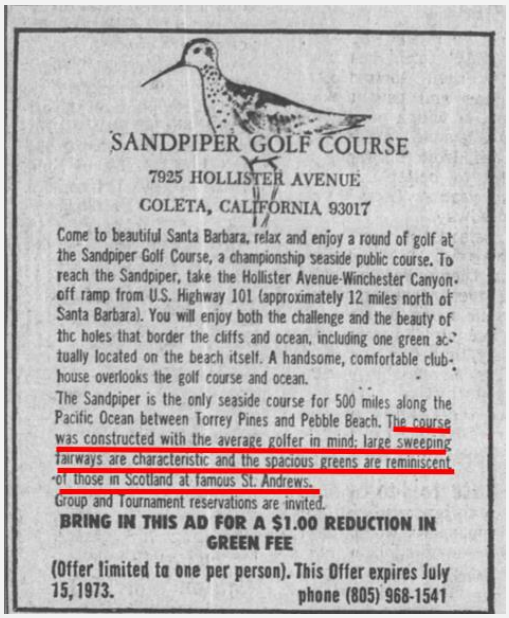
The Sandpiper Golf Course was designed by William Francis Bell and the course's clubhouse was designed by the architectural firm of Warner, Morris, and Wilson with associate Paul Gray. The course's 7,029 yards included "four par fives and four par threes, two of which are 236 and 229 yards long" (Buttita 1972: 67), visible in the original 1972 drawing from William P. Bell and Sons (Exhibit 2).

Exhibit 2. 1972 drawing of the Sandpiper Golf Course prepared by William P. Bell and Sons. It appears the overall layout of the golf course has remained generally consistent since its construction (drawings provided to Dudek by the client)



A newspaper article in the *Valley News* in 1972 states that "architect William Bell says the course is constructed with the average golfer in mind; large sweeping fairways are characteristic, and the spacious greens are reminiscent of those in Scotland at famous St. Andrews" (Buttita 1972: 67). This language is replicated throughout promotional material for the Sandpiper Golf Course at this time, however the quote is not attributed to Bell (Exhibit 3).

Exhibit 3. 1973 advertisement for the Sandpiper in the Los Angeles Times (LA Times 1972: 52)



SANDPIPER GOLF COURSE

7925 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93017

Come to beautiful Santa Barbara, relax and enjoy a round of golf at the Sandpiper Golf Course, a championship seaside public course. To reach the Sandpiper, take the Hollister Avenue-Winchester Canyon off ramp from U.S. Highway 101 (approximately 12 miles north of Santa Barbara). You will enjoy both the challenge and the beauty of the holes that border the cliffs and ocean, including one green actually located on the beach itself. A handsome, comfortable clubhouse overlooks the golf course and ocean.

The Sandpiper is the only seaside course for 500 miles along the Pacific Ocean between Torrey Pines and Pebble Beach. The course was constructed with the average golfer in mind; large sweeping fairways are characteristic and the spacious greens are reminiscent of those in Scotland at famous St. Andrews.

Group and Tournament reservations are invited.

BRING IN THIS AD FOR A $1.00 REDUCTION IN GREEN FEE

(Offer limited to one per person). This Offer expires July 15, 1973.

phone (805) 968-1541

The Sandpiper hosted various events over the years. It was a stop on the Olympic torch's route to Los Angeles for the 1984 Olympic games. An article in the *Santa Maria Times* stated that after leaving Lompoc, the torch traveled to the Highway 101 intersection and continued south to Goleta. The torch bearer and crew reportedly hoped "to get to the Sandpiper Golf Course by 1 am" where the spent the night before the torch left at 7 am to go to the University of California Santa Barbara (Santa Maria Times 1984: 2). The Sandpiper was one of many stops along the torch's route, with other stops including the Santa Barbara Mission, Montecito, Summerland, and Pepperdine University (Santa Maria Times 1984: 2).

In 1987, the Sandpiper Golf Course was rated the third best in California by *Golf Magazine* (Wennergren 1990: 33). The same year, the Ladies Professional Golf Association Tournament was hosted at the Sandpiper. While Ken Hunter reportedly approached the Professional Golf Association (PGA) about hosting a PGA tournament at Sandpiper, the PGA rejected Hunter's bid due to a lack of locker rooms (Loveton 1983: NP). Of the experience, Hunter said "the PGFA can be very singular and closed at times. But they were probably right." (Loveton 1983: NP). The Sandpiper also hosted some smaller, regional tournaments throughout its history, including a four-day Santa Barbara Open which Hunter created (Loveton 1983: NP). Research did not indicate that any other major national or state tournaments occurred at the course.

1990 to Present

ARCO sold the land on which the Sandpiper sits to the Aradon Corporation, an entity operated by Japanese investors in 1990. Ken Hunter Jr. still maintained a lease on the land until 2002 and according to his obituary, continued to operate the Sandpiper until his death in 2000 (Wennergren 1990: 33). Aradon Corporation sold the Sandpiper Golf Course to the Golf Trust of America in 1998 for $32 million (Loveton 1998: C2; van de Kamp 2002).

The Golf Trust of America was a real estate management LLC that purchased and operated approximately 42 golf courses in the United States at its peak. Although the company proposed improvements to the Sandpiper Golf Course in 1999, it ultimately faced financial difficulties and began to sell its holdings, including the Sandpiper, at the turn of the 21st century as part of its liquidation plan (van de Kamp 2002; Kreutz 2004: 21).

In 2002, the Ty Warner Hotels and Resorts started the process of purchasing the Sandpiper, taking ownership of the course by 2003. The company continues to own and operate the Sandpiper Golf Course to this day (van de Kamp 2002; Kreutz 2003: 26). In 2004, the company proposed renovations to the Sandpiper Golf Course including relocating the clubhouse, biological remediation and oil cleanup, and course renovations. Dennis Wise, the project architect hired to redesign the golf course said of the Sandpiper: “the golf course just isn't that recognizable. But I think the setting for golf is so tremendous" (Kreutz 2004: 21). The clubhouse was ultimately never relocated, and it is unclear the extent to which the proposed renovations in 2004 took place.

A 2004 newspaper article suggests that by the time the Sandpiper was purchased by Ty Warner Hotels and Resorts, it had been neglected. The article notes that according to a May 2003 survey from *Golf Digest*, Sandpiper did not rank in California's top 230 courses, although the Valley Club of Montecito ranked number ten and in 2004, *Golf Magazine* put out its list "Top 100 Courses You Can Play." The list did not include Sandpiper but did include Ken Hunter Jr.’s La Purisima (Kreutz 2004: 21).

5.3 Owners / Occupants

Table 7 below summarizes all known owners and occupants of the subject property, beginning at the time of the Sandpiper’s establishment in 1972. Additional information on these owners is included above in *Section 5.2 Property History Overview*.

Table 7. Identified Occupancy/Ownership History of the Sandpiper Golf Course

Year	Name	Notes	Source
1966 - 1990	ARCO and Mobil (owner)	ARCO and Mobil owned the land on which the Sandpiper sits and leased it to Ken Hunter Jr. in 1972	Wennergren 1990: 33 HRG 2021: 86
1972 - 2000	Ken Hunter Jr. (lessee)	Hunter was a real estate developer who worked in oil and operated five golf courses by 1994 in addition to other business interests, including a landfill. Hunter’s lease on the Sandpiper’s land was originally from 1972-2002. Hunter died in 2000 and appears to have continued to operate the Sandpiper until his death.	Wennergren 1990: 33 Blinkwolt 1994: 11 Dodson 1985: 81 Santa Maria Times 2000: 2

Table 7. Identified Occupancy/Ownership History of the Sandpiper Golf Course

Year	Name	Notes	Source
1990 - 1998	Aradon Corporation (owner)	Aradon was reportedly a real estate development company owned and operated by a group of Japanese investors	Wennergren 1990: 33
1998 – 2002	Golf Trust of America (owner)	Real estate management LLC that purchased and operated approximately 42 golf courses in the United States. It faced financial difficulties and began to sell its holdings, including the Sandpiper, at the turn of the 21st century as part of its liquidation plan	Loveton 1998: C2 van de Kamp 2002
2002 - present	Ty Warner Hotels and Resorts (owner)	Current owner	van de Kamp 2002 Kreutz 2003: 26

5.4 Golf Course Architect: William Francis Bell

The Sandpiper Golf Course was designed by William Francis Bell (1918-1984) and his firm, William P. Bell & Son. William F. Bell was a prolific golf course architect and son of preeminent California golf course architect William P. Bell. Born in Pasadena, William F. Bell attended the University of Southern California before joining his father's practice and working together until the senior Bell's death in 1953. After his father's death, the junior Bell took over the family practice and renamed the firm William P. Bell & Son as a tribute to this father. By the end of his career, Bell had designed more than 200 golf courses, primarily on the West Coat and Hawaii. By the time of his death in 1984, Bell had been a member of the American Society of Golf Course Architects for 34 years. In 2008, William F. Bell and his father were both inducted into the Southland Golf Hall of Fame (ASGCA ND). While Bell was an important golf course architect, research has not identified any golf courses designed by William F. Bell that are designated historical resources in the state of California at the time of this report's completion in May 2023.

William F. Bell's most well-known courses in California include Torrey Pines, located in La Jolla, California (late 1950s). Plans for Torrey Pines begun when the senior Bell was still alive but were not completed by the time of his death in 1953. Consequently, the junior Bell took over the completion of the plans and saw the course to fruition. Of Torrey Pines, William F. Bell said, "I've always felt Torrey Pines was one of my best courses" (Glick 1973: 55). Torrey Pines remains a prominent golf course and has hosted two United States Opens. According to the City of San Diego, Torrey Pines is "renowned for its championship play and panoramic setting, [and] is regarded as one of the world's top golf courses" (City of San Diego ND).

Additional notable courses designed by Bell include the Diamond Bar Golf Course (1963; currently undergoing renovations) which has been named the "Best Municipal Course" by *Golf Digest* (American Golf: ND; Diamond Bar Golf Course ND) and the Bermuda Dunes Country Club (1958) which hosted the PGA Tour's Bob Hope Desert Classic for 49 years (Bermuda Dunes Country Club ND). Further, Bell's Industry Hills Golf Course (1979) in the City of Industry has been home to the Southern California Section of the PGA of America since 2016 and has hosted several professional tournaments (Youngman 2016).

Additional selected golf courses in California designed by William F. Bell include, but are not limited to, the following (William Bell Society ND; ASGCA ND; City of San Diego NDb; American Golf ND):

- Alhambra Municipal Golf Course, Alhambra, California
- Brookside Country Club, Pasadena, California
- Buenaventura Golf Course, Ventura, California
- Chevy Chase Country Club, Glendale, California
- DeBell Golf Club, Burbank, California
- Fullerton Golf Club, Fullerton, California
- Heartwell Golf Course, Long Beach, California
- Industry Hills Golf Club, City of Industry, California
- La Jolla Country Club, La Jolla, California
- Malibu Country Club, Malibu, California
- Newport Beach Country Club, Newport Beach, California
- San Diego Country Club, San Diego, California

5.5 Clubhouse Architect: Warner, Morris, and Wilson with associate Paul Gray

According to its original building permit, the Sandpiper clubhouse was constructed in 1972 by the firm of Warner, Morris, and Wilson. Newspaper articles in 1971 also states that associate Paul Gray worked on the clubhouse (Golden Coast News 1971: 3; Goleta Valley Sun 1971: 1). Warner, Morris, and Wilson were a Santa Barbara-based firm comprised of partners Jack Warner, James Morris, and Charles Wilson (HCC 2023). The firm worked in the Santa Barbara area and was known for its work at the Birnam Wood County Club, a project which involved the conversion of a lemon-packing facility for a clubhouse (WGA ND). The firm continued to work for country clubs, including the Monterey Peninsula Country Club at Pebble Beach, the Bel Air Country Club, and The Valley Club in Montecito. Research indicates that many of these clubhouse commissions involved renovations to already-existing clubhouses. The firm also designed custom-designed residential structures, most of which are located in Southern California (HCC 2023). Research through the Avery Index to Periodicals identified two examples of the firms' work that were featured in architectural publications:

- Spring 1970: A Santa Barbara single-family residence published on the cover of the cover of the Spring 1970 edition of *Architectural Digest* (Architectural Digest 1970b)
- Winter 1970: A Santa Barbara single-family residence that was featured in an article of the Winter 1970 edition of *Architectural Digest* (Architectural Digest 1970a)

The original building permit for the Sandpiper Golf Course was filed in March 1972 and the Sandpiper opened its doors to the public in October 1972. The property's clubhouse was designed in the Shed style with influences of the Third Bay Tradition. The Shed style was popular in the 1960s and 1970s in part due to its ability to be constructed expediently and cost-efficiently. It is not known why this architectural style was chosen for the property, but it is possible that the short timeline for the Sandpiper's opening, as well as the golf course's coastal location which evokes Sea Ranch in Sonoma County, influenced the selection of the clubhouse's style (Loveton 1983: NP;

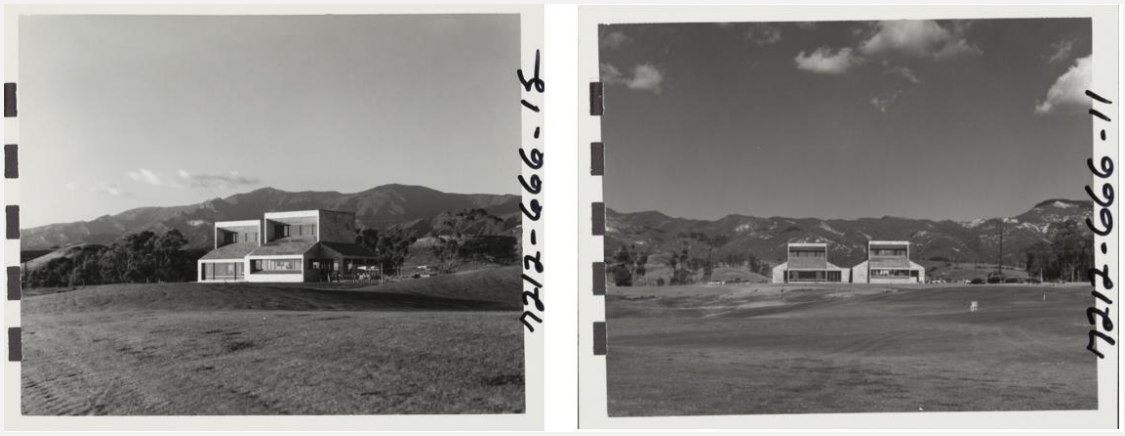
McAlester 2015: 650; Brown 2011: 139). Exhibits 4 and 5 below are photographs taken by photographer Wayne Thom of the clubhouse shortly after its construction in 1972 (courtesy of the University of Southern California Special Collections) and Exhibits 6 and 7 are the 1927 grading plan and interior floorplan of the clubhouse.

Exhibit 4. View of the clubhouse's west elevation in the evening; the presently existing concrete patio and outside dining area on the west and south elevation is not extant (L), view to the east. View of the clubhouse's west and north elevations, view to the east (R)



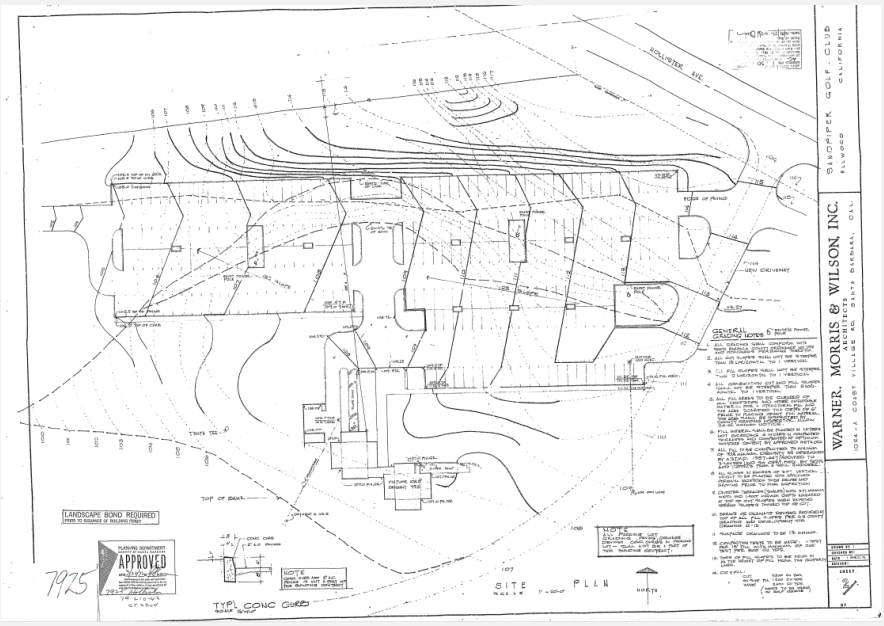
Source: Wayne Thom Photography Collection. University of Southern California Special Collections

Exhibit 5. 1972 photographs showing the west elevation of the clubhouse shortly after their completion, view to the east.



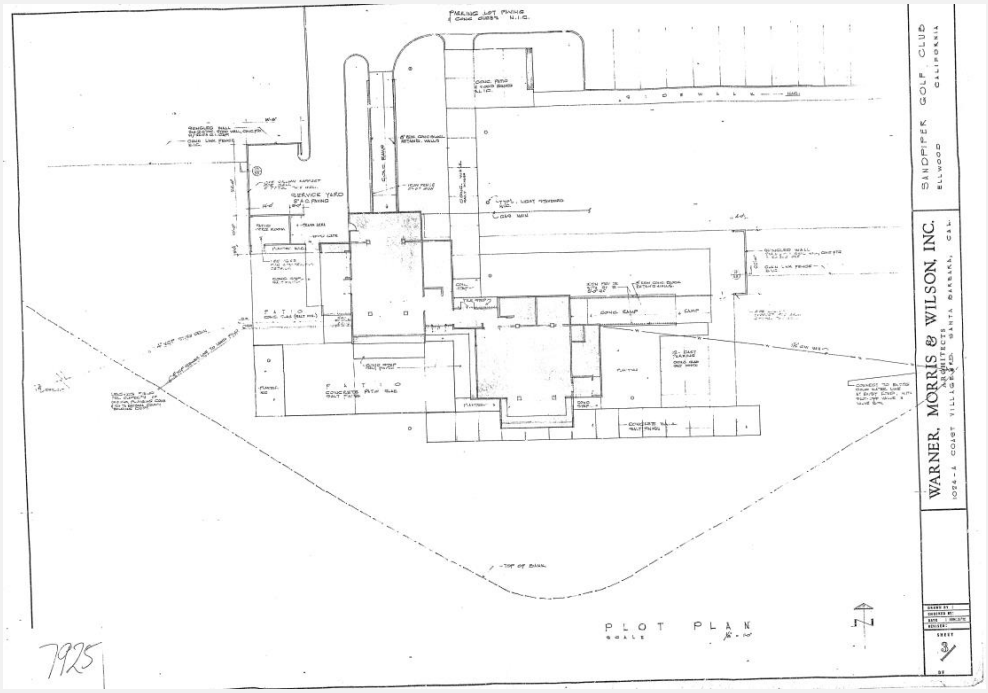
Source: Wayne Thom Photography Collection. University of Southern California Special Collections

Exhibit 6. 1972 grading plan for the Sandpiper's clubhouse, prepared by Warner, Morris, and Wilson



Source: Provided to Dudek by the client

Exhibit 7. 1972 interior floor plan of the Sandpiper's clubhouse, prepared by Warner, Morris, and Wilson



Source: Provided to Dudek by the client

According to a short blurb in the *Goleta Valley Sun*, the clubhouse "will use the weathered timbers from the abandoned Ellwood piers" (Goleta Valley Sun 1971: 1). Based on the field survey of the clubhouse completed by Dudek architectural historians on May 10, 2023, it appears the clubhouse did indeed utilize pier timber for its framing and roof bracing.

In 1972, the same year as the completion of the Sandpiper's clubhouse, Jack Warner and Paul Gray formed their own architectural partnership called Warner and Gray (HCC 2023; GGA NDc). While the Sandpiper clubhouse's original building permit states that Warner, Morris, and Wilson were the architects, subsequent building permits for alterations and the construction of the shed and garage list Warner and Gray as the architects, indicating that it is likely that Jack Warner and Paul Gray worked on the Sandpiper's original clubhouse. As such, this report focuses on Jack Warner and Paul Gray, but discusses the history of both firms and includes examples of both firms' work.

Jack Warner (1927-2012) and Paul Gray (1935-2010) were both members of the American Institute of Architects (AIA) and were active in the Santa Barbara area, operating the firm Warner and Gray from 1972 until 1999. One of Warner and Gray's most notable commissions was the design for the Alice Keck Park Wing at the Santa Barbara Museum of Art, as well as a secondary elevation on the museum's east elevation. Paul Gray was in charge of the additions. Two years later, Gray designed the Virginia Steele Scott Galleries of American Art at The Huntington Library (1984) (South Pasadena Review 1984: 7; Lompoc Record 1983: 8; Golden Coast News 1967: 3). Over the span of 27 years, Gray designed over "thirty residential projects and over twenty Museum and Commercial buildings" with Warner and Gray (GGA NDc). Research through the Avery Index to Periodicals identified three examples of the firm's work being published in architectural periodicals:

- **Spring 1977:** The Gray residence in Santa Barbara, California was included in "Building Types Study 503: Record Houses of 1977" in the Spring 1977 edition of *Architectural Digest* (Architectural Digest 1977)
- **1987:** An article discussing a single-family residence designed by Warner and Gray in *Home and Garden*. Research did not locate a copy of this article.
- **1997:** An article discussing the interior design of a single-family residence in Montecito that was originally built by Warner and Gray in 1974 (Drohojowska-Philp 1997)

Warner and Gray operated until 1999, at which point the partnership was sold to Warner and became the Warner Group Architects Inc. Paul Gray also opened his own firm, Gray and Gray, with his daughter Martha Gray. Later, Paul Gray's son, Will Gray, joined the firm. Paul Gray died in 2010 at the age 74, and in 2016, Will earned his Architectural license and reestablished Gray and Gary architects as a partner alongside Martha. Gray and Gray continues to operate today (GGA 2023). The Warner Group Architects, Inc. was established under the leadership of Thiep Cung, AIA., who initially joined the firm in 1995 as an architect when it was still Warner & Gray. In 2005, Warner retired as Chief Executive Officer (CEO) of the firm, and Cung succeeded him as CEO. Seven years later, Warner passed at the age of 84 (WGA 2023).

Table 8 below includes identified buildings designed by the firm Warner, Morris, and Wilson as well as buildings designed by Warner and Gray. This is not a comprehensive overview of all of the firm's designs but is intended to provide a foundation to understand the firms' bodies of work. Research did not identify any buildings by either firm that have been designated or found eligible as a historical resource. Research also did not identify the Sandpiper's clubhouse as being called out in any architectural periodicals, newspapers, or materials published by either firm.

Table 8. Properties Designed by Warner, Morris and Wilson or Warner and Gray

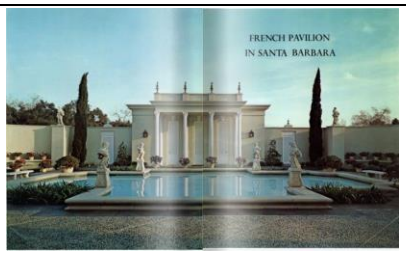
Name/Location	Year	Firm	Photograph	Source/Notes
Birnam Woods Country Club Montecito, California	1966	Warner, Morris and Wilson		Golden Coast News 1966: 3
Single Family Residence Glen View Road, Santa Barbara, California	1966	Warner, Morris and Wilson		Linderman 1966: 57
Santa Barbara Museum of Art, 1,000 square-foot office addition Santa Barbara, California	1967	Warner, Morris and Wilson	No image available	Golden Coast News 1967: 3
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970b Published on the cover of *Architectural Digest*'s Spring 1970 magazine
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970a Article featured in Winter 1970 edition of *Architectural Digest*
Single-family residence 630 Burk Place, Beverly Hills, California	1971	Warner, Morris and Wilson		Los Angeles Times 2021: J12

Table 8. Properties Designed by Warner, Morris and Wilson or Warner and Gray

Name/Location	Year	Firm	Photograph	Source/Notes
El Montecito Verde (31-unit luxury condominium) Montecito, California	1972	Warner, Morris and Wilson		Golden Coast News 1972: 2
Single Family residence 1636 Moore Road, Montecito, California	1974	Warner and Gray		PCAD ND Drohojowska-Philp, Hunter: 1997.
Alice Keck Park Wing at the Santa Barbara Museum of Art Santa Barbara, California	1983 (renovated 2006)	Warner and Gray (Paul Gray)		Lompoc Record 1983: 8
Virginia Steele Scott Gallery for American Art at the Huntington Pasadena, California	1984	Warner and Gray (Paul Gray)		South Pasadena Review 1984: 7
Single-family residence 1850 Jelinda Drive, Montecito, California	1989	Warner and Gray (Paul Gray)		Jason Streatfeild Luxury Estates. ND.
Hunter Ranch Golf Clubhouse Paso Robles, California	1994	Warner and Gray (Paul Gray)		GGA NDc

6 Evaluation of Significance

This chapter provides a physical description and a historic significance evaluation of the Sandpiper Golf Course as a multi-component site that includes as a designed landscape. Research indicated that two buildings located within the golf course grounds also required consideration individually as potentially significant resources; the Sandpiper clubhouse and comfort station . The properties are discussed below and analyzed in accordance with NRHP, CRHR, and City of Goleta designation criteria and integrity requirements. The following text provides a summary of the descriptions and findings for these properties. Full DPR form sets for the Sandpiper Golf Course and the Sandpiper clubhouse and comfort station are located in Appendix B.

6.1 Property Description

The Sandpiper Golf Course is a nine-hole public golf course located in the City of Goleta. The approximate boundary of the subject property is illustrated on Figure 2. It is in a predominantly residential area of the city that features a mixture of single-family and multi-family residential development, interspersed with commercial and public uses. The golf course is along the Pacific Ocean coastline about 0.5-miles south of Highway 101. Additionally, the property is bounded by Hollister Avenue to the north, the Pacific Ocean to the south and southwest, Bell Canyon and an oil processing facility to the north and northwest, a residential neighborhood to the northeast, and Santa Barbara Shores Park to the southeast. The property features approximately 190 acres of landscaping including, grass lawns, sand pits, and drought tolerant plantings (Exhibits 8-10). Additionally, concrete pathways are spread throughout the property. Sandpiper's clubhouse is located at the northwestern corner of the parcel along with an asphalt parking lot and cart barn. A comfort station is located at the southwest portion of the parcel. Additionally, a maintenance area with various buildings and structures are located at the northeast corner of the parcel. Sandpiper is accessed by a concrete driveway from Hollister Avenue that leads to the golf course's associated parking lot.

Exhibit 8. View of the northwest portion of the Sandpiper Golf Course, overlooking the Pacific Ocean. View to the west.



Source: Dudek, IMG_3332

Exhibit 9. Trees, greens, and concrete path running along the western perimeter of the Sandpiper Golf Course, view to the south.



Source: Dudek, IMG_2060

Exhibit 10. View of the golf course from the western edge of the parcel, view to the east.



Source: Dudek, IMG_2070

Clubhouse (1972)

The one-and-a-half-story Shed Style/Third Bay Tradition style building has an irregular plan and is clad with wood shingles (Exhibits 11-13). The building is composed of two two-story volumes that are connected by a corridor on the first floor. Both volumes feature a flat roof with a parapet and composition tile shed roofs with no overhang that extend from the first floor of each elevation. The main entrance on the east elevation is accessed by a concrete ramp and includes a recessed single panel, fully glazed, storefront door. Secondary entrances include three, single panel, fully glazed, storefront doors located on the north, west, and south elevations, and are also accessed by concrete ramps. Fenestration is regular and grouped including metal sash, single-light, fixed and sliding windows, and a clerestory with metal sash, single-light, fixed and double-hung windows. The building is surrounded by a concrete patio with a wood shingle grill area northwest of the building. Additionally, and asphalt driveway leads from the parking lot to the basement level on the north elevation. The interior of the clubhouse appears to use timber, which was reportedly from now-demolished piers (Exhibit 14).

Exhibit 11. The primary (east) and south elevations, view looking northwest.



Source: Dudek, IMG_1986

Exhibit 12. East elevation of the Sandpiper clubhouse from the parking lot, view to the west



Source: Dudek, IMG_3367

Exhibit 13. West elevation of the clubhouse, view to the east



Source: Dudek, IMG_3317

Exhibit 14. Interior bracing in the clubhouse that appears to have been taken from the former Ellwood Piers, view to the north.



Source: Dudek, IMG_3290

Cart Barn (c. 1985)

The single-story Shed Style/Third Bay Tradition style building is rectangular in plan and clad with wood shingles (Exhibit 15). The building includes a flat roof with a parapet and features a wood shingle fence enclosing the west and east elevations as well as part of the primary (south) elevation. The main entrance includes a single-panel, wood-shingle clad, door on the primary (south) elevation. Additionally, garages doors on the west and east elevations are accessed by concrete driveways leading from the primary (south) elevation. There is no fenestration on the building.

Exhibit 15 The primary (south) and west elevations, view looking northeast.



Source: Dudek, IMG_2028

Comfort Station (1972)

The one-and-a-half story, Shed Style/Third Bay Tradition style, building is rectangular in plan and clad with wood shingles. Likewise, the building features a wood shingle shed roof with no overhang (Exhibit 16). The building includes entrances on the west and east elevations with wood, single-panel doors. Each entrance is enclosed by a wood shingle fence surrounding the east and west elevations and part of the primary (south) elevation. Fenestration is regular and grouped including metal sash, jalousie windows obscured by metal security bars.

Exhibit 16 The primary (south) and east elevations of the comfort station, view looking north.



Source: Dudek, IMG_2091

Maintenance Yard

The Maintenance Yard features various buildings and structures that are not yet 45 years of age are located at the northeast corner of the property (Exhibit 17). The maintenance area is surrounded by a buffer of dense vegetation and a chain link fence with added vertical wood boards. Additionally, it is accessed through a gate on the western boundary of the yard.

Exhibit 17. The maintenance yard, view looking north.



Source: Dudek, IMG_2114

6.2 Building Permits and Identified Alterations

Building Permits

Table 9 includes all known alterations to the Sandpiper Golf Course. Dudek requested building permits associated with the Sandpiper Golf Station from the County of Santa Barbara Planning Department and the City of Goleta Building and Safety division. Both entities provided building, electrical, and mechanical permits for the subject property. Building permits are included in the table below; electrical, mechanical, and plumbing permits are not included, nor are permits that include work such as underground pipe realignments that would not affect the historical integrity of the golf course or its associated buildings.

Table 9. Building Permits for the Sandpiper Golf Course

Date	Address	Permit Number	Description of Work	Owner	Architect (A)/ Engineer (E)/ Contractor (C)	Valuation
3/21/1972	7925 Hollister Avenue	County of Santa Barbara 53263	Construct a golf club house	Sandpiper Golf Club	Warner, Morris, Wilson (A); Bailey-Smith Construction (C)	$72,100
7/21/1972	7925 Hollister Avenue	County of Santa Barbara 54504	Construct a comfort station	Sandpiper Golf Club	Warner, Morris, and Wilson (A); E.M. Clark (C)	$3,100

Table 9. Building Permits for the Sandpiper Golf Course

Date	Address	Permit Number	Description of Work	Owner	Architect (A)/ Engineer (E)/ Contractor (C)	Valuation
12/4/1979	7925 Hollister Avenue	County of Santa Barbara 84018	Unspecified alterations	Kenneth Hunter, Jr.	Warner and Gray (A)	$1,000
1/14/1980	7925 Hollister Avenue	County of Santa Barbara 84147	Construct pump shed and gas pumps	Kenneth Hunter, Jr	Geo F. Taylor (E)	$15,100
10/1/1980	7925 Hollister Avenue	County of Santa Barbara 92055	Grading	Sandpiper Golf Club	Eldon Smith and Son (C)	None listed
2/19/1985	7925 Hollister Avenue	County of Santa Barbara 107009	Construct garage (possibly the cart barn)	Hunter Resources	Warner and Gray (A)	$30,000
11/21/1988	7925 Hollister Avenue	County of Santa Barbara 127362	Add shed	Kenneth Hunter Jr.	Tricon Construction Co (C); N.H. Cardwell (A)	$13,500
09/29/2007	7925 Hollister Avenue	City of Goleta 6664	Tear off wood shingles to install new dimensional shingles (re-roof clubhouse)	Sandpiper Golf Club	Action Roofing (C)	$10,000
07/10/2008	7925 Hollister Avenue	City of Goleta 7340-7341	Install a spit diesel/gasoline tank above ground fuel tank at the maintenance facility.	Ty Warner Hotel and Resorts, LLC	MNS Engineers (E)	$58,000

Possible Renovations

In addition to the documented alterations as noted above provided by the City of Goleta and the County of Santa Barbara, archival newspaper research indicated that between 1983 and 2004 several renovations were planned. As summarized below, the status and outcomes of these planning efforts are not known:

- 1983: Ken Hunter Jr. stated that "we have added many bunkers and split-level greens since the course opened and there are a lot more trees" (Loveton 1983: NP).
- 1999: An article from 1998 stated that the Sandpiper Golf Course would be undergoing a renovation in 1999, which would include a remodel of the course and the construction of a new clubhouse, which was never completed. It is unclear whether the rest of the renovations occurred or the extent to which they occurred (Loveton 1998: C2).

- **2004:** An article published in the *Santa Barbara News Press* discussed proposed alterations to the course, including oil cleanup, biological restoration, course renovations, and the relocation of the existing clubhouse. It is unclear the extent to which these renovations were completed; the clubhouse, for example, was never relocated (Kreutz 2004: 21).

6.3 NRHP/CRHR/City of Goleta Statement of Significance

The following section provides a summary of Dudek's evaluation of the Sandpiper Golf Course as a multi-component site that includes a designed landscape. Under each NRHP, CRHR, and City of Goleta designation criterion, consideration of the Sandpiper clubhouse and comfort station as individual resources is also presented. As noted above individual DPR form sets for these properties are included in Appendix B.

NRHP/CRHR Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

City of Goleta Criterion 1: Associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation.

The Sandpiper Golf Course

To be eligible under Criterion A/1/1 a property must be associated with events that have made a significant contribution to the broad patterns of our history. The Sandpiper Golf Course was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area underwent dramatic changes following the construction of the Cachuma Dam in 1953, the arrival of the aerospace industry, and the construction of the University of California at Santa Barbara campus in 1954. These factors contributed to a substantial increase in the area's population, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4).

As such, development of the Sandpiper Golf Course appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area that were well-established by the time the course was constructed. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

Similarly, the Sandpiper Golf Course's establishment continued an already-existing, decades-long pattern of increased development of golf courses in California. The first golf courses in California were established in the 1890s. By 1960, more than 400 golf courses were open in the United States and between 1960 and 1979, more than 150 opened in Southern California alone (Los Angeles Times 1966: S4; Graves 1998: 3-8; Fazio 2000: 98-100; Brookshear et. al 2019: 13-15; SCGA ND). This interest in golf was mirrored in membership in the Southern

California Golf Association (SCGA), which had more than 80,000 members by the end of the 1970s (SCGA ND). As such, it appears that the Sandpiper was part of a state and nation-wide trend of golf course construction that began in the post World-War II period and continued though the 1970s.

In consideration of these factors, the Sandpiper Golf Course is not associated with any historic events or trends that have made a significant contribution to the history of the City of Goleta, California, or the United States and, therefore, the subject property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Goleta Criterion 1.

Clubhouse

The Sandpiper Golf Course clubhouse was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area experienced a substantial population increase, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4).

As such, development of the Sandpiper clubhouse appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

Comfort Station

The Sandpiper Golf Course comfort station was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area experienced a substantial population increase, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4).

As such, development of the Sandpiper comfort station appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

NRHP/CRHR Criterion B/2: That are associated with the lives of persons significant in our past.

City of Goleta Criterion 2: Associated with persons significant in local, State, or national history.

The Sandpiper Golf Course

To be found eligible under NRHP Criterion B or CRHR Criterion 2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Several professional golfers including Brian Helton, John Pate, and Bob Tway reportedly played on the course, as did celebrities such as Bill Clinton, Michael Jordan, Cheryl Ladd, and Michael Douglas (Loveton 2002: C1). While these

notable figures played at the Sandpiper at some point, mere utilization of the golf course facility at some point in the past does not rise to the level of consideration under any local, state, or national significance.

Research indicates that Ken Hunter Jr., a real estate developer and oil broker who established the Sandpiper in 1972 is the most likely individual to have an association under this set of significance criteria. Hunter was born in Pasadena, California and worked as a real estate developer and in the oil and gas industry (Santa Maria Times 2000: 2). In 1972, the same year he opened the Sandpiper, Hunter opened his hazardous waste disposal company called Casmalia Resources, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2). In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc (1986) and the San Geronimo Golf Course in Marin County (1960s; no longer operational) (Wennergren 1990: 33). Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11). While Hunter contributed to the development of golf courses in Goleta and the surrounding area, research did not uncover information to indicate that he made a singular and specific significant contribution to this development.

In summary the subject property does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

Clubhouse

The Sandpiper clubhouse was constructed as a support building for the Sandpiper Golf Course, which was developed by local real estate developer Ken Hunter, Jr. Hunter developed several golf courses in California between 1972 and 1994, in addition to operating a hazardous waste business. While Hunter contributed to the development of golf courses in Goleta and the surrounding area broadly, research did not uncover information to indicate that he made a singular and specific significant contribution to this development. In summary the Sandpiper Golf Course does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

Comfort Station

The Sandpiper comfort station was constructed as a support building for the Sandpiper Golf Course, which was developed by local real estate developer Ken Hunter, Jr. Hunter developed several golf courses in California between 1972 and 1994, in addition to operating a hazardous waste business. While Hunter contributed to the development of golf courses in Goleta and the surrounding area broadly, research did not uncover information to indicate that he made a singular and specific significant contribution to this development. In summary the Sandpiper Golf Course does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

NRHP/CRHR Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic

values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

City of Goleta Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship or it is a significant example of the work of a notable builder, designer, or architect.

The Sandpiper Golf Course

According to *National Register Bulletin 18: How to Evaluate and Designate Designed Historic Landscapes:*

> Typically, a designed historic landscape meets Criterion C because of its association with the productive careers of significant figures in American landscape architecture…or other noted practitioners; an association with a historical trend or school of theory and practice within landscape architecture such as the City Beautiful Movement or the Country Place Era, rather than with an individual person of significance; the presence of highly skilled craftsmanship or use of particular materials in the construction of walls, walks, fountains and other landscape elements; evidence of distinguished design and layout that results in superior aesthetic quality and constitutes an important artistic statement; or rare or specimen plant materials associated with a particular period or style of landscape history (Keller et. all ND: 11).

Association with a master landscape architect is not enough to qualify for eligibility; a landscape must be an excellent or representative example of that architect's work. The Sandpiper Golf Course was constructed in 1972 and designed by William F. Bell, a prominent and significant golf course architect who designed more than 200 golf courses, which were primarily located in California, over the course of his career. William F. Bell was the son of preeminent California golf course architect William P. Bell. Born in Pasadena, William F. Bell attended the University of Southern California before joining his father's practice and working together until the senior Bell's death in 1953 (ASGCA ND). Bell's most well-known courses in California include Torrey Pines, located in La Jolla, California (late 1950s). Plans for Torrey Pines were begun when the senior Bell was still alive but were not completed by the time of his death in 1953. Consequently, the junior Bell took over the completion of the plans and saw the course to fruition. Of Torrey Pines, William F. Bell said, "I've always felt Torrey Pines was one of my best courses" (Glick 1973: 55). Torrey Pines remains a prominent golf course and has hosted two United States Opens. According to the City of San Diego, Torrey Pines is "renowned for its championship play and panoramic setting, [and] is regarded as one of the world's top golf courses" (City of San Diego ND).

The Sandpiper does not appear to be an exceptional example of Bell's golf course design. The golf course, which was constructed in less than a year, appears to be a typical 1970s, 18-hole public course and was designed in the last 10 years of Bell's career prior to his death, at which time his design ethos was well-established. While it does feature thoughtful design features, such as the integration of trees and foliage into the course and strategic positioning of greens to provide views of the Pacific Ocean, these design considerations are common amongst Bell's golf courses. As such, the Sandpiper appears to represent a continuation of Bell's design ethos that evolved over decades and does not represent a historical trend or school of theory and practice within golf course design or landscape architecture broadly or within Bell's own body of work.

The creation and construction of the Sandpiper Golf Course further does not appear to represent a historical trend or school of theory and practice within landscape architecture; it does not appear to consist of highly skilled

craftsmanship; rare specimen plant materials; or have evidence of a distinct design that constitutes an important artistic statement. Therefore, the subject property does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Goleta Criterion 3.

Clubhouse

The Sandpiper clubhouse is a Shed style (c. 1965-1990) with influences of the Third Bay Tradition (c. 1960s–c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area (Brown 2011: 139). The Shed style is a more common vernacular iteration of the Third Bay Tradition, popularized due to the widespread dissemination of the style in publications following the completion of Sea Ranch in Sonoma in the 1960s. The clubhouse was constructed in 1972, the peak of the Shed's mass popularity. The Shed style was commonly applied to single family residences and small commercial structures, as it was fast and relatively inexpensive to construct. While the Sandpiper's clubhouse has some character-defining features of the Shed style/Third Bay Area Tradition, such as its boxy form and massing and wood shingle cladding, it does not represent a fully developed articulation of the style. The property's primary roofs are flat, and it lacks the character-defining diagonal intersecting roofs of Third Bay Area Tradition and Shed style buildings.

The clubhouse was designed by Warner, Morris, and Wilson, a local Santa-Barbara area firm active from 1966 to 1972, with then-associate Paul Gray. Jack Warner and Paul Gray formed an architectural partnership in 1972, the same year the clubhouse was constructed, and research indicates that their new firm, Warner and Gray, was hired for subsequent alterations. The clubhouse represents this transitionary period between two firms. For a property to be eligible for its association with an architect or firm, it needs to represent an important moment of the architect's career. The Sandpiper clubhouse does not appear to be a particularly important commission within Warner and Gray's body of work. There are better examples of the firms' work in the Santa Barbara area, including residential structures which appear to have been a large part of the firms' practices. Warner, Morris, and Wilson had two residential properties published in *Architectural Digest* and Warner and Gray had three residential projects published in various architectural publications; the Sandpiper was never published, nor were any of either firm's non-residential projects. Other notable buildings and additions in the area completed by the firms, including the Alice Keck Park Wing of the Santa Barbara Museum of Art (1984; Warner and Gray, designed by Paul Gray; renovated in 2006) and the Birnam Wood Country Club (1968; Warner, Morris, and Wilson).

Ellwood pier remnants were utilized in the construction of the clubhouse for framing and roof bracing. These pier remnants are visible on the interior of the building and are not visible on the building's exterior. They do not appear to represent the use of indigenous materials or craftsmanship and do not appear to warrant special consideration under the City of Goleta's Criterion 3.

The clubhouse was constructed using well-documented and common construction techniques and methods and does not embody distinctive characteristics of a type, period or method of construction and does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In summary of all considerations, the clubhouse does not appear individually eligible under NRHP Criterion C, CRHR Criterion 3 or City of Goleta Criterion 3 .

Comfort Station

The Sandpiper comfort station is a utilitarian and modest example of a Shed style (c. 1965-1990) building with influences of the Third Bay Tradition (c. 1960s–c. 1970s) (Brown 2011: 139). The Shed style is a more common vernacular iteration of the Third Bay Tradition, popularized due to the widespread dissemination of the style in publications following the completion of Sea Ranch in Sonoma in the 1960s. The comfort station was constructed

in 1972, the peak of the Shed style's mass popularity. While the Sandpiper's comfort station has some character-defining features of the Shed style/Third Bay Area Tradition, such as its boxy form and massing and wood shingle cladding, as a simple and utilitarian structure it does not represent a fully developed articulation of the style.

The comfort station was designed by Warner, Morris, and Wilson, a local Santa-Barbara area firm active from 1966 to 1972, with then-associate Paul Gray. Jack Warner and Paul Gray formed an architectural partnership in 1972, the same year the comfort station was constructed. The comfort station represents this transitionary period between two firms. For a property to be eligible for its association with an architect or firm, it needs to represent an important moment of the architect's career; the Sandpiper comfort station does not appear to be an important commission within the firms' broad oeuvres.

The comfort station was constructed using well-documented and common construction techniques and methods and do not embody distinctive characteristics of a type, period or method of construction and does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In summary of all considerations, the comfort station does not appear individually eligible under NRHP Criterion C, CRHR Criterion 3 or City of Goleta Criterion 3.

NRHP/CRHR Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

City of Goleta Criterion 4: Has yielded or has the potential to yield information important to the history of prehistory of the city, State, or nation.

The Sandpiper Golf Course, clubhouse, and comfort station are likely not significant under Criterion D/4/4 as a source, or potential source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

6.4 Integrity Discussion

Because the Sandpiper Golf Course, clubhouse, and comfort station lack significance to meet any of the NRHP, CRHR, or City of Goleta listing criteria, an analysis of the properties' physical integrity was considered unwarranted and immaterial to the overall finding that these properties are ineligible for listing. As such, this evaluation concludes that the Sandpiper Golf Course, clubhouse, and comfort station are not historical resources for the purposes of CEQA as defined under 14 CCR § 15064.5(a).

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7 Findings and Conclusions

7.1 Summary of Findings

Dudek evaluated the Sandpiper Golf Course, comfort station, and clubhouse in accordance with Section 15064.5 (a)(2)-(3) of California Environmental Quality Act (CEQA) Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code. Dudek concludes that the Sandpiper Golf Course is not eligible as a designed landscape and the Sandpiper clubhouse and comfort station are not eligible as individual resources for the NRHP, CRHR, or as City of Goleta Landmarks due to a lack of significance and architectural merit. Consequently, these properties do not appear to be a historical resource for the purposes of CEQA. The recommended California Historical Resources Status Code for these properties is 6Z: found ineligible for NR, CR or Local designation through survey evaluation. A summary of findings is presented below in Table 10.

Table 10. Built Environment Study Area Findings

Address	Date Constructed	NRHP and CRHR	Previous CHRS code (if applicable)	Assigned California Historical Resource Status code
Sandpiper Golf Course, 7925 Hollister Avenue, Goleta, CA	1972	Not eligible	Not applicable	6Z
Sandpiper Golf Course Clubhouse	1972	Not eligible	Not applicable	6Z
Sandpiper Golf Course Comfort Station	1972	Not eligible	Not applicable	6Z

6Z = Found ineligible for NR, CR or local designation through survey evaluation

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Appendix A
Professional Qualifications

Kathryn Haley, MA

HISTORIC BUILT ENVIRONMENT LEAD

Kathryn Haley (*KATH-rin HAY-lee; she/her*) is a historic built environment resource specialist/architectural historian with 19 years' professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in large scale surveys, inventory and evaluation reports that evaluate built environment resources under the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP); and local significance criteria. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Moreover, Ms. Haley has served as project manager, coordinator, quality assurance/quality control (QA/QC), historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.



Education

California State University, Sacramento MA, Public History, 2004

California State University, Sacramento BA, History, 2001

Professional Affiliations

California Council for the Promotion of History (former Treasurer)

California Preservation Foundation

Dudek Project Experience

On-Call Services for Department of Water Resources, Operations and Maintenance Division, State of California. Dudek was retained by the State of California's Department of Water Resources (DWR), Operations and Maintenance Division (O&M), to assist in a wide range of on-going environmental compliance efforts. Under this on-call contract, Ms. Haley serves as project manager for a task order focused on assisting DWR in efforts to streamline cultural resources environmental documentation for O&M projects. Dudek is also preparing several built environment technical reports for several projects under this contract. She provided senior-level guidance throughout each task order and QA/QC on a standardized historic context statement for State Water Project (SWP), as well as Historical Resources Technical Reports for various SWP maintenance projects. Technical reports have been prepared for O&M projects at the following structures (2020–Present):

- Oroville Dam and spillway (2022)
- Cedar Springs Dam and spillway (2022)
- South Bay Aqueduct (2021)
- Patterson Dam and reservoir (2021)
- Clifton Court Forebay (2021)
- segments of the California Aqueduct (2020-2021)
- San Luis Field Division Operations and Maintenance Center (2021, 2022)

- Gianelli Pumping-Generating Plant (2022)
- Dos Amigos Pumping Plant (2021, 2022)
- Coalinga Operations and Maintenance Subcenter (2021)
- B.F. Sisk Dam/San Luis Reservoir Historic District (2021, 2022).

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. To comply with PRC Section 5024(b), the Judicial Council of California (JCC) must submit to SHPO an inventory of all structures over 50 years of age under JCC jurisdiction that are listed in or that may be eligible for inclusion in the NRHP, or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3. Provided QA/QC for the final report. Ms. Haley provided senior technical direction and QA/QC for this project. (2019)

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. The project proposed to implement the Globemaster Corridor Specific Plan (GCSP), a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community, which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development. Provided QA/QC for the Draft EIR/Environmental Impact Statement (EIS) Cultural Resources Chapter for the GCSP project. (2018)

California State University, Chico, Master Plan EIR, City of Chico, Butte County, California. Served as lead architectural historian and co-author of the cultural resources technical study prepared in support of the California State University (CSU) Chico Master Plan EIR. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (2019-2020)

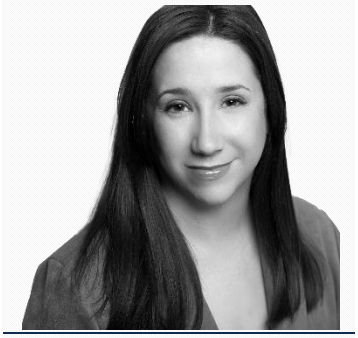
Previous Project Experience

California High-Speed Rail from San Jose to Merced and Central Valley Wye Project Sections, California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California. Ms. Haley served as lead historian and project coordinator for architectural history for the San Jose/Merced and Central Valley Wye Project Sections. She led the built environment field surveys and property-specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the Section 106 programmatic agreement written specifically for the project and in coordination with the California High-Speed Rail Authority. While working on these project sections, participated in surveying more than 1000 buildings. She played a key role in managing the survey data and evaluating built environment resources under NRHP and CRHR criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources. (2010–2018)

Claire Cancilla, MSHP

ARCHITECTURAL HISTORIAN

Claire Cancilla (KLAIR *Kan-sil-uh; she/her*) is an Architectural Historian with 5 years' professional and academic experience that encompasses a wide variety of project types in varied geographic locations, including Los Angeles, Laguna Beach, Agoura Hills, Baldwin Park, Glendale, Pasadena, South Pasadena, Poway, Riverside, San Diego, Rialto, Vista, Sequoia National Park, New York City, and Venice, Italy. She has completed historic significance evaluations and impacts analyses in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria for single-family residences, commercial properties, educational institutions, warehouse and industrial properties, and municipal facilities. Additional project experience includes writing national register and local register nominations, conducting historic archival research, performing conditions assessments and reconnaissance surveys, conducting CEQA impacts analyses, preparing environmental impact report (EIR) sections, and conducting design reviews under the Secretary of the Interior's Standards. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.



Education

Columbia University Graduate School of Architecture, Planning, and Preservation, MSHP, Historic Preservation, 2020

Occidental College BA, History, 2016

Dudek Project Experience

Skylight Replacement Project, Los Angeles Harbor Department (LAHD), San Pedro, California. Dudek is included on the Los Angeles Harbor Department's list of on-call historic consultants and was retained by the LAHD to conduct a Secretary of the Interior Standards conformance review for a skylight replacement project of four buildings located at the Port of Los Angles. This work involves updating previously completed Department of Parks and Recreation 523 forms for three properties and preparing new DPR forms for one property. This work further involves the review of schematics and plans for proposed skylight replacements for conformance with the Secretary of the Interior's Standards for Rehabilitation. Ms. Cancilla is the lead author of this ongoing work. (2023-present).

Berths 58-60 Secretary of the Interior Standards Conformance Review, Los Angeles Harbor Department (LAHD), San Pedro, California. Dudek was retained by the LAHD to conduct a Secretary of the Interior Standards conformance review for proposed alterations in anticipation of an adaptive reuse of Berths 58-60, a historical resource and former transit shed constructed in 1913 located on City Dock No. 1 at the Port of Los Angeles. Ms. Cancilla conducted the site visit with the property tenants, project architect, and LAHD representatives; reviewed plans and schematics; and conducted an analysis of all proposed alterations to ensure Rehabilitation. (2022).

Siemens Industrial Mixed Use Expansion Project, City of Pomona, Pomona, California. Dudek was retained by the City of Pomona to prepare a Built Environment Inventory and Evaluation Report for a proposed industrial expansion of a Siemens electrical manufacturing facility and warehouse. The existing warehouse and manufacturing facility was constructed in 1973. Ms. Cancilla was the lead author of the report and conducted the fieldwork; research; and evaluation of the property for significance at the national, state, and local level. (2022).

Vista Old Taylor Project, TTLC Management Inc., Vista, California. Dudek was retained by TTLC Management Inc. to prepare a Built Environment Inventory and Evaluation Report for a proposed residential development project. This work involved the recordation and evaluation of two single-family residential properties constructed in the 1940s and 1950s. Ms. Cancilla is the lead author of the BEIR, conducted fieldwork, and prepared the property significance evaluations under national, state, and local eligibility criteria (2022 – 2023).

Alice / Willow Avenue Warehouse Project, Patriot Development Partners, Rialto, California. Dudek was retained by Patriot Development Partners to conduct a Built Environment Inventory and Evaluation Report for a 6.19-acre site in the city of Rialto, California. Ms. Cancilla was the lead author of the BEIR, which involved research on and evaluation of six light industrial and commercial buildings over 45 years of age. (2022 – 2023).

Kaiser Baldwin Park Medical Center Project, Top Commercial Realty, Baldwin Park California. Dudek was retained to complete a Built Environment Inventory and Evaluation Report for a proposed project involving the development of the Kaiser Baldwin Park Medical Center. Ms. Cancilla was the lead author of the Built Environment Inventory and Evaluation Report for a 1970s vernacular commercial building. (2022).

Arlington Avenue Historic Resources Technical Report, Foulger Pratt, Riverside, California. Dudek was retained to complete a Historic Resources Technical Report on a Mid-Century Modern former Sears Department Store in the city of Riverside, California for a proposed redevelopment. Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022).

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022)

2121 Orange Street Built Environment Inventory and Evaluation Report, Alhambra, California. Dudek was retained to complete a Built Environment Inventory and Evaluation Report for a proposed self-storage redevelopment in the City of Alhambra. The Project proposes the demolition of an existing office building and warehouse in 1974. As an architectural historian, Ms. Cancilla conducted the fieldwork, research, and evaluation for the property. (2022).

4235 State Street Historic Resources Technical Report, Santa Barbara County, California. Dudek was retained to prepare a Historic Resources Technical Report evaluating the significance of a prefabricated gas station constructed in 1953 in unincorporated Santa Barbara County for a proposed redevelopment. As an architectural historian, Ms. Cancilla conducted the fieldwork, research, and evaluation for the property. (2022).

Los Angeles County Metro Area Plan Project, Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement (HCS) in support of the Metro Area Plan (MAP) project. The goal of the HCS component of the project is to inform, enhance, and streamline the larger MAP project as it pertains to historical resources. The communities included within the MAP HCS include East Los Angeles, East Rancho Dominguez, Florence–Firestone, Walnut Park, West Athens–Westmont, West Rancho Dominguez–Victoria, and Willowbrook. The HCS documents the development history of the communities from the rancho period to the present; identifies important themes, events, and patterns of development; and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include report section preparation and archival research. (2022)

Katie Ahmanson, MA

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with 2 years of experience in the field of architectural history and heritage conservation. She has experience with Historic-Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.



Education

University of Southern California School of Architecture
MA, Heritage Conservation, 2022

Claremont McKenna College
BA, Art History, 2019

Project Experience

9065 and 9061 Nemo Street, Carlyle Group Inc., West Hollywood, Los Angeles County, California. Dudek was retained by Carlyle Group Inc. to complete a Historical Resource Assessment (HRA) to identify all historical resources (if any) on the subject properties. The purpose of this report is to determine if the subject properties at 9065 Nemo Street (APN: 4340-013-005) and 9061 Nemo Street (APN: 4340-013-006) in the West Hollywood, Los Angeles County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

517 I Avenue, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 517 I Avenue (APN: 536-351-04-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

1222 Brunswick, City of South Pasadena, Los Angeles County, California. Dudek was retained by the City of South Pasadena to complete a historic resource evaluation for a single-family residential property built in 1946 and located at 1222 Brunswick Avenue in South Pasadena, California. As part of this study, Dudek completed archival and building development research, occupancy research, and an intensive-level survey of the subject property and recorded and evaluated the property for historical significance and integrity on the local, state, and national levels. The purpose of this report is to determine if the subject property would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

743 B Avenue, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located 743 B Avenue (APN: 537-101-07-00) (subject property) for historical significance

under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

925 Ninth Street, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located 925 Ninth Street (APN: 350-370-12-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Tooley Carlsbad, Atlantis Group Land Use Consultants, Carlsbad, San Diego County, California. Dudek was retained by Atlantis Group Land Use Consultants to complete a historical resources technical report (HRTR) to identify all historical resources (if any) on the subject property. The purpose of this report is to determine if the subject property at 945-1065 Carlsbad Village Drive (APN: 203-320-53-00-203-320-56-00) in the City of Carlsbad, San Diego County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote significance evaluations, and completed archival research for the project. (2022)

1402 Broadway, Baldwin & Sons, Chula Vista, San Diego County, California. Dudek was retained by Baldwin & Sons to complete a HRTR to identify all historical resources (if any) on the subject property. The purpose of this report is to determine if the subject property at 1402 Broadway (APN: 622-041-27-00) in the City of Chula Vista, San Diego County, California, would impact any historical resources pursuant to CEQA. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

1027 Olive Avenue and 1029 Olive Lane, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 1027 Olive Avenue and 1029 Olive Lane (APN: 537-412-01-00) (subject property) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

335 Alameda Boulevard Historical Resources Evaluation Report, City of Coronado, San Diego County, California
Dudek was retained by the City of Coronado to evaluate the property located at 335 Alameda Boulevard (APN: 536-191-05-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

4235 State Street, Flowers & Associates, Santa Barbara, California. Dudek was retained by the firm of Flowers & Associates to complete a HRTR for the property and associated sign located at 4235 State Street, Santa Barbara, California. This report evaluates the subject property (APN: 061-100-006), a former gas station originally constructed in 1959 (Building Permits), and its associated historic-age sign in anticipation of a proposed redevelopment project. As an architectural historian, completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

Clara Oaks, City of Claremont, California. Dudek was retained by the City of Claremont to prepare a built environment inventory and evaluation report for The Webb Schools (AIN: 8669-015-014) as part of the Clara Oaks environmental impact report. This report documents Dudek's efforts to identify and update the previous evaluation for The Webb Schools' campus for eligibility as a historic district at the federal, state, and local level and identify potential direct or indirect impacts under CEQA as a result of construction and implementation of the proposed project. As an architectural historian, completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

820 G Avenue Historical Resource Evaluation Report, City of Coronado, San Diego County, California. Dudek was retained by the City of Coronado to evaluate the property located at 820 G Avenue (APN: 537-222-26-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Gaujome Crest Built Environment Inventory and Evaluation Report, Ricon Homes, Oceanside, San Diego County, California. Dudek was retained by Ricon Homes to prepare a built environment inventory and evaluation report for the proposed Gaujome Crest Project in the City of Oceanside. The goal of the project is to identify and evaluate historic-age built environment resources located within the project site that may be subjected to direct or indirect impacts from the proposed project. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County Department of Regional Planning, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a historic context statement and conduct a historic resources survey for the Community Plan Area of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present; identify important themes, events, and patterns of development; and describe the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As an architectural historian, completed field work and contributed to a historic resources survey report. (2022)

Harmon Ranch, Poway, San Diego County, California. Dudek was retained to complete a built environment inventory and evaluation report for a residential development project in the City of Poway. The project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, co-authored the report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Relevant Previous Experience

Preservation Intern, Hollywood Heritage, Hollywood, California. As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state, and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine Street in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)

Architecture Research Assistant, SPF: Architects, Culver City, California. As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

Intern, Frederick Fisher and Partners, Los Angeles, California. As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

Appendix B
DPR Forms

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings_____
Review Code Reviewer Date

Page 1 **of** 31 ***Resource Name or #:** (Assigned by recorder) Sandpiper Golf Course/7925 Hollister Avenue
P1. Other Identifier:_____

*__P2.__ **Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Santa Barbara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Goleta **Date** 2023 **T** 4N; **R** 29W; **of** **of Sec** 15 & 22; Goleta **B.M.**

c. Address 7925 Hollister Avenue City Goleta Zip 93117

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 232821 mE/ 3813770 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 079-210-059

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Sandpiper Golf Course is a nine-hole public golf course located in the City of Goleta and constructed in 1972 (Photograph 1-4). It is in a predominantly residential area of the city that features a mixture of single-family and multi-family residential development, interspersed with commercial and public uses. The golf course is along the Pacific Ocean coastline about 0.5-miles south of Highway 101. The property is bounded by Hollister Avenue to the north, the Pacific Ocean to the south and southwest, Bell Canyon and an oil processing facility to the north and northwest, a residential neighborhood to the northeast, and Santa Barbara Shores Park to the southeast. The property features approximately 190 acres of landscaping including, grass lawns, sand pits, trees, and drought tolerant plantings. [See Continuation Sheet]

***P3b. Resource Attributes:** (List attributes and codes) HP29. Landscape Architecture

***P4.Resources Present:** ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

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



***P5b.** Description of Photo: (view, date, accession #) View of the northwest portion of the Sandpiper Golf Course, overlooking the Pacific Ocean. View to the west, 5/10/2023 (Dudek, IMG_3332)

***P6.Date Constructed/Age and Source:** ■ Historic □ Prehistoric □ Both
1972 (Building permits)

***P7. Owner and Address:**
Sandpiper Golf Trust
7925 Hollister Avenue
Goleta, CA 93117

***P8. Recorded by:** (Name, affiliation, and address)
Claire Cancilla, MSHP
Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Dudek. 2023. Built Environment Inventory and Evaluation Report: Sandpiper Golf Course. Prepared May 2023. Updated February 2025.

***Attachments:** □NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record

State of California - The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sandpiper Golf Course/ 7925 Hollister Avenue ***NRHP Status Code** 6Z
Page 2 of 31
B1. Historic Name: Sandpiper Golf Course/Ellwood Oil Field
B2. Common Name: Sandpiper Golf Course
B3. Original Use: Oil field B4. Present Use: Golf course
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See **Continuation Sheet** for a list of alterations.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

The APN on which the Sandpiper sits also contains Bell Canyon at the north end of the parcel and the Barnsdall Rio Grande Service station at the northeastern boundary of the APN. These features are not part of this study.

B9a. Architect: William Francis Bell (golf course architect); Warner, Gray, and Morris with associate Paul Gray (clubhouse/comfort station) b. Builder: Bailey-Smith Construction (clubhouse/comfort station)
***B10. Significance:** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Significance summary

The Sandpiper Golf Course as a multiple component property does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or as a City of Goleta Landmark. The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the Sandpiper Golf Course. Separate DPR form sets are available for the Clubhouse and Comfort Station that consider their potential significance as stand-alone resources. This evaluation focuses on the evaluation of the Sandpiper Golf Course holistically [See Continuation Sheet].

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

See **Continuation Sheet** for full list of references.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, MSHP
***Date of Evaluation:** 5/26/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) Sandpiper Golf Course

***Map Name:** Goleta

***Scale:** 1:24,000 ***Date of map:** 2023



***P3a. Description:**

Additionally, concrete pathways are spread throughout the property. Sandpiper's clubhouse is located at the northwestern corner of the parcel along with an asphalt parking lot and cart barn. A comfort station is located at the southwest portion of the parcel. Additionally, a maintenance area with various buildings and structures are located at the northeast corner of the parcel. Sandpiper is accessed by a concrete driveway from Hollister Avenue that leads to the golf course's parking lot. The course includes a clubhouse (1972), a comfort station (1972), a cart barn (not historic-age), and a maintenance yard (not historic-age).

Clubhouse (1972)

The one-and-a-half-story Shed Style/Third Bay Tradition style building has an irregular plan and is clad with wood shingles (Photograph 5). The building is composed of two two-story volumes that are connected by a corridor on the first floor. Both volumes feature a flat roof with a parapet and composition tile shed roofs with no overhang that extend from the first floor of each elevation. The main entrance on the east elevation is accessed by a concrete ramp and includes a recessed single panel, fully glazed, storefront door. Secondary entrances include three, single panel, fully glazed, storefront doors located on the north, west, and south elevations, and are also accessed by concrete ramps. Fenestration is regular and grouped including metal sash, single-light, fixed and sliding windows, and a clerestory with metal sash, single-light, fixed and double-hung windows. The building is surrounded by a concrete patio with a wood shingle grill area northwest of the building. Additionally, and asphalt driveway leads from the parking lot to the basement level on the north elevation.

Cart Barn

The single-story Shed Style/Third Bay Tradition style building is rectangular in plan and clad with wood shingles (Photograph 6). The building includes a flat roof with a parapet and features a wood shingle fence enclosing the west and east elevations as well as part of the primary (south) elevation. The main entrance includes a single-panel, wood-shingle clad, door on the primary (south) elevation. Additionally, garages doors on the west and east elevations are accessed by concrete driveways leading from the primary (south) elevation. There is no fenestration on the building.

Comfort Station (1972)

The one-and-a-half story, Shed Style/Third Bay Tradition style, building is rectangular in plan and clad with wood shingles. Likewise, the building features a wood shingle shed roof with no overhang (Photograph 7). The building includes entrances on the west and east elevations with wood, single-panel doors. Each entrance is enclosed by a wood shingle fence surrounding the east and west elevations and part of the primary (south) elevation. Fenestration is regular and grouped including metal sash, jalousie windows obscured by metal security bars.

Maintenance Yard

The Maintenance Yard features various buildings and structures that are not yet 45 years of age are located at the northeast corner of the property (Photograph 8). The maintenance area is surrounded by a buffer of dense vegetation and a chain link fence with added vertical wood boards. Additionally, it is accessed through a gate on the western boundary of the yard.

***B6. Construction History** *(continued from page 2):*

Archival newspaper research indicated that between 1983 and 2004 several renovations were planned. As summarized below, the status and outcomes of these planning efforts are not known:

- 1983: Ken Hunter Jr. stated that "we have added many bunkers and split-level greens since the course opened and there are a lot more trees" (Loveton 1983: NP).
- 1999: An article from 1998 stated that the Sandpiper Golf Course would be undergoing a renovation in 1999, which would include a remodel of the course and the construction of a new clubhouse, which was never completed. It is unclear whether the rest of the renovations occurred or the extent to which they occurred (Loveton 1998: C2).
- 2004: An article published in the *Santa Barbara News Press* discussed proposed alterations to the course, including oil cleanup, biological restoration, course renovations, and the relocation of the existing clubhouse. It is unclear the extent to which these renovations were completed; the clubhouse, for example, was never relocated (Kreutz 2004: 21).

***B10. Significance** *(continued from page 2):*

Historical Overview of the City of Goleta

The City of Goleta hired Historic Resources Group (HRG) to complete a citywide historic context statement, which was published in March 2021. A summary of the City's history from the historic context statement is included below. This reproduction begins in 1946, the period that covers the lead up to the creation of the Sandpiper Golf Course. As the citywide historic context statement ends at the year 1969, Dudek prepared a short paragraph summarizing major development trends in Goleta from 1969 to the present day.

> CONTEXT: POST-WORLD WAR II DEVELOPMENT (1946-1969)
>
> The Goleta area underwent dramatic changes during and after World War II. The creation of a Marine base at the Santa Barbara Municipal Airport temporarily increased the local population and created new business for local commercial enterprises…The nearby Ellwood oil field also proved pivotal in the war effort, providing some of the oil and gasoline necessary for military ships, planes, and vehicles (HRG 2021: 74).
>
> The Southern California phenomenon of a postwar population boom and concurrent housing shortage experienced by returning GIs and their families largely bypassed Goleta, which remained a small farming community into the mid-1950s….the Highway 101 bypass, constructed in 1947, drew traffic to the freeway instead of the city's surface streets, isolating downtown Goleta during this period, and hampering commercial development immediately after the war (HRG 2021: 74).
>
> Agriculture continued to be the driving economic force in Goleta during the 1940s and early 1950s. However, the farming industry was threatened by a lack of water in 1948. It was not until the Cachuma Dam was completed in 1953 that Goleta experienced significant post-World War II growth (HRG 2021: 74)…New industries flooded Goleta, including aerospace and manufacturing corporations, which would play a significant role in the city's growth in the decades after the war. In the mid-1950s, the completion of the Cachuma Dam project and the arrival of aerospace companies radically changed Goleta's economic structure and built landscape (HRG 2021: 74).
>
> Tracts of single-family residences were frantically subdivided to cater to the rapid population increase caused by the

arrival of the aerospace companies, each of which brought several hundred employees to the area. The establishment of the University of California at Santa Barbara campus in 1954 on the former Marine base also increased local demand for housing and amenities in Goleta. As the only available land in Goleta was dedicated to agriculture, the creation of residential subdivisions necessarily caused a decrease in the area's agricultural activity (HRG 2021: 74-75).

By 1969, Goleta had transformed from a small agricultural town to a booming industrial zone and accompanying residential suburb. Prior to World War II, Goleta's residential development consisted of isolated farmhouses and a neighborhood of small single- and multi-family homes. The neighborhood, situated to the north of Goleta's commercial center, was laid out on a grid pattern, with narrow lots and few sidewalks (HRG 2021: 74-75).

Property owners purchased parcels and subsequently constructed their own homes. During the postwar era, Goleta's residential subdivisions were developed on land formerly dedicated to walnut and lemon orchards…Between 1956 and 1958, nearly $30 million in construction occurred in the Goleta Valley, including nearly 1,000 new homes in seven subdivisions, as well as stores, industrial buildings, and schools (HRG 2021: 74-75).

The population in the Goleta Valley area continued to expand in the 1970s, which saw the transition of the Ellwood oil field into the Sandpiper Golf Course. Population in the area reached 66,000 by 1972 and rose to 68,250 in 1975 (Goleta Sun 1972: 1; Thermos 1975: 4). Subsequent decades saw relatively stable development and population, and the City of Goleta was officially incorporated in 2002 (Guentz 2022).

Shed Style/Third Bay Area TraditionThe Sandpiper's clubhouse and comfort station were constructed in 1972 and was designed by the firm Warner, Morris, and Wilson with associate Paul Gray (Goleta Valley Sun 1971: 1). The building can be considered a Shed style (c. 1965-1990) building that exhibits features influenced by the Third Bay Tradition (approximately c. 1960s – c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area. Both the Shed style and the Third Bay Tradition utilize similar design elements, including wood shingle cladding or plain wood siding, vertical box forms, bold diagonals, counterpointed shapes, multiple massing, and shed roof forms (Brown 2011: 139). Roofs are frequently multi-directional and used to give an effect of colliding geometric shapes. These also buildings have a box like asymmetrical form with minimal exterior details, other than irregularly placed and sized windows (McAlester 2015: 649).

The Shed style and the Third Bay Tradition are closely linked, with the development of Sea Ranch in Sonoma County in the Third Bay Tradition spurring the popularization of the Shed style nationally (DAHP ND; McAlester 2015: 649-653; Brown 2011: 139). Sea Ranch is a planned community constructed in the early 1960s located approximately 124 mile north of San Francisco. Sea Ranch introduced "innovative ways of designing a dwelling and placing it into native landscapes" (McAlester 2015: 650). Buildings at Sea Ranch were built of vernacular forms clad with unpainted wood materials, which were inspired by structures found on old farms and western mines. Two primary architecture firms were involved in the development of Sea Ranch: Charles Moore (Moore Lyndon Turnbull Whitiker) and Joseph Esherick (Joseph Esherick and Associates) (McAlester 2015: 650). The development of Sea Ranch and the Third Bay Tradition corresponded with the "rise in mass-housing and condominium home ownership" (Brown 2011: 139) which diffused its design elements associated into the national vernacular. The Shed style evolved beyond one-of-a kind architect-designed homes into widespread house pattern books used by builders in this period (McAlester 2015: 650). As it proliferated, the Shed style was also used in the development of tract housing in California (California Department of Transportation 2011: 92-94).

Sea Ranch and the Shed style also reflected major social factors in the 1960s and 1970s, as the style's genesis came from useful and simply built structures, such as barns and folk homes, which was in synch with the interest in "architecture without

architects" movement of the 1960s and 1970s. Sea Ranch's requirements that house be placed in harmony with natural landscape features such as meadows and forests, also corresponded with the emerging environmental movement of the 1970s (McAlester 2015: 650).

With the popularity of Sea Ranch, architectural publications began to feature Shed style buildings more frequently, contributing to increased construction of the style by builders. In A*rchitectural Record*'s "Record Houses 1967," for example, six houses were featured in the Shed style. Shed style buildings were also relatively easy and inexpensive to construct, which contributed to the style's popularity. The use of the style likely spread further upon Charles Moore's appointment as Dean of the Yale School of Architecture from 1965 to 1970. (McAlester 2015: 650). The Shed style was most commonly applied to single and multi-family residences and small commercial buildings. The style declined in popularity by circa 1990 (DAHP ND; McAlester 2015: 649-653).

Character-defining features of the Shed style include the following ;

- Box-like asymmetrical form
- Shed roof forms, generally multi-directional and occasionally coupled with a gable roof
- Wood cladding (vertical, diagonal, horizontal, or shingles)
- Smooth roof-wall junction commonly with little or no overhang
- Varied window sizes and shapes
- May have clerestory windows
- Typically 1-1.5 stories high
- Recessed entrances

Shed Style/Third Bay Area Tradition in Goleta

The Sandpiper clubhouse and comfort station are Shed style buildings that exhibit features influenced by the Third Bay Tradition. In addition to reviewing the existing documentation of architectural styles and identified designated and potential historical resources, Dudek conducted a windshield survey of Goleta on March 22, 2023, of neighborhoods that the 2022 citywide historic context identified as having buildings constructed in the time period that the Shed style and Third Bay Tradition were popular (c. 1960s – 1990s). This survey covered Lake Los Carneros North, El Encanto Heights, and the Old Town Heritage Overlay District. While the windshield survey and desktop surveys conducted via Google Maps and Google Earth did not identify any additional examples of buildings constructed in the Shed style that are clad in wood shingles like the Sandpiper clubhouse, these survey efforts identified tract houses developed in the late 1960s and early 1970s that exhibit modest characteristics of the Shed style, such as slanted Shed-style roofs; one-story height; and boxlike asymmetrical forms.

The City of Goleta's Historic Resources Inventory does not include any buildings designed in the Third Bay Tradition or the Shed style, nor does the City's list of designated landmarks (City of Goleta 2021a; City of Goleta 2021b). The City's historic context statement includes a table identifying the architectural styles found in Goleta, but the table does not include any residences in the Third Bay Tradition, Shed style, or Sea Ranch Style (as the Shed style is sometimes called). The most closely related style in the table is the Mid-Century Modern style (HRG 2021: 92-107).

Property History

Prior to the construction of the Sandpiper Golf Course in 1972, the land was the Ellwood oil field (Exhibit 1). This land was owned by Katherine (Kate) Bell (nee Den), the first-born child of Goleta pioneer Nicolas Den, who owned most of present-day

Goleta. Following her father's death in 1869, Kate inherited 519 acres that included Las Armas Canyon, which would later be named Bell Canyon after Kate's husband John Stewart Bell. This property is located immediately west of the Sandpiper Golf Course and includes the creek and lagoon that can be seen from the golf course (Modungo 2014b).

In 1920, Bell stated that she believed oil could be struck on the land, but she would not permit drilling in her lifetime. Following her death in 1927, however, her land holdings were split among her children (HRG 2021: 58-60). At this time, Frank A. Morgan, a Los Angeles-based geologist, convinced his employer, the Rio Grande Oil Company, to obtain exploration rights of the land from Bell's heirs. To this end, Rio-Grande and Barnsdall Oil Company formed a partnership calling for Barnsdall to sink a well to 3,000 feet, with Rio Grande paying half the drilling costs and relinquishing one-half interest in its oil rights. The first well was sunk on June 1, 1928 and it eventually began producing crude oil at the rate of 180 barrels per hour during its first hours of production (HRG 2021: 58-60).

The success of the first well (Luton-Bell No. 1) spurred the creation of several other wells. By April 1930, the Ellwood oil field was home to 28 oil wells (HRG 2021: 62). To support the output of oil from this field, Ellwood leaseholders built administrative offices, field workers' housing, and maintenance sheds and equipment storage warehouses, including the City of Goleta Landmark Barnsdall Rio-Grande Service Station, located to at the northeast boundary of the Sandpiper Golf Course's legal APN (not included in this study) (HRG 2021: 58-60).

Ellwood was at one time the most productive oil field in the world and remained the largest in the United States from the 1920s until 1937, when oil production in Goleta began to decline (HRG 2021: 63). While the Ellwood oil field contributed substantially to the war effort during WWII, by 1947, the La Goleta oil field overtook Ellwood in productivity (HRG 2021: 63).

Present-day Sandpiper was also the location of the only naval attack during wartime on the continental US since the War of 1812. On January 23, 1942, a little over three months after the Japanese attack on Pearl Harbor, a 348 ft-long submarine belonging to the Japanese Imperial Navy, was spotted by two volunteers manning the lookout tower at Tecolote Canyon. The submarine appeared about 1 mile off the coast, remained for approximately forty minutes and fired twenty-five 5.5-inch canon cannon shells at the oil-storage tanks located near the mouth of Tecolote and Winchester Canyons. According to eyewitness accounts, most of the shells did not explode and minimal damage was incurred and assessed at total monetary loss of $500. However, the attack had a significant impact on the American public as it increased widespread fears of Japanese invasion of the American mainland begun by the December 7, 1941 attack on Pearl Harbor (Modungo 2014a).

In 1966, ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located to the north of the Sandpiper Golf Course (HRG 2021: 86). Around this time, the Ellwood oil field ceased production and ARCO and Mobil leased the land to oil broker and real estate developer Ken Hunter Jr. for the development of the Sandpiper in 1972 (Wennergren 1990: 33).

Exhibit 1. 1947 aerial photograph of the Ellwood oil field (present-day Sandpiper Golf Course) (NETR 2023)



The Sandpiper's Development and Early Years

The last remaining extant structure associated with the Ellwood oil field is the Barnsdall Rio Grande Service Station. By the late 1960s, the oil and gas production industry in Goleta evolved and the former Ellwood Oil Field was no longer active. In 1966, ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located directly north of the Sandpiper Golf Course (HRG 2021: 86). No longer utilizing the land on which the Sandpiper now sits, ARCO leased it to Ken Hunter Jr., an oil broker and real estate investor, and approximately 40 limited partners in 1971 (Wennergren 1990: 33). Ken Hunter, Jr. was born in Pasadena, California and attended Pasadena City College and the University of Southern California. He enlisted in the Navy in 1943, and later earned a business degree at USC. His father was a petroleum geologist and engineer, and Hunter followed in his father's footsteps, working for both established oil companies and as an independent oil producer (Santa Maria Times 2000: 2).

In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc and the San Geronimo Golf Course in Marin County (Wennergren 1990: 33). In addition, Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11). Hunter also owned various other businesses, including the hazardous waste disposal company Casmalia Resources founded in 1972, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2).

Hunter reportedly searched for several years for a golf course site before settling on the land comprising present-day Sandpiper (Glick 1973: 55). The construction of the Sandpiper faced challenges due both to its larger than average size at 170 acres (approximately 50 acres more than most courses) and because the golf course was developed on an abandoned

oil field (Glick 1973: 55). Despite these challenges, the Sandpiper's construction was rapid; it opened its doors to the public in October 1972. One newspaper article noted that "most courses take 2-3 years to be constructed. It took just 17 days shy of a year for the Sandpiper to take shape" (Loveton 1983: NP).

The Sandpiper Golf Course was designed by William Francis Bell and the course's clubhouse was designed by the architectural firm of Warner, Morris, and Wilson with associate Paul Gray. The course's 7,029 yards included "four par fives and four par threes, two of which are 236 and 229 yards long" (Buttita 1972: 67). visible in the original 1972 drawing from William P. Bell and Sons (Exhibit 2). A newspaper article in the *Valley News* in 1972 states that "architect William Bell says the course is constructed with the average golfer in mind; large sweeping fairways are characteristic, and the spacious greens are reminiscent of those in Scotland at famous St. Andrews" (Buttita 1972: 67). This language is replicated throughout promotional material for the Sandpiper Golf Course at this time, however the quote is not attributed to Bell (Exhibit 3).

Exhibit 2. 1972 drawing of the Sandpiper Golf Course prepared by William P. Bell and Sons. It appears the overall layout of the golf course has remained generally consistent since its construction (drawings provided to Dudek by the client)

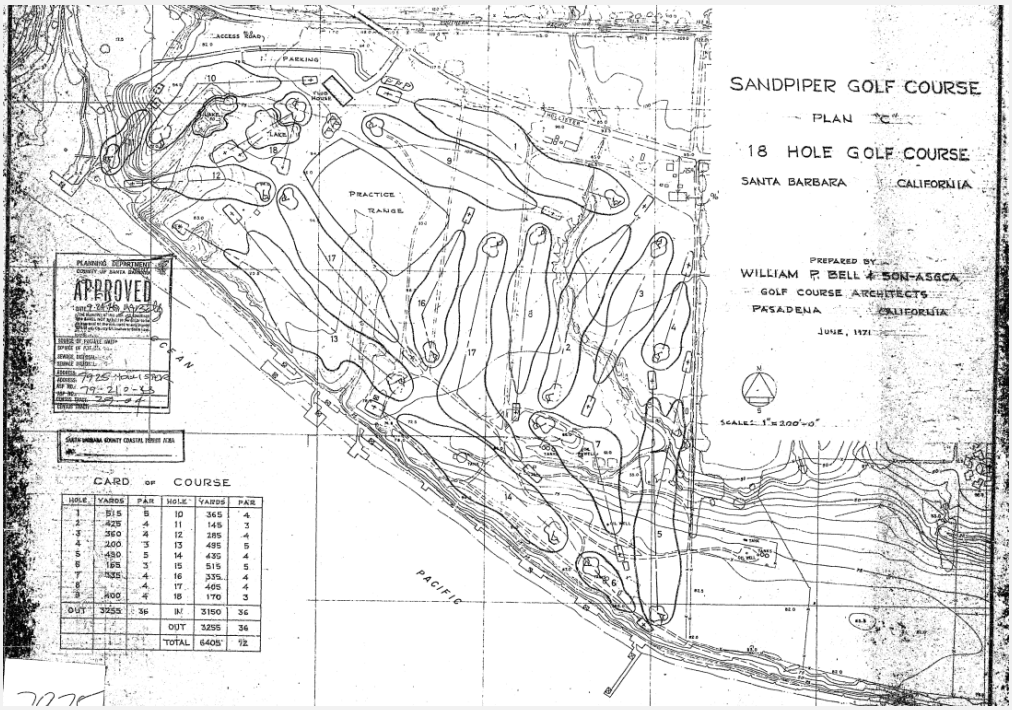
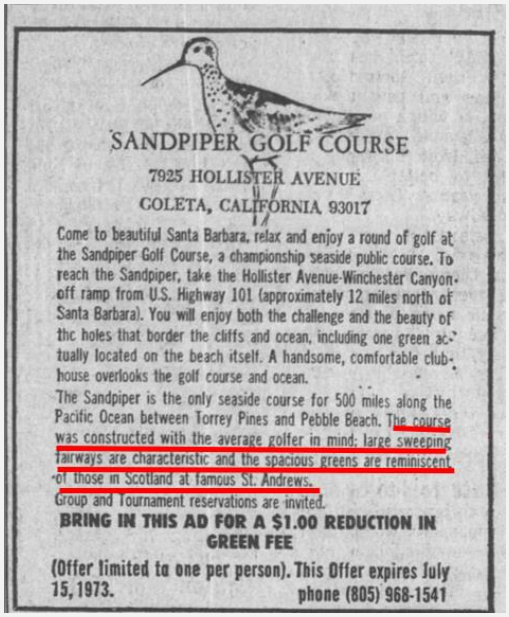


Exhibit 3. 1973 advertisement for the Sandpiper in the Los Angeles Times (LA Times 1972: 52)



SANDPIPER GOLF COURSE

7925 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93017

Come to beautiful Santa Barbara, relax and enjoy a round of golf at the Sandpiper Golf Course, a championship seaside public course. To reach the Sandpiper, take the Hollister Avenue-Winchester Canyon off ramp from U.S. Highway 101 (approximately 12 miles north of Santa Barbara). You will enjoy both the challenge and the beauty of the holes that border the cliffs and ocean, including one green actually located on the beach itself. A handsome, comfortable clubhouse overlooks the golf course and ocean.

The Sandpiper is the only seaside course for 500 miles along the Pacific Ocean between Torrey Pines and Pebble Beach. The course was constructed with the average golfer in mind; large sweeping fairways are characteristic and the spacious greens are reminiscent of those in Scotland at famous St. Andrews.

Group and Tournament reservations are invited.

BRING IN THIS AD FOR A $1.00 REDUCTION IN GREEN FEE

(Offer limited to one per person). This Offer expires July 15, 1973.

phone (805) 968-1541

TThe Sandpiper hosted various events over the years. It was a stop on the Olympic torch's route to Los Angeles for the 1984 Olympic games. An article in the *Santa Maria Times* stated that after leaving Lompoc, the torch traveled to the Highway 101 intersection and continued south to Goleta. The torch bearer and crew reportedly hoped "to get to the Sandpiper Golf Course by 1 am" where the spent the night before the torch left at 7 am to go to the University of California Santa Barbara (Santa Maria Times 1984: 2). The Sandpiper was one of many stops along the torch's route, with other stops including the Santa Barbara Mission, Montecito, Summerland, and Pepperdine University (Santa Maria Times 1984: 2).

In 1987, the Sandpiper Golf Course was rated the third best in California by *Golf Magazine* (Wennergren 1990: 33). The same year, the Ladies Professional Golf Association Tournament was hosted at the Sandpiper. While Ken Hunter reportedly approached the Professional Golf Association (PGA) about hosting a PGA tournament at Sandpiper, the PGA rejected Hunter's bid due to a lack of locker rooms (Loveton 1983: NP). Of the experience, Hunter said "the PGFA can be very singular and closed at times. But they were probably right." (Loveton 1983: NP). The Sandpiper also hosted some smaller, regional tournaments throughout its history, including a four-day Santa Barbara Open which Hunter created (Loveton 1983: NP). Research did not indicate that any other major national or state tournaments occurred at the course.

1990 to Present

ARCO sold the land on which the Sandpiper sits to the Aradon Corporation, an entity operated by Japanese investors in 1990. Ken Hunter Jr. still maintained a lease on the land until 2002 and according to his obituary, continued to operate the Sandpiper until his death in 2000 (Wennergren 1990: 33). Aradon Corporation sold the Sandpiper Golf Course to the Golf Trust of America in 1998 for $32 million (Loveton 1998: C2; van de Kamp 2002).

The Golf Trust of America was a real estate management LLC that purchased and operated approximately 42 golf courses in the United States at its peak. Although the company proposed improvements to the Sandpiper Golf Course in 1999, it ultimately faced financial difficulties and began to sell its holdings, including the Sandpiper, at the turn of the 21st century as part of its liquidation plan (van de Kamp 2002; Kreutz 2004: 21).

In 2002, the Ty Warner Hotels and Resorts started the process of purchasing the Sandpiper, taking ownership of the course by 2003. The company continues to own and operate the Sandpiper Golf Course to this day (van de Kamp 2002; Kreutz 2003: 26). In 2004, the company proposed renovations to the Sandpiper Golf Course including relocating the clubhouse, biological remediation and oil cleanup, and course renovations. Dennis Wise, the project architect hired to redesign the golf course said of the Sandpiper: "the golf course just isn't that recognizable. But I think the setting for golf is so tremendous" (Kreutz 2004: 21). The clubhouse was ultimately never relocated, and it is unclear the extent to which the proposed renovations in 2004 took place.

A 2004 newspaper article suggests that by the time the Sandpiper was purchased by Ty Warner Hotels and Resorts, it had been neglected. The article notes that according to a May 2003 survey from *Golf Digest*, Sandpiper did not rank in California's top 230 courses, although the Valley Club of Montecito ranked number ten and in 2004, *Golf Magazine* put out its list "Top 100 Courses You Can Play." The list did not include Sandpiper but did include Ken Hunter Jr.'s La Purisima (Kreutz 2004: 21).

Golf Courses in California

While golf originated in Scotland in the mid-fifteenth century it initially became popular in the United States in the late 19th century, corresponding with a national economic boom that led to the rise of a wealthy upper class. Golf's popularity continued to grow in the first two decades of the 20th century, due in part to Francis Oiument, an amateur American golfer, winning the US Open in 1913 over professional British golfers Harry Vardon and Ted Ray. The increased interest in and popularity of the sport also facilitated the formalization of golf course design (Graves 1998: 3-8; Fazio 2000: 98-100).

At this time, public golf courses were uncommon, and golf tended to be a sport enjoyed primarily by the wealthy elite. This exclusivity was reflected in golf course design, which emphasized the aesthetic and social importance of golf courses and clubhouses through the often-elaborate design of the clubhouses and formal layout of golf courses. Early examples of golf courses in California included the Catalina Island Golf Club (3-hole course in 1892; expanded to 9-holes in the early 1900s); Riverside Country Club (1893); the Redlands Country Club (1896); and the Pasadena Country Club (1898) (SCGA ND; Catalina Island Golf Club ND). Formal organizations were also founded in this period, including the Southern California Golf Association (SCGA) in 1899.The SCGA was established to create an executive committee and establish and enforce uniformity in the rules of the game" (SCGA ND).

In succeeding decades, golf courses were built in two primary ways: as "laid our" or as "built" courses. Laid out courses tended to be informal and involve minimal disruption to existing topography and natural features, utilizing simple stakes to designate tee and green areas. Built courses involved more extensive development, typically involving topographical chances to create new fairways, greens and tees. Although more expensive to construct that laid our courses, built courses became increasingly common as the 20th century proceeded and the sport became more popular. With the rise in built courses also came the professionalization of golf course design. This "Golden Age" of golf course design was influenced by practitioners such as Stanley Thompson, A.W. Tillinghast, and William Flynn (Hurdzon 2006: 3-4; SGCA ND; Graves 1998: 3-8).

Because the built course type required technical expertise, golf course architects often had training as civil engineers,

landscape architects, or planners. As a result, golf course design became influenced by broader trends in these fields such as the picturesque movement of landscape architecture as popularized by Andrew Jackson Downing and Frederick Law Olmstead (Hurdzan 2006: 4-7; Brookshear et. al 2019: 13-15; Graves 1998: 5).

Additional early golf courses in California from this period include but are not limited to:

- Altadena Country Club (1911)
- Brentwood Country Club (1916)
- Pebble Beach (1919)
- Whittier Country Club (1920)
- Los Angeles Country Club (North course) (1924)
- Palos Verdes Golf Club (1924)

Golf remained a popular sport though World War II. By 1945, the year the war ended, SCGA President Charles Lathrop noted "the war brought a great increase in the number of golfers permanent residing in the area we serve…There is a great need for more golf courses, both public and private" (SCGA ND). Interest in golf rose continued to rise through the 1950s and 1960s, as golf tournaments began to be televised. In this period, the sport transitioned from one that was primarily played by the upper classes to one that was played by working and middle-class individuals. As a result, hundreds of new golf courses were being built each year in the US. In 1960, for example, more than 400 golf courses opened in the United States (Los Angeles Times 1966: S4; Graves 1998: 3-8; Fazio 2000: 98-100; Brookshear et. al 2019: 13-15)

The popularity of golf and the development of golf courses continued to rise during the 1970s, when the Sandpiper was built. Between 1960 and 1979, more than 150 golf courses were built in Southern California (SCGA ND). During this period, the Southern California Golf Association (SGAC) gained a significant number of new members, eventually professionalizing the practice of golf through membership fees, a new handicapping system, and the creation of a members magazine called *Fore*. By the end of the 1970s, more than 80,000 individuals were members of the SCGA (SCGA ND).

Selected clubhouses and golf courses constructed in California in this period include:

- El Dorado Hills Golf Club (Executive), Sacramento (1964)
- Calabasas Park Country Club , Calabasas Park (1965)
- Mission Viejo Country Club, San Juan Capistrano (1966)
- Birnam Wood Golf Course, Montecito (1968)
- Annandale Country Club (remodel), Pasadena (1970)
- Desert Horizons, Palm Springs (1979)

The exponential rise of golf's popularity in these decades resulted in two primary paths of golf course design in the postwar decades: "high style" courses and "public courses." High style courses often involved extensive planning, were expensive to build, and often resulted in park-like settings. These high style courses were usually located at private country clubs with expensive membership dues. Public courses were more accessible, did not require a membership, and were usually financed and constructed by private individuals and/or local governments. These golf courses, like the Sandpiper, are typically smaller and easier to maintain than high-style courses, seeking to be accessible to a variety of skill levels and players from varied financial backgrounds (Hurdzan 2006: 3, 26; Fazio 2000: 68, Graves 1998: 2; Brookshear et. al 2019: 13-15).

Previously Identified Golf Courses - NRHP and BERD Datasets

In March of 2023, Dudek downloaded the NRHP Excel dataset containing information on all designated resources on the NRHP from the National Parks Service and searched for golf courses. This search resulted in the identification of approximately 51 golf courses, both public and private, and an additional three (3) clubhouses that are listed on the NRHP across the United States.

Of these golf courses, only one (1) is located in California: The Desert Golf Course in Palm Springs (also known as the O'Donnell Golf Course), which opened in 1932 and is the oldest golf course in the Coachella Valley. The Desert Golf Course was listed on the NRHP/CRHR and as a Palm Springs Historic Site in 2020 (Palm Springs Preservation Foundation ND; NPS ND).

Dudek also searched the BERD for previously identified and/or evaluated golf courses in the following counties: Santa Barbara, Ventura, Los Angeles, San Diego, San Luis Obispo, Monterey, Kern, Orange, Riverside, Imperial, and San Bernardino. All identified eligible or designated golf courses in California identified through these research efforts, and through additional digital archival research, are included in Table 1. These research efforts did not identify any designated golf courses in Goleta or Santa Barbara, nor did research efforts identify any designated golf courses designed by William F. Bell (designer of the Sandpiper Golf Course). This research did, however, identify one (1) designated clubhouse in Santa Barbara: the Montecito Clubhouse (1916), which is a designated Santa Barbara County Structure of Merit.

Table 1. Previously Identified Historically Significant Golf Courses in California

Name and Location	Year Built	Eligibility	Notes	Source
Montecito Clubhouse Santa Barbara, California	1916	Structure of Merit	Clubhouse is a Santa Barbara County Structure of Merit. Eligible under several local criteria, including for its Spanish Colonial Revival Architecture designed by Bertram Goodhue.	City of Santa Barbara
Sail Ho Golf Clubhouse (now The Loma Club) Point Loma, California	1922	Clubhouse is a contributor to the Sellers Plaza historic district; listed on the NRHP	The clubhouse is not individually listed, and the associated golf course was evaluated and found ineligible.	BERD The Loma Club ND (no date)
Griffith Park Golf Course Los Angeles, California	1927	Griffith Park Historic District listed on the NRHP, CRHR, and a LAHCM	The golf course is not listed individually; it is a contributor to the Griffith Park Historic District.	BERD
Desert Golf Course (O'Donnell Golf Course) Palm Springs, California	1932	NRHP CRHR Palm Springs Designated Historic Site #123	The O'Donnell Golf Course is the oldest golf course in the Coachella Valley.	BERD NPS ND Palm Springs Preservation Foundation ND
Chester Washington Golf Course Los Angeles, California	1953	County of Los Angeles Historic Landmark No. 4	Chester Washington Golf Course was the first golf course to be integrated in the county and	HMDB NDa

Table 1. Previously Identified Historically Significant Golf Courses in California

Name and Location	Year Built	Eligibility	Notes	Source
			became a Historic Landmark for this historical association.	
Wedddington Golf and Tennis/Studio City Golf and Tennis Club Studio City, California	1955	Los Angeles Historic Cultural Monument	Found eligible as a landmark for being a rare remaining example of a recreational landscape in Studio City from the 1950s.	City of Los Angeles Department of City Planning 2022: 87 Shuler 2021

Golf Course Architect: William Francis Bell

The Sandpiper Golf Course was designed by William Francis Bell (1918-1984) and his firm, William P. Bell & Son. William F. Bell was a prolific golf course architect and son of preeminent California golf course architect William P. Bell. Born in Pasadena, William F. Bell attended the University of Southern California before joining his father's practice and working together until the senior Bell's death in 1953. After his father's death, the junior Bell took over the family practice and renamed the firm William P. Bell & Son as a tribute to this father. By the end of his career, Bell had designed more than 200 golf courses, primarily on the West Coat and Hawaii. By the time of his death in 1984, Bell had been a member of the American Society of Golf Course Architects for 34 years. In 2008, William F. Bell and his father were both inducted into the Southland Golf Hall of Fame (ASGCA ND). While Bell was an important golf course architect, research has not identified any golf courses designed by William F. Bell that are designated historical resources in the state of California at the time of this report's completion in May 2023.

William F. Bell's most well-known courses in California include Torrey Pines, located in La Jolla, California (late 1950s). Plans for Torrey Pines were begun when the senior Bell was still alive but were not completed by the time of his death in 1953. Consequently, the junior Bell took over the completion of the plans and saw the course to fruition. Of Torrey Pines, William F. Bell said, "I've always felt Torrey Pines was one of my best courses" (Glick 1973: 55). Torrey Pines remains a prominent golf course and has hosted two United States Opens. According to the City of San Diego, Torrey Pines is "renowned for its championship play and panoramic setting, [and] is regarded as one of the world's top golf courses" (City of San Diego ND).

Additional notable courses designed by Bell include the Diamond Bar Golf Course (1963; currently undergoing renovations) which has been named the "Best Municipal Course" by Golf Digest (American Golf: ND; Diamond Bar Golf Course ND) and the Bermuda Dunes Country Club (1958) which hosted the PGA Tour's Bob Hope Desert Classic for 49 years (Bermuda Dunes Country Club ND). Further, Bell's Industry Hills Golf Course (1979) in the City of Industry has been home to the Southern California Section of the PGA of America since 2016 and has hosted several professional tournaments (Youngman 2016).

Additional selected golf courses in California designed by William F. Bell include, but are not limited to, the following (William Bell Society ND; ASGCA ND; City of San Diego NDb; American Golf ND):

- Alhambra Municipal Golf Course, Alhambra, California
- Brookside Country Club, Pasadena, California
- Buenaventura Golf Course, Ventura, California

- Chevy Chase Country Club, Glendale, California
- DeBell Golf Club, Burbank, California
- Fullerton Golf Club, Fullerton, California
- Heartwell Golf Course, Long Beach, California
- Industry Hills Golf Club, City of Industry, California
- La Jolla Country Club, La Jolla, California
- Malibu Country Club, Malibu, California
- Newport Beach Country Club, Newport Beach, California
- San Diego Country Club, San Diego, California

Clubhouse Architect: Warner, Morris, and Wilson with associate Paul Gray

According to its original building permit, the Sandpiper clubhouse and comfort station were constructed in 1972 by the firm of Warner, Morris, and Wilson. Newspaper articles in 1971 also states that associate Paul Gray worked on the clubhouse (Golden Coast News 1971: 3; Goleta Valley Sun 1971: 1). Warner, Morris, and Wilson were a Santa Barbara-based firm comprised of partners Jack Warner, James Morris, and Charles Wilson (HCC 2023). The firm worked in the Santa Barbara area and was known for its work at the Birnam Wood County Club, a project which involved the conversion of a lemon-packing facility for a clubhouse (WGA ND). The firm continued to work for country clubs, including the Monterey Peninsula Country Club at Pebble Beach, the Bel Air Country Club, and The Valley Club in Montecito. Research indicates that many of these clubhouse commissions involved renovations to already-existing clubhouses. The firm also designed custom-designed residential structures, most of which are located in Southern California (HCC 2023). Research through the Avery Index to Periodicals identified two examples of the firms' work that were featured in architectural publications:

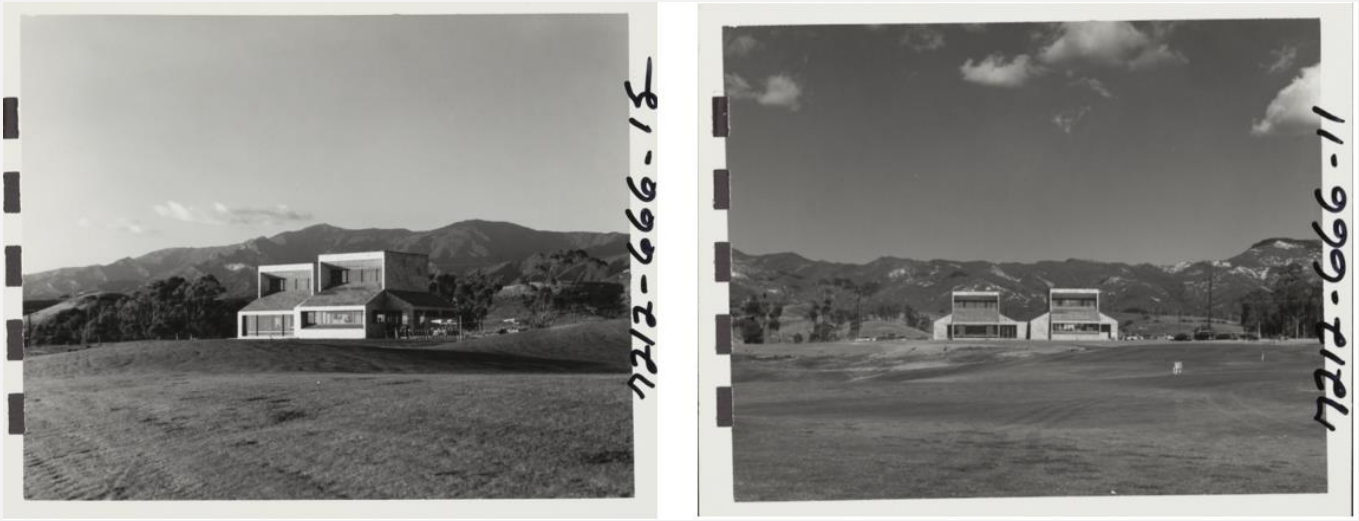
- Spring 1970: A Santa Barbara single-family residence published on the cover of the cover of the Spring 1970 edition of *Architectural Digest* (Architectural Digest 1970b)
- Winter 1970: A Santa Barbara single-family residence that was featured in an article of the Winter 1970 edition of *Architectural Digest* (Architectural Digest 1970a)

The original building permit for the Sandpiper Golf Course was filed in March 1972 and the Sandpiper opened its doors to the public in October 1972. The property's clubhouse was designed in the Shed style with influences of the Third Bay Tradition. The Shed style was popular in the 1960s and 1970s in part due to its ability to be constructed expediently and cost-efficiently. It is not known why this architectural style was chosen for the property, but it is possible that the short timeline for the Sandpiper's opening, as well as the golf course's coastal location which evokes Sea Ranch in Sonoma County, influenced the selection of the clubhouse's style (Loveton 1983: NP; McAlester 2015: 650; Brown 2011: 139). Exhibits 4 and 5 are photographs taken by photographer Wayne Thom of the clubhouse shortly after its construction in 1972 (courtesy of the University of Southern California Special Collections).

Exhibit 4. View of the clubhouse's west elevation in the evening; the presently existing concrete patio and outside dining area on the west and south elevation is not extant (L), view to the east. View of the clubhouse's west and north elevations, view to the east (R) (Wayne Thom Photography Collection. University of Southern California Special Collections)



Exhibit 5. 1972 photographs showing the west elevation of the clubhouse shortly after their completion, view to the east (Wayne Thom Photography Collection. University of Southern California Special Collections)



According to a short blurb in the *Goleta Valley Sun*, the clubhouse "will use the weathered timbers from the abandoned Ellwood piers" (Goleta Valley Sun 1971: 1). In 1972, the same year as the completion of the Sandpiper's clubhouse, Jack Warner and Paul Gray formed their own architectural partnership called Warner and Gray (HCC 2023; GGA NDc). While the Sandpiper clubhouse's original building permit states that Warner, Morris, and Wilson were the architects, subsequent

building permits for alterations and the construction of the shed and garage list Warner and Gray as the architects, indicating that it is likely that Jack Warner and Paul Gray worked on the Sandpiper's original clubhouse. As such, this report focuses on Jack Warner and Paul Gray, but discusses the history of both firms and includes examples of both firms' work.

Jack Warner (1927-2012) and Paul Gray (1935-2010) were both members of the American Institute of Architects (AIA) and were active in the Santa Barbara area, operating the firm Warner and Gray from 1972 until 1999. One of Warner and Gray's most notable commissions was the design for the Alice Keck Park Wing at the Santa Barbara Museum of Art, as well as a secondary elevation on the museum's east elevation. Paul Gray was in charge of the additions. Two years later, Gray designed the Virginia Steele Scott Galleries of American Art at The Huntington Library (1984) (South Pasadena Review 1984: 7; Lompoc Record 1983: 8; Golden Coast News 1967: 3). Over the span of 27 years, Gray designed over "thirty residential projects and over twenty Museum and Commercial buildings" with Warner and Gray (GGA NDc). Research through the Avery Index to Periodicals identified three examples of the firm's work being published in architectural periodicals:

- Spring 1977: The Gray residence in Santa Barbara, California was included in "Building Types Study 503: Record Houses of 1977" in the Spring 1977 edition of *Architectural Digest* (Architectural Digest 1977)
- 1997: An article discussing the interior design of a single-family residence in Montecito that was originally built by Warner and Gray in 1974 (Drohojowska-Philp 1997)
- 1987: An article discussing a single-family residence designed by Warner and Gray in *Home and Garden*. Research did not locate a copy of this article.

Warner and Gray operated until 1999, at which point the partnership was sold to Warner and became the Warner Group Architects Inc. Paul Gray also opened his own firm, Gray and Gray, with his daughter Martha Gray. Later, Paul Gray's son, Will Gray, joined the firm. Paul Gray died in 2010 at the age 74, and in 2016, Will earned his Architectural license and reestablished Gray and Gary architects as a partner alongside Martha. Gray and Gray continues to operate today (GGA 2023). The Warner Group Architects, Inc. was established under the leadership of Thiep Cung, AIA., who initially joined the firm in 1995 as an architect when it was still Warner & Gray. In 2005, Warner retired as Chief Executive Officer (CEO) of the firm, and Cung succeeded him as CEO. Seven years later, Warner passed at the age of 84 (WGA 2023).

Table 2 below includes identified buildings designed by the firm Warner, Morris, and Wilson as well as buildings designed by Warner and Gray. This is not a comprehensive overview of all of the firm's designs but is intended to provide a foundation to understand the firms' bodies of work. Research did not identify any buildings by either firm that have been designated or found eligible as a historical resource. Research also did not identify the Sandpiper's clubhouse as being called out in any architectural periodicals, newspapers, or materials published by either firm.

Table 2 Properties Designed by Warner, Morris and Wilson or Warner and Gray

Name/Location	Year	Firm	Photograph	Source/Notes
Birnam Woods Country Club Montecito, California	1966	Warner, Morris and Wilson		Golden Coast News 1966: 3

Table 2 Properties Designed by Warner, Morris and Wilson or Warner and Gray

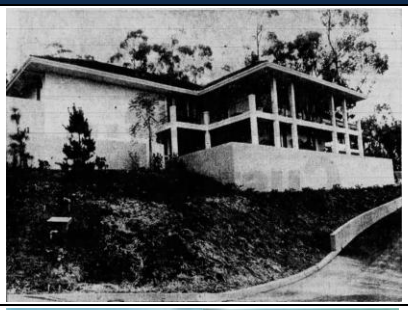
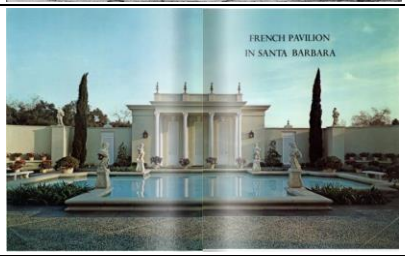
Name/Location	Year	Firm	Photograph	Source/Notes
Single Family Residence Glen View Road, Santa Barbara, California	1966	Warner, Morris and Wilson		Linderman 1966: 57
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970b Published on the cover of *Architectural Digest*'s Spring 1970 magiazine
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970a Article featured in Winter 1970 edition of *Architectural Digest*
Single-family residence 630 Burk Place, Beverly Hills, California	1971	Warner, Morris and Wilson		Los Angeles Times 2021: J12
El Montecito Verde (31-unit luxury condominium) Montecito, California	1972	Warner, Morris and Wilson		Golden Coast News 1972: 2

Table 2 Properties Designed by Warner, Morris and Wilson or Warner and Gray

Name/Location	Year	Firm	Photograph	Source/Notes
Single Family residence 1636 Moore Road, Montecito, California	1974	Warner and Gray		PCAD ND Drohojowska-Philp, Hunter: 1997.
Alice Keck Park Wing at the Santa Barbara Museum of Art Santa Barbara, California	1983 (renovated 2006)	Warner and Gray (Paul Gray)		Lompoc Record 1983: 8

NRHP/CRHR/City of Goleta Statement of Significance

NRHP/CRHR Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

City of Goleta Criterion 1: Associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation.

To be eligible under Criterion A/1/1 a property must be associated with events that have made a significant contribution to the broad patterns of our history. The Sandpiper Golf Course was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area underwent dramatic changes following the construction of the Cachuma Dam in 1953, the arrival of the aerospace industry, and the construction of the University of California at Santa Barbara campus in 1954. These factors contributed to a substantial increase in the area's population, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4).

As such, development of the Sandpiper Golf Course appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area that were well-established by the time the course was constructed. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

Similarly, the Sandpiper Golf Course's establishment continued an already-existing, decades-long pattern of increased development of golf courses in California. The first golf courses in California were established in the 1890s. By 1960, more than 400 golf courses were open in the United States and between 1960 and 1979, more than 150 opened in Southern California alone (Los Angeles Times 1966: S4; Graves 1998: 3-8; Fazio 2000: 98-100; Brookshear et. al 2019: 13-15; SCGA

ND). This interest in golf was mirrored in membership in the Southern California Golf Association (SCGA), which had more than 80,000 members by the end of the 1970s (SCGA ND). As such, it appears that the Sandpiper was part of a state and nation-wide trend of golf course construction that began in the post World-War II period and continued though the 1970s.

In consideration of these factors, the Sandpiper Golf Course is not associated with any historic events or trends that have made a significant contribution to the history of the City of Goleta, California, or the United States and, therefore, the subject property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Goleta Criterion 1.

NRHP/CRHR Criterion B/2: That are associated with the lives of persons significant in our past.

City of Goleta Criterion 2: Associated with persons significant in local, State, or national history.

To be found eligible under NRHP Criterion B or CRHR Criterion 2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Several professional golfers including Brian Helton, John Pate, and Bob Tway reportedly played on the course, as did celebrities such as Bill Clinton, Michael Jordan, Cheryl Ladd, and Michael Douglas (Loveton 2002: C1). While these notable figures played at the Sandpiper at some point, mere utilization of the golf course facility at some point in the past does not rise to the level of consideration under any local, state, or national significance.

Research indicates that Ken Hunter Jr., a real estate developer and oil broker who established the Sandpiper in 1972 is the most likely individual to have an association under this set of significance criteria. Hunter was born in Pasadena, California and worked as a real estate developer and in the oil and gas industry (Santa Maria Times 2000: 2). In 1972, the same year he opened the Sandpiper, Hunter opened his hazardous waste disposal company called Casmalia Resources, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2). In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc (1986) and the San Geronimo Golf Course in Marin County (1960s; no longer operational) (Wennergren 1990: 33). Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11). While Hunter contributed to the development of golf courses in Goleta and the surrounding area, research did not uncover information to indicate that he made a singular and specific significant contribution to this development.

In summary the subject property does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

NRHP/CRHR Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

City of Goleta Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship or it is a significant example of the work of a notable builder, designer, or architect.

According to *National Register Bulletin 18: How to Evaluate and Designate Designed Historic Landscapes:*

> Typically, a designed historic landscape meets Criterion C because of its association with the productive careers of significant figures in American landscape architecture…or other noted practitioners; an association with a historical trend or school of theory and practice within landscape architecture such as the City Beautiful Movement or the Country Place Era, rather than with an individual person of significance; the presence of highly skilled craftsmanship or use of particular materials in the construction of walls, walks, fountains and other landscape elements; evidence of distinguished design and layout that results in superior aesthetic quality and constitutes an important artistic statement; or rare or specimen plant materials associated with a particular period or style of landscape history (Keller et. all ND: 11).

Association with a master landscape architect is not enough to qualify for eligibility; a landscape must be an excellent or representative example of that architect's work. The Sandpiper Golf Course was constructed in 1972 and designed by William F. Bell, a prominent and significant golf course architect who designed more than 200 golf courses, which were primarily located in California, over the course of his career. William F. Bell was the son of preeminent California golf course architect William P. Bell. Born in Pasadena, William F. Bell attended the University of Southern California before joining his father's practice and working together until the senior Bell's death in 1953 (ASGCA ND). Bell's most well-known courses in California include Torrey Pines, located in La Jolla, California (late 1950s). Plans for Torrey Pines were begun when the senior Bell was still alive but were not completed by the time of his death in 1953. Consequently, the junior Bell took over the completion of the plans and saw the course to fruition. Of Torrey Pines, William F. Bell said, "I've always felt Torrey Pines was one of my best courses" (Glick 1973: 55). Torrey Pines remains a prominent golf course and has hosted two United States Opens. According to the City of San Diego, Torrey Pines is "renowned for its championship play and panoramic setting, [and] is regarded as one of the world's top golf courses" (City of San Diego ND).

The Sandpiper does not appear to be an exceptional example of Bell's golf course design. The golf course, which was constructed in less than a year, appears to be a typical 1970s, 18-hole public course and was designed in the last 10 years of Bell's career prior to his death, at which time his design ethos was well-established. While it does feature thoughtful design features, such as the integration of trees and foliage into the course and strategic positioning of greens to provide views of the Pacific Ocean, these design considerations are common amongst Bell's golf courses. As such, the Sandpiper appears to represent a continuation of Bell's design ethos that evolved over decades and does not represent a historical trend or school of theory and practice within golf course design or landscape architecture broadly or within Bell's own body of work.

The creation and construction of the Sandpiper Golf Course further does not appear to represent a historical trend or school of theory and practice within landscape architecture; it does not appear to consist of highly skilled craftsmanship; rare specimen plant materials; or have evidence of a distinct design that constitutes an important artistic statement. Therefore, the subject property does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Goleta Criterion 3.

NRHP/CRHR Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

City of Goleta Criterion 4: Has yielded or has the potential to yield information important to the history of prehistory of the city, State, or nation.

The Sandpiper Golf Course is likely not significant under Criterion D/4/4 as a source, or potential source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

Because the Sandpiper Golf Course lacks significance to meet any of the NRHP, CRHR, or City of Goleta listing criteria, an analysis of the property's physical integrity was considered unwarranted and immaterial to the overall finding that this property is ineligible for listing. As such, this evaluation concludes that Sandpiper Golf Course is not a historical resource for the purposes of CEQA as defined under 14 CCR § 15064.5(a).

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Photographs cont.

Photograph 2. View of the Sandpiper Golf Course and clubhouse, view to the east (Dudek, IMG_3332)



Photograph 3. Trees, greens, and concrete path running along the western perimeter of the Sandpiper Golf Course, view to the south (Dudek, IMG_2060)



Photograph 4. View of the golf course from the western edge of the parcel, view to the east (Dudek, IMG_2070)



Photograph 5 The primary (east) and south elevations, view looking northwest (Dudek, IMG_1986)



Photograph 6. The primary (south) and west elevations, view looking northeast (Dudek IMG_2028)



Photograph 7. The primary (south) and east elevations of the comfort station, view looking north (Dudek, IMG_2091)



Photograph 8. The maintenance yard, view looking north (Dudek, IMG_2114)



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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings_____
Review Code Reviewer Date

Page 1 **of** 17 ***Resource Name or #:** (Assigned by recorder) Sandpiper Clubhouse
P1. Other Identifier: 7925 Hollister Avenue; Sandpiper Golf Course Clubhouse

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Santa Barbara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5' Quad** Goleta **Date** 2023 **T** 4N; **R** 29W; **of** **of Sec** 15 & 22; Goleta **B.M.**
- c. Address 7925 Hollister Avenue City Goleta Zip 93117
- d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 232821 mE/ 3813770 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 079-210-059

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-and-a-half-story Shed Style/Third Bay Tradition style building has an irregular plan and is clad with wood shingles (Photographs 1-4). The building is composed of two two-story volumes that are connected by a corridor on the first floor. Both volumes feature a flat roof with a parapet and composition tile shed roofs with no overhang that extend from the first floor of each elevation. The main entrance on the east elevation is accessed by a concrete ramp and includes a recessed single panel, fully glazed, storefront door. [See Continuation Sheet]

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 Story Commercial Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



***P5b.** Description of Photo: (view, date, accession #) The primary (east) and south elevations, view looking northwest, 5/10/2023 (Dudek, IMG_1986)

***P6.Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1972 (Building permits)

***P7. Owner and Address:**
Sandpiper Golf Trust
7925 Hollister Avenue
Goleta, CA 93117

***P8. Recorded by:**
Claire Cancilla, MSHP
Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2023. Built Environment Inventory and Evaluation Report: Sandpiper Golf Course. Prepared May 2023.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sandpiper Clubhouse ***NRHP Status Code** 6Z

B1. Historic Name: Sandpiper Golf Course Clubhouse
B2. Common Name: Sandpiper Clubhouse
B3. Original Use: Clubhouse B4. Present Use: Clubhouse
***B5. Architectural Style:** Shed style with Third Bay Area Tradition influences
***B6. Construction History:** Re-roofing (2007) and replacement window frames (observed)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

The clubhouse is associated with the Sandpiper Golf Course. The APN on which the Sandpiper clubhouse sits also contains Bell Canyon at the north end of the parcel and the Barnsdall Rio Grande Service station at the northeastern boundary of the APN. These features are not part of this study.

B9a. Architect: Warner, Gray, and Morris with associate Paul Gray b. Builder: Bailey-Smith Construction
***B10. Significance:** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Sandpiper clubhouse does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or as a City of Goleta Landmark. The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the Sandpiper clubhouse. [See Continuation Sheet].

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

See **Continuation Sheet** for full list of references.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, MSHP
***Date of Evaluation:** 5/26/2023

(Sketch Map with north arrow required.)



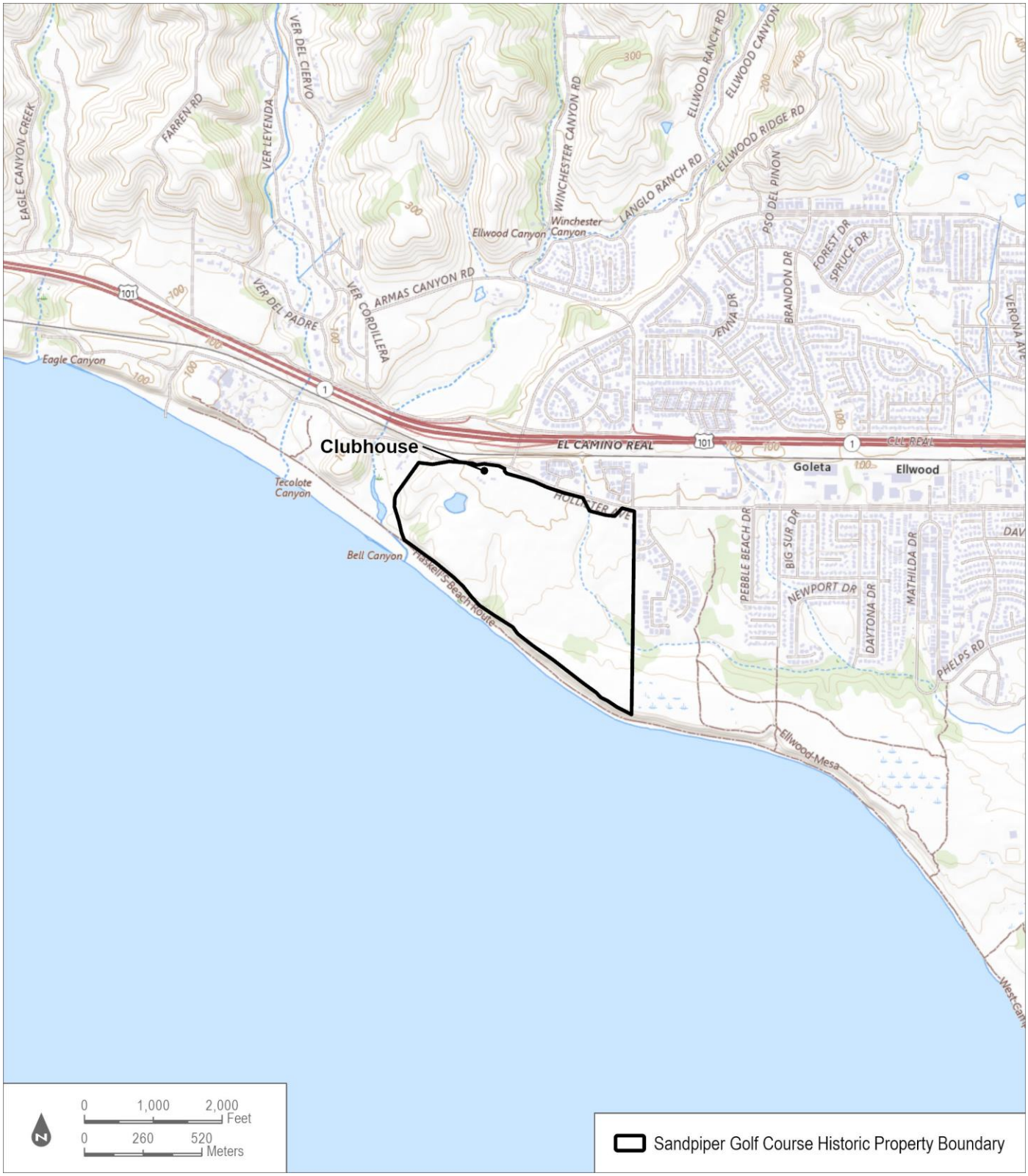
(This space reserved for official comments.)

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

LOCATION MAP

Primary #
HRI#
Trinomial

***Map Name:** Goleta
***Resource Name or #** (Assigned by recorder) Sandpiper Clubhouse
***Scale:** 1:24,000 ***Date of map:** 2023



***P3a. Description:**

Secondary entrances include three, single panel, fully glazed, storefront doors located on the north, west, and south elevations, and are also accessed by concrete ramps. Fenestration is regular and grouped including metal sash, single-light, fixed and sliding windows, and a clerestory with metal sash, single-light, fixed and double-hung windows. The building is surrounded by a concrete patio with a wood shingle grill area northwest of the building. Additionally, and asphalt driveway leads from the parking lot to the basement level on the north elevation. The interior of the clubhouse appears to use timber, which was reportedly from now-demolished piers (Photograph 5).

***B10. Significance:**

Historical Overview of the City of Goleta

The City of Goleta hired Historic Resources Group (HRG) to complete a citywide historic context statement, which was published in March 2021. A summary of the City's history from the historic context statement is included below. This reproduction begins in 1946, the period that covers the lead up to the creation of the Sandpiper Golf Course. As the citywide historic context statement ends at the year 1969, Dudek prepared a short paragraph summarizing major development trends in Goleta from 1969 to the present day.

> CONTEXT: POST-WORLD WAR II DEVELOPMENT (1946-1969)
>
> The Goleta area underwent dramatic changes during and after World War II. The creation of a Marine base at the Santa Barbara Municipal Airport temporarily increased the local population and created new business for local commercial enterprises…The nearby Ellwood oil field also proved pivotal in the war effort, providing some of the oil and gasoline necessary for military ships, planes, and vehicles (HRG 2021: 74).
>
> The Southern California phenomenon of a postwar population boom and concurrent housing shortage experienced by returning GIs and their families largely bypassed Goleta, which remained a small farming community into the mid-1950s….the Highway 101 bypass, constructed in 1947, drew traffic to the freeway instead of the city's surface streets, isolating downtown Goleta during this period, and hampering commercial development immediately after the war (HRG 2021: 74).
>
> Agriculture continued to be the driving economic force in Goleta during the 1940s and early 1950s. However, the farming industry was threatened by a lack of water in 1948. It was not until the Cachuma Dam was completed in 1953 that Goleta experienced significant post-World War II growth (HRG 2021: 74)…New industries flooded Goleta, including aerospace and manufacturing corporations, which would play a significant role in the city's growth in the decades after the war. In the mid-1950s, the completion of the Cachuma Dam project and the arrival of aerospace companies radically changed Goleta's economic structure and built landscape (HRG 2021: 74).
>
> Tracts of single-family residences were frantically subdivided to cater to the rapid population increase caused by the arrival of the aerospace companies, each of which brought several hundred employees to the area. The establishment of the University of California at Santa Barbara campus in 1954 on the former Marine base also increased local demand for housing and amenities in Goleta. As the only available land in Goleta was dedicated to agriculture, the creation of residential subdivisions necessarily caused a decrease in the area's agricultural activity (HRG 2021: 74-75).

> By 1969, Goleta had transformed from a small agricultural town to a booming industrial zone and accompanying residential suburb. Prior to World War II, Goleta's residential development consisted of isolated farmhouses and a neighborhood of small single- and multi-family homes. The neighborhood, situated to the north of Goleta's commercial center, was laid out on a grid pattern, with narrow lots and few sidewalks (HRG 2021: 74-75).
>
> Property owners purchased parcels and subsequently constructed their own homes. During the postwar era, Goleta's residential subdivisions were developed on land formerly dedicated to walnut and lemon orchards…Between 1956 and 1958, nearly $30 million in construction occurred in the Goleta Valley, including nearly 1,000 new homes in seven subdivisions, as well as stores, industrial buildings, and schools (HRG 2021: 74-75).

The population in the Goleta Valley area continued to expand in the 1970s, which saw the transition of the Ellwood oil field into the Sandpiper Golf Course. Population in the area reached 66,000 by 1972 and rose to 68,250 in 1975 (Goleta Sun 1972: 1; Thermos 1975: 4). Subsequent decades saw relatively stable development and population, and the City of Goleta was officially incorporated in 2002 (Guentz 2022).

Shed Style/Third Bay Area Tradition

The Sandpiper's clubhouse was constructed in 1972 and was designed by the firm Warner, Morris, and Wilson with associate Paul Gray (Goleta Valley Sun 1971: 1). The building can be considered a Shed style (c. 1965-1990) building that exhibits features influenced by the Third Bay Tradition (approximately c. 1960s – c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area. Both the Shed style and the Third Bay Tradition utilize similar design elements, including wood shingle cladding or plain wood siding, vertical box forms, bold diagonals, counterpointed shapes, multiple massing, and shed roof forms (Brown 2011: 139). Roofs are frequently multi-directional and used to give an effect of colliding geometric shapes. These also buildings have a box like asymmetrical form with minimal exterior details, other than irregularly placed and sized windows (McAlester 2015: 649).

The Shed style and the Third Bay Tradition are closely linked, with the development of Sea Ranch in Sonoma County in the Third Bay Tradition spurring the popularization of the Shed style nationally (DAHP ND; McAlester 2015: 649-653; Brown 2011: 139). Sea Ranch is a planned community constructed in the early 1960s located approximately 124 mile north of San Francisco. Sea Ranch introduced "innovative ways of designing a dwelling and placing it into native landscapes" (McAlester 2015: 650). Buildings at Sea Ranch were built of vernacular forms clad with unpainted wood materials, which were inspired by structures found on old farms and western mines. Two primary architecture firms were involved in the development of Sea Ranch: Charles Moore (Moore Lyndon Turnbull Whitiker) and Joseph Esherick (Joseph Esherick and Associates) (McAlester 2015: 650). The development of Sea Ranch and the Third Bay Tradition corresponded with the "rise in mass-housing and condominium home ownership" (Brown 2011: 139) which diffused its design elements associated into the national vernacular. The Shed style evolved beyond one-of-a kind architect-designed homes into widespread house pattern books used by builders in this period (McAlester 2015: 650). As it proliferated, the Shed style was also used in the development of tract housing in California (California Department of Transportation 2011: 92-94).

Sea Ranch and the Shed style also reflected major social factors in the 1960s and 1970s, as the style's genesis came from useful and simply built structures, such as barns and folk homes, which was in synch with the interest in "architecture without architects" movement of the 1960s and 1970s. Sea Ranch's requirements that house be placed in harmony with natural landscape features such as meadows and forests, also corresponded with the emerging environmental movement of the 1970s (McAlester 2015: 650).

With the popularity of Sea Ranch, architectural publications began to feature Shed style buildings more frequently,

contributing to increased construction of the style by builders. In A*rchitectural Record*'s "Record Houses 1967," for example, six houses were featured in the Shed style. Shed style buildings were also relatively easy and inexpensive to construct, which contributed to the style's popularity. The use of the style likely spread further upon Charles Moore's appointment as Dean of the Yale School of Architecture from 1965 to 1970. (McAlester 2015: 650). The Shed style was most commonly applied to single and multi-family residences and small commercial buildings. The style declined in popularity by circa 1990 (DAHP ND; McAlester 2015: 649-653).

Character-defining features of the Shed style include the following ;

- Box-like asymmetrical form
- Shed roof forms, generally multi-directional and occasionally coupled with a gable roof
- Wood cladding (vertical, diagonal, horizontal, or shingles)
- Smooth roof-wall junction commonly with little or no overhang
- Varied window sizes and shapes
- May have clerestory windows
- Typically 1-1.5 stories high
- Recessed entrances

Shed Style/Third Bay Area Tradition in Goleta

The Sandpiper clubhouse is a Shed style building that exhibits features influenced by the Third Bay Tradition. In addition to reviewing the existing documentation of architectural styles and identified designated and potential historical resources, Dudek conducted a windshield survey of Goleta on March 22, 2023, of neighborhoods that the 2022 citywide historic context identified as having buildings constructed in the time period that the Shed style and Third Bay Tradition were popular (c. 1960s – 1990s). This survey covered Lake Los Carneros North, El Encanto Heights, and the Old Town Heritage Overlay District. While the windshield survey and desktop surveys conducted via Google Maps and Google Earth did not identify any additional examples of buildings constructed in the Shed style that are clad in wood shingles like the Sandpiper clubhouse, these survey efforts identified tract houses developed in the late 1960s and early 1970s that exhibit modest characteristics of the Shed style, such as slanted Shed-style roofs; one-story height; and boxlike asymmetrical forms.

The City of Goleta's Historic Resources Inventory does not include any buildings designed in the Third Bay Tradition or the Shed style, nor does the City's list of designated landmarks (City of Goleta 2021a; City of Goleta 2021b). The City's historic context statement includes a table identifying the architectural styles found in Goleta, but the table does not include any residences in the Third Bay Tradition, Shed style, or Sea Ranch Style (as the Shed style is sometimes called). The most closely related style in the table is the Mid-Century Modern style (HRG 2021: 92-107).

Sandpiper Golf Course History

Prior to the construction of the Sandpiper Golf Course in 1972, the land was the Ellwood oil field, which was operational from 1928 to circa 1966 at which time ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located directly north of the Sandpiper Golf Course (HRG 2021: 86). No longer utilizing the land on which the Sandpiper now sits, ARCO leased it to Ken Hunter Jr., an oil broker and real estate investor, and approximately 40 limited partners in 1971 (Wennergren 1990: 33). Ken Hunter, Jr. was born in Pasadena, California and attended Pasadena City College and the University of Southern California. He enlisted in the Navy in 1943, and later earned a business degree at USC. His father was

a petroleum geologist and engineer, and Hunter followed in his father's footsteps, working for both established oil companies and as an independent oil producer (Santa Maria Times 2000: 2).

In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc and the San Geronimo Golf Course in Marin County (Wennergren 1990: 33). In addition, Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11). Hunter also owned various other businesses, including the hazardous waste disposal company Casmalia Resources founded in 1972, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2).

The construction of the Sandpiper faced challenges due both to its larger than average size at 170 acres (approximately 50 acres more than most courses) and because the golf course was developed on an abandoned oil field (Glick 1973: 55). Despite these challenges, the Sandpiper's construction was rapid; it opened its doors to the public in October 1972. One newspaper article noted that "most courses take 2-3 years to be constructed. It took just 17 days shy of a year for the Sandpiper to take shape" (Loveton 1983: NP). The Sandpiper Golf Course was designed by William Francis Bell. The course's 7,029 yards included "four par fives and four par threes, two of which are 236 and 229 yards long" (Buttita 1972: 67).

1990 to Present

ARCO sold the land on which the Sandpiper sits to the Aradon Corporation, an entity operated by Japanese investors in 1990. Ken Hunter Jr. still maintained a lease on the land until 2002 and according to his obituary, continued to operate the Sandpiper until his death in 2000 (Wennergren 1990: 33). Aradon Corporation sold the Sandpiper Golf Course to the Golf Trust of America in 1998 for $32 million (Loveton 1998: C2; van de Kamp 2002). The Golf Trust of America was a real estate management LLC that purchased and operated approximately 42 golf courses in the United States at its peak. Although the company proposed improvements to the Sandpiper Golf Course in 1999, it ultimately faced financial difficulties and began to sell its holdings, including the Sandpiper, at the turn of the 21st century as part of its liquidation plan (van de Kamp 2002; Kreutz 2004: 21). In 2002, the Ty Warner Hotels and Resorts started the process of purchasing the Sandpiper, taking ownership of the course by 2003. The company continues to own and operate the Sandpiper Golf Course to this day (van de Kamp 2002; Kreutz 2003: 26).

Sandpiper Clubhouse

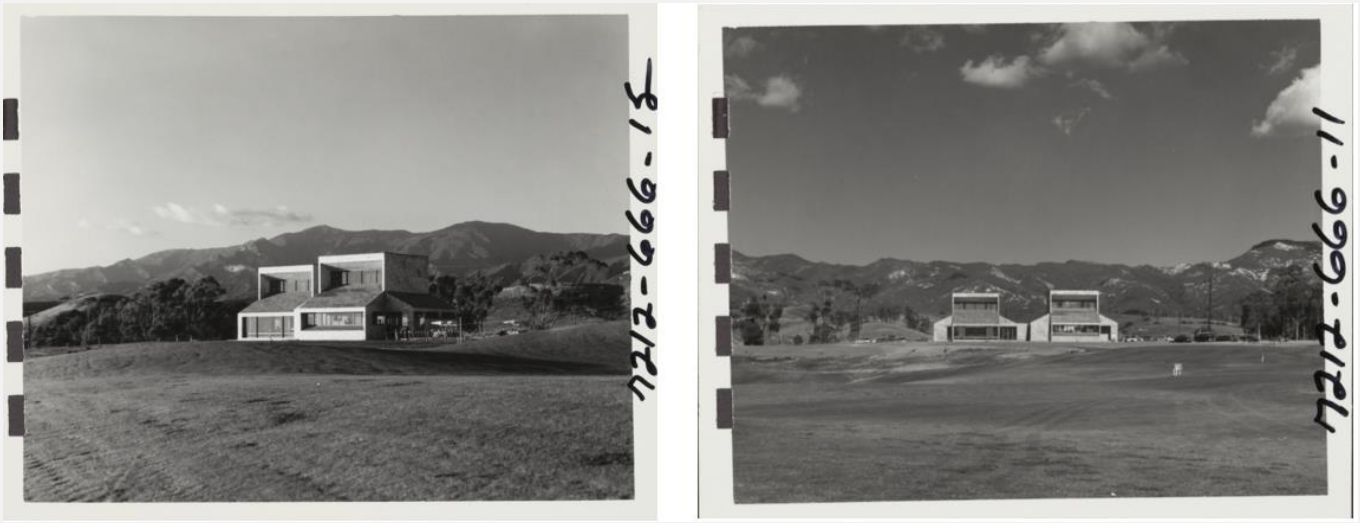
The original building permit for the Sandpiper Golf Course was filed in March 1972 and the Sandpiper opened its doors to the public in October 1972. The Sandpiper clubhouse was designed by the firm Warner, Morris, and Wilson with associate Paul Gray in the Shed style with influences of the Third Bay Tradition. The Shed style was popular in the 1960s and 1970s in part due to its ability to be constructed expediently and cost-efficiently. It is not known why this architectural style was chosen for the property, but it is possible that the short timeline for the Sandpiper's opening, as well as the golf course's coastal location which evokes Sea Ranch in Sonoma County, influenced the selection of the clubhouse's style (Loveton 1983: NP; McAlester 2015: 650; Brown 2011: 139). According to a short blurb in the *Goleta Valley Sun*, the clubhouse "will use the weathered timbers from the abandoned Ellwood piers" (Goleta Valley Sun 1971: 1). Exhibits 1 and 2 below are photographs taken by photographer Wayne Thom of the clubhouse shortly after its construction in 1972 (courtesy of the University of Southern California Special Collections).

In 1972, the same year as the completion of the Sandpiper's clubhouse, Jack Warner and Paul Gray formed their own architectural partnership called Warner and Gray (HCC 2023; GGA NDc). While the Sandpiper clubhouse's original building permit states that Warner, Morris, and Wilson were the architects, subsequent building permits for alterations and the construction of the shed and garage list Warner and Gray as the architects, indicating that it is likely that Jack Warner and Paul Gray worked on the Sandpiper's original clubhouse.

Exhibit 1. View of the clubhouse's west elevation in the evening; the presently existing concrete patio and outside dining area on the west and south elevation is not extant (L), view to the east. View of the clubhouse's west and north elevations, view to the east (R) (Wayne Thom Photography Collection. University of Southern California Special Collections)



Exhibit 2. 1972 photographs showing the west elevation of the clubhouse shortly after their completion, view to the east (Wayne Thom Photography Collection. University of Southern California Special Collections)



Warner, Morris, and Wilson and associate Paul Gray

According to its original building permit, the Sandpiper clubhouse was constructed in 1972 by the firm of Warner, Morris, and Wilson. Newspaper articles in 1971 also states that associate Paul Gray worked on the clubhouse (Golden Coast News 1971: 3; Goleta Valley Sun 1971: 1). Warner, Morris, and Wilson were a Santa Barbara-based firm comprised of partners Jack Warner, James Morris, and Charles Wilson (HCC 2023). The firm worked in the Santa Barbara area and was known for its work at the Birnam Wood County Club, a project which involved the conversion of a lemon-packing facility for a clubhouse (WGA ND). The firm continued to work for country clubs, including the Monterey Peninsula Country Club at Pebble Beach, the Bel Air Country Club, and The Valley Club in Montecito. Research indicates that many of these clubhouse commissions involved renovations to already-existing clubhouses. The firm also designed custom-designed residential structures, most of which are located in Southern California (HCC 2023). Research through the Avery Index to Periodicals identified two examples of the firms' work that were featured in architectural publications:

- Spring 1970: A Santa Barbara single-family residence published on the cover of the cover of the Spring 1970 edition of *Architectural Digest* (Architectural Digest 1970b)
- Winter 1970: A Santa Barbara single-family residence that was featured in an article of the Winter 1970 edition of *Architectural Digest* (Architectural Digest 1970a)

Jack Warner (1927-2012) and Paul Gray (1935-2010) were both members of the American Institute of Architects (AIA) and were active in the Santa Barbara area, operating the firm Warner and Gray from 1972 until 1999. One of Warner and Gray's most notable commissions was the design for the Alice Keck Park Wing at the Santa Barbara Museum of Art, as well as a secondary elevation on the museum's east elevation. Paul Gray was in charge of the additions. Two years later, Gray designed the Virginia Steele Scott Galleries of American Art at The Huntington Library (1984) (South Pasadena Review 1984: 7; Lompoc Record 1983: 8; Golden Coast News 1967: 3). Over the span of 27 years, Gray designed over "thirty residential projects and over twenty Museum and Commercial buildings" with Warner and Gray (GGA NDc). Research through the Avery Index to Periodicals identified three examples of the firm's work being published in architectural periodicals:

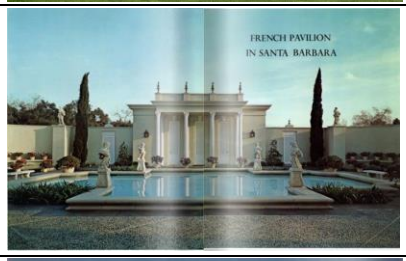
- Spring 1977: The Gray residence in Santa Barbara, California was included in "Building Types Study 503: Record Houses of 1977" in the Spring 1977 edition of *Architectural Digest* (Architectural Digest 1977)
- 1997: An article discussing the interior design of a single-family residence in Montecito that was originally built by Warner and Gray in 1974 (Drohojowska-Philp 1997)
- 1987: An article discussing a single-family residence designed by Warner and Gray in *Home and Garden*. Research did not locate a copy of this article.

Warner and Gray operated until 1999, at which point the partnership was sold to Warner and became the Warner Group Architects Inc. Paul Gray also opened his own firm, Gray and Gray, with his daughter Martha Gray. Later, Paul Gray's son, Will Gray, joined the firm. Paul Gray died in 2010 at the age 74, and in 2016, Will earned his Architectural license and reestablished Gray and Gary architects as a partner alongside Martha. Gray and Gray continues to operate today (GGA 2023). The Warner Group Architects, Inc. was established under the leadership of Thiep Cung, AIA., who initially joined the firm in 1995 as an architect when it was still Warner & Gray. In 2005, Warner retired as Chief Executive Officer (CEO) of the firm, and Cung succeeded him as CEO. Seven years later, Warner passed at the age of 84 (WGA 2023).

Table 1 below includes selected buildings designed by the firm Warner, Morris, and Wilson as well as buildings designed by Warner and Gray. This is not a comprehensive overview of all of the firm's designs but is intended to provide a foundation to understand the firms' bodies of work. Research did not identify any buildings by either firm that have been designated or

found eligible as a historical resource. Research also did not identify the Sandpiper's clubhouse as being called out in any architectural periodicals, newspapers, or materials published by either firm.

Table 1. Selected Properties Designed by Warner, Morris and Wilson or Warner and Gray

Name/Location	Year	Firm	Photograph	Source/Notes
Birnam Woods Country Club Montecito, California	1966	Warner, Morris and Wilson		Golden Coast News 1966: 3
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970b Published on the cover of *Architectural Digest*'s Spring 1970 magazine
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970a Article featured in Winter 1970 edition of *Architectural Digest*
Single-family residence 630 Burk Place, Beverly Hills, California	1971	Warner, Morris and Wilson		Los Angeles Times 2021: J12
El Montecito Verde (31-unit luxury condominium) Montecito, California	1972	Warner, Morris and Wilson		Golden Coast News 1972: 2

NRHP/CRHR/City of Goleta Evaluation of Significance

NRHP/CRHR Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

City of Goleta Criterion 1: Associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation.

The Sandpiper Golf Course clubhouse was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area experienced a substantial population increase, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4). As such, development of the Sandpiper clubhouse appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

NRHP/CRHR Criterion B/2: That are associated with the lives of persons significant in our past.

City of Goleta Criterion 2: Associated with persons significant in local, State, or national history.

The Sandpiper clubhouse was constructed as a support building for the Sandpiper Golf Course, which was developed by local real estate developer Ken Hunter, Jr. Hunter developed several golf courses in California between 1972 and 1994, in addition to operating a hazardous waste business. While Hunter contributed to the development of golf courses in Goleta and the surrounding area broadly, research did not uncover information to indicate that he made a singular and specific significant contribution to this development. In summary the Sandpiper Golf Course does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

NRHP/CRHR Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

City of Goleta Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship or it is a significant example of the work of a notable builder, designer, or architect.

The Sandpiper clubhouse is a Shed style (c. 1965-1990) with influences of the Third Bay Tradition (c. 1960s–c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area (Brown 2011: 139). The Shed style is a more common vernacular iteration of the Third Bay Tradition, popularized due to the widespread dissemination of the style in publications following the completion of Sea Ranch in Sonoma in the 1960s. The clubhouse was constructed in 1972, the peak of the Shed's mass popularity. The Shed style was commonly applied to single family residences and small

commercial structures, as it was fast and relatively inexpensive to construct. While the Sandpiper's clubhouse has some character-defining features of the Shed style/Third Bay Area Tradition, such as its boxy form and massing and wood shingle cladding, it does not represent a fully developed articulation of the style. The property's primary roofs are flat, and it lacks the character-defining diagonal intersecting roofs of Third Bay Area Tradition and Shed style buildings.

The clubhouse was designed by Warner, Morris, and Wilson, a local Santa-Barbara area firm active from 1966 to 1972, with then-associate Paul Gray. Jack Warner and Paul Gray formed an architectural partnership in 1972, the same year the clubhouse was constructed, and research indicates that their new firm, Warner and Gray, was hired for subsequent alterations. The clubhouse represents this transitionary period between two firms. For a property to be eligible for its association with an architect or firm, it needs to represent an important moment of the architect's career. The Sandpiper clubhouse does not appear to be a particularly important commission within Warner and Gray's body of work. There are better examples of the firms' work in the Santa Barbara area, including residential structures which appear to have been a large part of the firms' practices. Warner, Morris, and Wilson had two residential properties published in Architectural Digest and Warner and Gray had three residential projects published in various architectural publications; the Sandpiper was never published, nor were any of either firm's non-residential projects. Other notable buildings and additions in the area completed by the firms, including the Alice Keck Park Wing of the Santa Barbara Museum of Art (1984; Warner and Gray, designed by Paul Gray; renovated in 2006) and the Birnam Wood Country Club (1968; Warner, Morris, and Wilson).

Ellwood pier remnants were utilized in the construction of the clubhouse for framing and roof bracing. These pier remnants are visible on the interior of the building and are not visible on the building's exterior. They do not appear to represent the use of indigenous materials or craftsmanship and do not appear to warrant special consideration under the City of Goleta's Criterion 3.

The clubhouse was constructed using well-documented and common construction techniques and methods and does not embody distinctive characteristics of a type, period or method of construction and does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In summary of all considerations, the clubhouse does not appear individually eligible under NRHP Criterion C, CRHR Criterion 3 or City of Goleta Criterion 3.

NRHP/CRHR Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

City of Goleta Criterion 4: Has yielded or has the potential to yield information important to the history of prehistory of the city, State, or nation.

The Sandpiper clubhouse station is likely not significant under Criterion D/4/4 as a source, or potential source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

Because the Sandpiper clubhouse lacks significance to meet any of the NRHP, CRHR, or City of Goleta listing criteria, an analysis of the property's physical integrity was considered unwarranted and immaterial to the overall finding that this property is ineligible for listing. As such, this evaluation concludes that the Sandpiper clubhouse is not a historical resource for the purposes of CEQA as defined under 14 CCR § 15064.5(a).

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Photographs (cont.):

Photograph 2. West elevation of the clubhouse, view to the east (Dudek, IMG_3317).



Photograph 3. East elevation of the Sandpiper clubhouse from the parking lot, view to the west (Dudek, IMG_3367).



Photograph 4. West elevations of the clubhouse within the setting of the Sandpiper Golf Course, view to the east (Dudek, IMG_2061).



Photograph 5. Interior bracing in the clubhouse that appears to have been taken from the former Ellwood Piers, view to the north (Dudek, IMG_3290).



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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings_____
Review Code Reviewer Date

Page 1 **of** 14 ***Resource Name or #:** (Assigned by recorder) Sandpiper Comfort Station
P1. Other Identifier: 7925 Hollister Avenue; Sandpiper Golf Course Comfort Station

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Santa Barbara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- **b. USGS 7.5' Quad** Goleta **Date** 2023 **T** 4N; **R** 29W; **of** **of Sec** 15 & 22; Goleta **B.M.**
- c. Address 7925 Hollister Avenue City Goleta Zip 93117
- d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 232821 mE/ 3813770 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 079-210-059

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-and-a-half story, Shed Style/Third Bay Tradition style, building is rectangular in plan and clad with wood shingles. Likewise, the building features a wood shingle shed roof with no overhang (Photograph 1). The building includes entrances on the west and east elevations with wood, single-panel doors. Each entrance is enclosed by a wood shingle fence surrounding the east and west elevations and part of the primary (south) elevation. Fenestration is regular and grouped including metal sash, jalousie windows obscured by metal security bars. [See Continuation Sheet]

***P3b. Resource Attributes:** (List attributes and codes) HP11. Other
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



***P5b.** Description of Photo: (view, date, accession #) The primary (south) and east elevations of the comfort station, view looking north. 5/10/2023 (Dudek, IMG_2091)

***P6.Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1972 (Building permits)

***P7. Owner and Address:**
Sandpiper Golf Trust
7925 Hollister Avenue
Goleta, CA 93117

***P8. Recorded by:**
Claire Cancilla, MSHP
Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2023. Built Environment Inventory and Evaluation Report: Sandpiper Golf Course. Prepared May 2023.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record

State of California - The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sandpiper Clubhouse ***NRHP Status Code** 6Z

B1. Historic Name: Sandpiper Golf Course Comfort Station
B2. Common Name: Sandpiper Comfort Station
B3. Original Use: Comfort Station B4. Present Use: Comfort Station
***B5. Architectural Style:** Shed style with Third Bay Area Tradition influences
***B6. Construction History:** None observed or documented

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

The comfort station is associated with the Sandpiper Golf Course. The APN on which the Sandpiper comfort station sits also contains Bell Canyon at the north end of the parcel and the Barnsdall Rio Grande Service station at the northeastern boundary of the APN. These features are not part of this study.

B9a. Architect: Warner, Gray, and Morris with associate Paul Gray b. Builder: Bailey-Smith Construction
***B10. Significance:** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Sandpiper comfort station does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or as a City of Goleta Landmark. The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the Sandpiper comfort station. [See Continuation Sheet].

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

See **Continuation Sheet** for full list of references.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, MSHP
***Date of Evaluation:** 5/26/2023

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

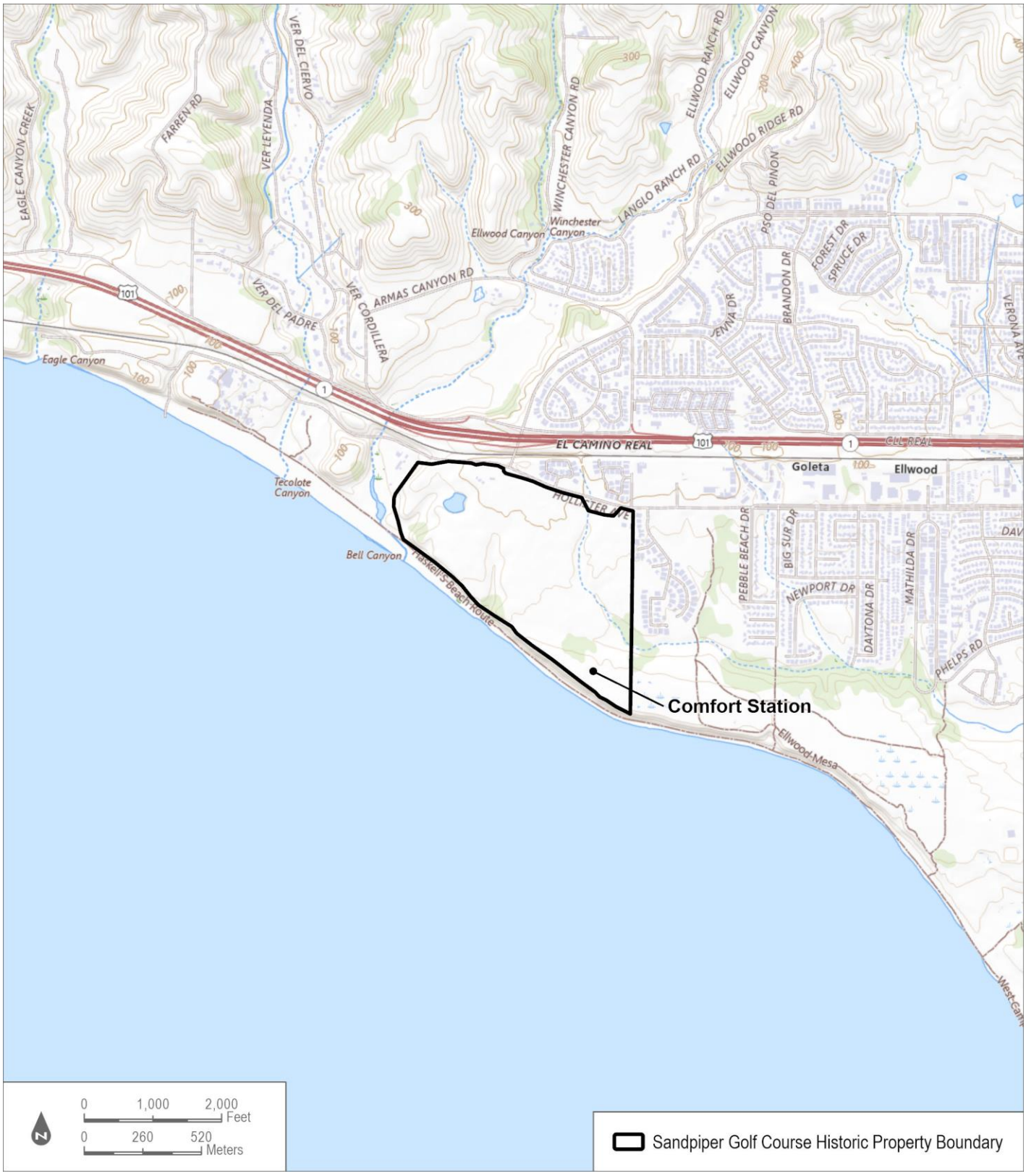
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 14
***Map Name:** Goleta

***Resource Name or #** (Assigned by recorder) Sandpiper Comfort Station
***Scale:** 1:24,000 ***Date of map:** 2023



***B10. Significance:**

Historical Overview of the City of Goleta

The City of Goleta hired Historic Resources Group (HRG) to complete a citywide historic context statement, which was published in March 2021. A summary of the City's history from the historic context statement is included below. This reproduction begins in 1946, the period that covers the lead up to the creation of the Sandpiper Golf Course. As the citywide historic context statement ends at the year 1969, Dudek prepared a short paragraph summarizing major development trends in Goleta from 1969 to the present day.

> CONTEXT: POST-WORLD WAR II DEVELOPMENT (1946-1969)
>
> The Goleta area underwent dramatic changes during and after World War II. The creation of a Marine base at the Santa Barbara Municipal Airport temporarily increased the local population and created new business for local commercial enterprises…The nearby Ellwood oil field also proved pivotal in the war effort, providing some of the oil and gasoline necessary for military ships, planes, and vehicles (HRG 2021: 74).
>
> The Southern California phenomenon of a postwar population boom and concurrent housing shortage experienced by returning GIs and their families largely bypassed Goleta, which remained a small farming community into the mid-1950s….the Highway 101 bypass, constructed in 1947, drew traffic to the freeway instead of the city's surface streets, isolating downtown Goleta during this period, and hampering commercial development immediately after the war (HRG 2021: 74).
>
> Agriculture continued to be the driving economic force in Goleta during the 1940s and early 1950s. However, the farming industry was threatened by a lack of water in 1948. It was not until the Cachuma Dam was completed in 1953 that Goleta experienced significant post-World War II growth (HRG 2021: 74)…New industries flooded Goleta, including aerospace and manufacturing corporations, which would play a significant role in the city's growth in the decades after the war. In the mid-1950s, the completion of the Cachuma Dam project and the arrival of aerospace companies radically changed Goleta's economic structure and built landscape (HRG 2021: 74).
>
> Tracts of single-family residences were frantically subdivided to cater to the rapid population increase caused by the arrival of the aerospace companies, each of which brought several hundred employees to the area. The establishment of the University of California at Santa Barbara campus in 1954 on the former Marine base also increased local demand for housing and amenities in Goleta. As the only available land in Goleta was dedicated to agriculture, the creation of residential subdivisions necessarily caused a decrease in the area's agricultural activity (HRG 2021: 74-75).
>
> By 1969, Goleta had transformed from a small agricultural town to a booming industrial zone and accompanying residential suburb. Prior to World War II, Goleta's residential development consisted of isolated farmhouses and a neighborhood of small single- and multi-family homes. The neighborhood, situated to the north of Goleta's commercial center, was laid out on a grid pattern, with narrow lots and few sidewalks (HRG 2021: 74-75).
>
> Property owners purchased parcels and subsequently constructed their own homes. During the postwar era, Goleta's residential subdivisions were developed on land formerly dedicated to walnut and lemon orchards…Between 1956

and 1958, nearly $30 million in construction occurred in the Goleta Valley, including nearly 1,000 new homes in seven subdivisions, as well as stores, industrial buildings, and schools (HRG 2021: 74-75).

The population in the Goleta Valley area continued to expand in the 1970s, which saw the transition of the Ellwood oil field into the Sandpiper Golf Course. Population in the area reached 66,000 by 1972 and rose to 68,250 in 1975 (Goleta Sun 1972: 1; Thermos 1975: 4). Subsequent decades saw relatively stable development and population, and the City of Goleta was officially incorporated in 2002 (Guentz 2022).

Shed Style/Third Bay Area Tradition

The Sandpiper's comfort station was constructed in 1972 and was designed by the firm Warner, Morris, and Wilson with associate Paul Gray (Goleta Valley Sun 1971: 1). The building can be considered a Shed style (c. 1965-1990) building that exhibits features influenced by the Third Bay Tradition (approximately c. 1960s – c. 1970s), which is a regional iteration of late-century modernism rooted in the San Francisco Bay Area. Both the Shed style and the Third Bay Tradition utilize similar design elements, including wood shingle cladding or plain wood siding, vertical box forms, bold diagonals, counterpointed shapes, multiple massing, and shed roof forms (Brown 2011: 139). Roofs are frequently multi-directional and used to give an effect of colliding geometric shapes. These also buildings have a box like asymmetrical form with minimal exterior details, other than irregularly placed and sized windows (McAlester 2015: 649).

The Shed style and the Third Bay Tradition are closely linked, with the development of Sea Ranch in Sonoma County in the Third Bay Tradition spurring the popularization of the Shed style nationally (DAHP ND; McAlester 2015: 649-653; Brown 2011: 139). Sea Ranch is a planned community constructed in the early 1960s located approximately 124 mile north of San Francisco. Sea Ranch introduced "innovative ways of designing a dwelling and placing it into native landscapes" (McAlester 2015: 650). Buildings at Sea Ranch were built of vernacular forms clad with unpainted wood materials, which were inspired by structures found on old farms and western mines. Two primary architecture firms were involved in the development of Sea Ranch: Charles Moore (Moore Lyndon Turnbull Whitiker) and Joseph Esherick (Joseph Esherick and Associates) (McAlester 2015: 650). The development of Sea Ranch and the Third Bay Tradition corresponded with the "rise in mass-housing and condominium home ownership" (Brown 2011: 139) which diffused its design elements associated into the national vernacular. The Shed style evolved beyond one-of-a kind architect-designed homes into widespread house pattern books used by builders in this period (McAlester 2015: 650). As it proliferated, the Shed style was also used in the development of tract housing in California (California Department of Transportation 2011: 92-94).

Sea Ranch and the Shed style also reflected major social factors in the 1960s and 1970s, as the style's genesis came from useful and simply built structures, such as barns and folk homes, which was in synch with the interest in "architecture without architects" movement of the 1960s and 1970s. Sea Ranch's requirements that house be placed in harmony with natural landscape features such as meadows and forests, also corresponded with the emerging environmental movement of the 1970s (McAlester 2015: 650).

With the popularity of Sea Ranch, architectural publications began to feature Shed style buildings more frequently, contributing to increased construction of the style by builders. In A*rchitectural Record*'s "Record Houses 1967," for example, six houses were featured in the Shed style. Shed style buildings were also relatively easy and inexpensive to construct, which contributed to the style's popularity. The use of the style likely spread further upon Charles Moore's appointment as Dean of the Yale School of Architecture from 1965 to 1970. (McAlester 2015: 650). The Shed style was most commonly applied to single and multi-family residences and small commercial buildings. The style declined in popularity by circa 1990 (DAHP ND; McAlester 2015: 649-653).

Character-defining features of the Shed style include the following ;

- Box-like asymmetrical form
- Shed roof forms, generally multi-directional and occasionally coupled with a gable roof
- Wood cladding (vertical, diagonal, horizontal, or shingles)
- Smooth roof-wall junction commonly with little or no overhang
- Varied window sizes and shapes
- May have clerestory windows
- Typically 1-1.5 stories high
- Recessed entrances

Shed Style/Third Bay Area Tradition in Goleta

The comfort station is a Shed style building that exhibits features influenced by the Third Bay Tradition. In addition to reviewing the existing documentation of architectural styles and identified designated and potential historical resources, Dudek conducted a windshield survey of Goleta on March 22, 2023, of neighborhoods that the 2022 citywide historic context identified as having buildings constructed in the time period that the Shed style and Third Bay Tradition were popular (c. 1960s – 1990s). This survey covered Lake Los Carneros North, El Encanto Heights, and the Old Town Heritage Overlay District. While the windshield survey and desktop surveys conducted via Google Maps and Google Earth did not identify any additional examples of buildings constructed in the Shed style that are clad in wood shingles like the Sandpiper comfort station, these survey efforts identified tract houses developed in the late 1960s and early 1970s that exhibit modest characteristics of the Shed style, such as slanted Shed-style roofs; one-story height; and boxlike asymmetrical forms.

The City of Goleta's Historic Resources Inventory does not include any buildings designed in the Third Bay Tradition or the Shed style, nor does the City's list of designated landmarks (City of Goleta 2021a; City of Goleta 2021b). The City's historic context statement includes a table identifying the architectural styles found in Goleta, but the table does not include any residences in the Third Bay Tradition, Shed style, or Sea Ranch Style (as the Shed style is sometimes called). The most closely related style in the table is the Mid-Century Modern style (HRG 2021: 92-107).

Sandpiper Golf Course History

Prior to the construction of the Sandpiper Golf Course in 1972, the land was the Ellwood oil field, which was operational from 1928 to circa 1966 at which time ARCO and Mobil established the Ellwood Onshore Oil and Gas Processing Facility located directly north of the Sandpiper Golf Course (HRG 2021: 86). No longer utilizing the land on which the Sandpiper now sits, ARCO leased it to Ken Hunter Jr., an oil broker and real estate investor, and approximately 40 limited partners in 1971 (Wennergren 1990: 33). Ken Hunter, Jr. was born in Pasadena, California and attended Pasadena City College and the University of Southern California. He enlisted in the Navy in 1943, and later earned a business degree at USC. His father was a petroleum geologist and engineer, and Hunter followed in his father's footsteps, working for both established oil companies and as an independent oil producer (Santa Maria Times 2000: 2).

In addition to the Sandpiper, Hunter owned several other golf courses, including the La Purisima Golf Course in Highway 246 between Buellton and Lompoc and the San Geronimo Golf Course in Marin County (Wennergren 1990: 33). In addition, Hunter and his business partner Mike McGinnis designed and opened the Hunter Ranch Golf Course in Paso Robles in 1994. A newspaper article notes that the Hunter Ranch Golf Course was the fifth golf course opened by Hunter (Blinkwolt 1994: 11).

Hunter also owned various other businesses, including the hazardous waste disposal company Casmalia Resources founded in 1972, which operated a large landfill that primarily catered to the oil and gas industry (Dodson 1985: 81; Santa Maria Times 2000: 2).

The construction of the Sandpiper faced challenges due both to its larger than average size at 170 acres (approximately 50 acres more than most courses) and because the golf course was developed on an abandoned oil field (Glick 1973: 55). Despite these challenges, the Sandpiper's construction was rapid; it opened its doors to the public in October 1972. One newspaper article noted that "most courses take 2-3 years to be constructed. It took just 17 days shy of a year for the Sandpiper to take shape" (Loveton 1983: NP). The Sandpiper Golf Course was designed by William Francis Bell. The course's 7,029 yards included "four par fives and four par threes, two of which are 236 and 229 yards long" (Buttita 1972: 67).

1990 to Present

ARCO sold the land on which the Sandpiper sits to the Aradon Corporation, an entity operated by Japanese investors in 1990. Ken Hunter Jr. still maintained a lease on the land until 2002 and according to his obituary, continued to operate the Sandpiper until his death in 2000 (Wennergren 1990: 33). Aradon Corporation sold the Sandpiper Golf Course to the Golf Trust of America in 1998 for $32 million (Loveton 1998: C2; van de Kamp 2002). The Golf Trust of America was a real estate management LLC that purchased and operated approximately 42 golf courses in the United States at its peak. Although the company proposed improvements to the Sandpiper Golf Course in 1999, it ultimately faced financial difficulties and began to sell its holdings, including the Sandpiper, at the turn of the 21st century as part of its liquidation plan (van de Kamp 2002; Kreutz 2004: 21). In 2002, the Ty Warner Hotels and Resorts started the process of purchasing the Sandpiper, taking ownership of the course by 2003. The company continues to own and operate the Sandpiper Golf Course to this day (van de Kamp 2002; Kreutz 2003: 26).

Sandpiper Comfort Station

The Sandpiper comfort station was constructed in 1972, concurrently with the Sandpiper Golf Course. The comfort station was designed by the firm Warner, Morris, and Wilson with associate Paul Gray in the Shed style with influences of the Third Bay Tradition. The Shed style was popular in the 1960s and 1970s in part due to its ability to be constructed expediently and cost-efficiently. It is not known why this architectural style was chosen for the property, but it is possible that the short timeline for the Sandpiper's opening, as well as the golf course's coastal location which evokes Sea Ranch in Sonoma County, influenced the selection of the style (Loveton 1983: NP; McAlester 2015: 650; Brown 2011: 139). In 1972, the same year as the completion of the Sandpipe's buildings, Jack Warner and Paul Gray formed their own architectural partnership called Warner and Gray (HCC 2023; GGA NDc).

Warner, Morris, and Wilson and associate Paul Gray

The Sandpiper comfort station was constructed in 1972 by the firm of Warner, Morris, and Wilson with associate Paul Gray (Golden Coast News 1971: 3; Goleta Valley Sun 1971: 1). Warner, Morris, and Wilson were a Santa Barbara-based firm comprised of partners Jack Warner, James Morris, and Charles Wilson (HCC 2023). The firm worked in the Santa Barbara area and was known for its work at the Birnam Wood County Club, a project which involved the conversion of a lemon-packing facility for a clubhouse (WGA ND). The firm continued to work for country clubs, including the Monterey Peninsula Country Club at Pebble Beach, the Bel Air Country Club, and The Valley Club in Montecito. Research indicates that many of these clubhouse commissions involved renovations to already-existing clubhouses. The firm also designed custom-designed residential structures, most of which are located in Southern California (HCC 2023). Research through the Avery Index to

Periodicals identified two examples of the firms' work that were featured in architectural publications:

- Spring 1970: A Santa Barbara single-family residence published on the cover of the cover of the Spring 1970 edition of *Architectural Digest* (Architectural Digest 1970b)
- Winter 1970: A Santa Barbara single-family residence that was featured in an article of the Winter 1970 edition of *Architectural Digest* (Architectural Digest 1970a)

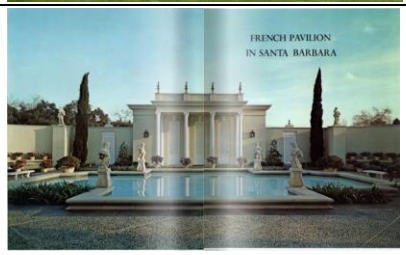
Jack Warner (1927-2012) and Paul Gray (1935-2010) were both members of the American Institute of Architects (AIA) and were active in the Santa Barbara area, operating the firm Warner and Gray from 1972 until 1999. One of Warner and Gray's most notable commissions was the design for the Alice Keck Park Wing at the Santa Barbara Museum of Art, as well as a secondary elevation on the museum's east elevation. Paul Gray was in charge of the additions. Two years later, Gray designed the Virginia Steele Scott Galleries of American Art at The Huntington Library (1984) (South Pasadena Review 1984: 7; Lompoc Record 1983: 8; Golden Coast News 1967: 3). Over the span of 27 years, Gray designed over "thirty residential projects and over twenty Museum and Commercial buildings" with Warner and Gray (GGA NDc). Research through the Avery Index to Periodicals identified three examples of the firm's work being published in architectural periodicals:

- Spring 1977: The Gray residence in Santa Barbara, California was included in "Building Types Study 503: Record Houses of 1977" in the Spring 1977 edition of *Architectural Digest* (Architectural Digest 1977)
- 1997: An article discussing the interior design of a single-family residence in Montecito that was originally built by Warner and Gray in 1974 (Drohojowska-Philp 1997)
- 1987: An article discussing a single-family residence designed by Warner and Gray in *Home and Garden*. Research did not locate a copy of this article.

Warner and Gray operated until 1999, at which point the partnership was sold to Warner and became the Warner Group Architects Inc. Paul Gray also opened his own firm, Gray and Gray, with his daughter Martha Gray. Later, Paul Gray's son, Will Gray, joined the firm. Paul Gray died in 2010 at the age 74, and in 2016, Will earned his Architectural license and reestablished Gray and Gary architects as a partner alongside Martha. Gray and Gray continues to operate today (GGA 2023). The Warner Group Architects, Inc. was established under the leadership of Thiep Cung, AIA., who initially joined the firm in 1995 as an architect when it was still Warner & Gray. In 2005, Warner retired as Chief Executive Officer of the firm, and Cung succeeded him as CEO. Seven years later, Warner passed at the age of 84 (WGA 2023).

Table 1 below includes selected buildings designed by the firm Warner, Morris, and Wilson as well as buildings designed by Warner and Gray. This is not a comprehensive overview of all of the firm's designs but is intended to provide a foundation to understand the firms' bodies of work. Research did not identify any buildings by either firm that have been designated or found eligible as a historical resource.

Table 1. Selected Properties Designed by Warner, Morris and Wilson or Warner and Gray

Name/Location	Year	Firm	Photograph	Source/Notes
Birnam Woods Country Club Montecito, California	1966	Warner, Morris and Wilson		Golden Coast News 1966: 3
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970b Published on the cover of *Architectural Digest*'s Spring 1970 magazine
Single-family residence Santa Barbara, California	1970	Warner, Morris and Wilson		Architectural Digest 1970a Article featured in Winter 1970 edition of *Architectural Digest*
Single-family residence 630 Burk Place, Beverly Hills, California	1971	Warner, Morris and Wilson		Los Angeles Times 2021: J12
El Montecito Verde (31-unit luxury condominium) Montecito, California	1972	Warner, Morris and Wilson		Golden Coast News 1972: 2

NRHP/CRHR/City of Goleta Evaluation of Significance

NRHP/CRHR Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

City of Goleta Criterion 1: Associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State, or nation.

The Sandpiper Golf Course comfort station was constructed after the end of a period of extensive development and growth in the Goleta area. Between 1946 and 1969, the area experienced a substantial population increase, prompting extensive residential tract housing in the 1950s and 1960s which shifted the area's character for primarily agricultural to more suburban (HRG 2021: 74-75). The 1970s saw a continued increase in the Goleta Valley area's population and continued construction, which reached 68,250 by 1975 (Thomas 1975: 4).

As such, development of the Sandpiper comfort station appears to follow an already-established pattern of development that was influenced by broader changes in dominant industries and population patterns in the Goleta Valley area. At some point in the past, all forms of historic-era developments are associated locally or regionally with growth or economic development, actual or intended. As such, this is too common an association to merit a conclusion of historical significance under Criterion A/1/1.

NRHP/CRHR Criterion B/2: That are associated with the lives of persons significant in our past.

City of Goleta Criterion 2: Associated with persons significant in local, State, or national history.

The Sandpiper comfort station was constructed as a support building for the Sandpiper Golf Course, which was developed by local real estate developer Ken Hunter, Jr. Hunter developed several golf courses in California between 1972 and 1994, in addition to operating a hazardous waste business. While Hunter contributed to the development of golf courses in Goleta and the surrounding area broadly, research did not uncover information to indicate that he made a singular and specific significant contribution to this development. In summary the Sandpiper Golf Course does not retain a direct association as a place where an individual who is known for historic contributions in a specific field and the place where they conducted or produced work for which they are known. Therefore, the subject property does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Goleta Criterion 2.

NRHP/CRHR Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

City of Goleta Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship or it is a significant example of the work of a notable builder, designer, or architect.

The Sandpiper comfort station is a utilitarian and modest example of a Shed style (c. 1965-1990) building with influences of the Third Bay Tradition (c. 1960s–c. 1970s) (Brown 2011: 139). The Shed style is a more common vernacular iteration of the Third Bay Tradition, popularized due to the widespread dissemination of the style in publications following the completion of

Sea Ranch in Sonoma in the 1960s. The comfort station was constructed in 1972, the peak of the Shed style's mass popularity. While the Sandpiper's comfort station has some character-defining features of the Shed style/Third Bay Area Tradition, such as its boxy form and massing and wood shingle cladding, as a simple and utilitarian structure it does not represent a fully developed articulation of the style.

The comfort station was designed by Warner, Morris, and Wilson, a local Santa-Barbara area firm active from 1966 to 1972, with then-associate Paul Gray. Jack Warner and Paul Gray formed an architectural partnership in 1972, the same year the comfort station was constructed. The comfort station represents this transitionary period between two firms. For a property to be eligible for its association with an architect or firm, it needs to represent an important moment of the architect's career; the Sandpiper comfort station does not appear to be an important commission within the firms' broad oeuvres.

The comfort station was constructed using well-documented and common construction techniques and methods and do not embody distinctive characteristics of a type, period or method of construction and does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In summary of all considerations, the comfort station does not appear individually eligible under NRHP Criterion C, CRHR Criterion 3 or City of Goleta Criterion 3.

NRHP/CRHR Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

City of Goleta Criterion 4: Has yielded or has the potential to yield information important to the history of prehistory of the city, State, or nation.

The Sandpiper comfort station is likely not significant under Criterion D/4/4 as a source, or potential source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

Because the Sandpiper comfort station lacks significance to meet any of the NRHP, CRHR, or City of Goleta listing criteria, an analysis of the property's physical integrity was considered unwarranted and immaterial to the overall finding that this property is ineligible for listing. As such, this evaluation concludes that the Sandpiper comfort station is not a historical resource for the purposes of CEQA as defined under 14 CCR § 15064.5(a).

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Appendix E-2

Phase 2 Historic Resources Report for Barnsdall-Rio Grande Gasoline Station

PHASE 2

HISTORIC RESOURCES REPORT

For

Barnsdall-Rio Grande Gasoline Station
City of Goleta Landmark A

7825 Hollister Avenue (APN 079-210-059)

City of Goleta, California

Prepared for

Winick Architects
c/o
Steven Welton, SEPPS
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Prepared by

Pamela Post, Ph.D., Senior Author, and Timothy Hazeltine

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August 5, 2022

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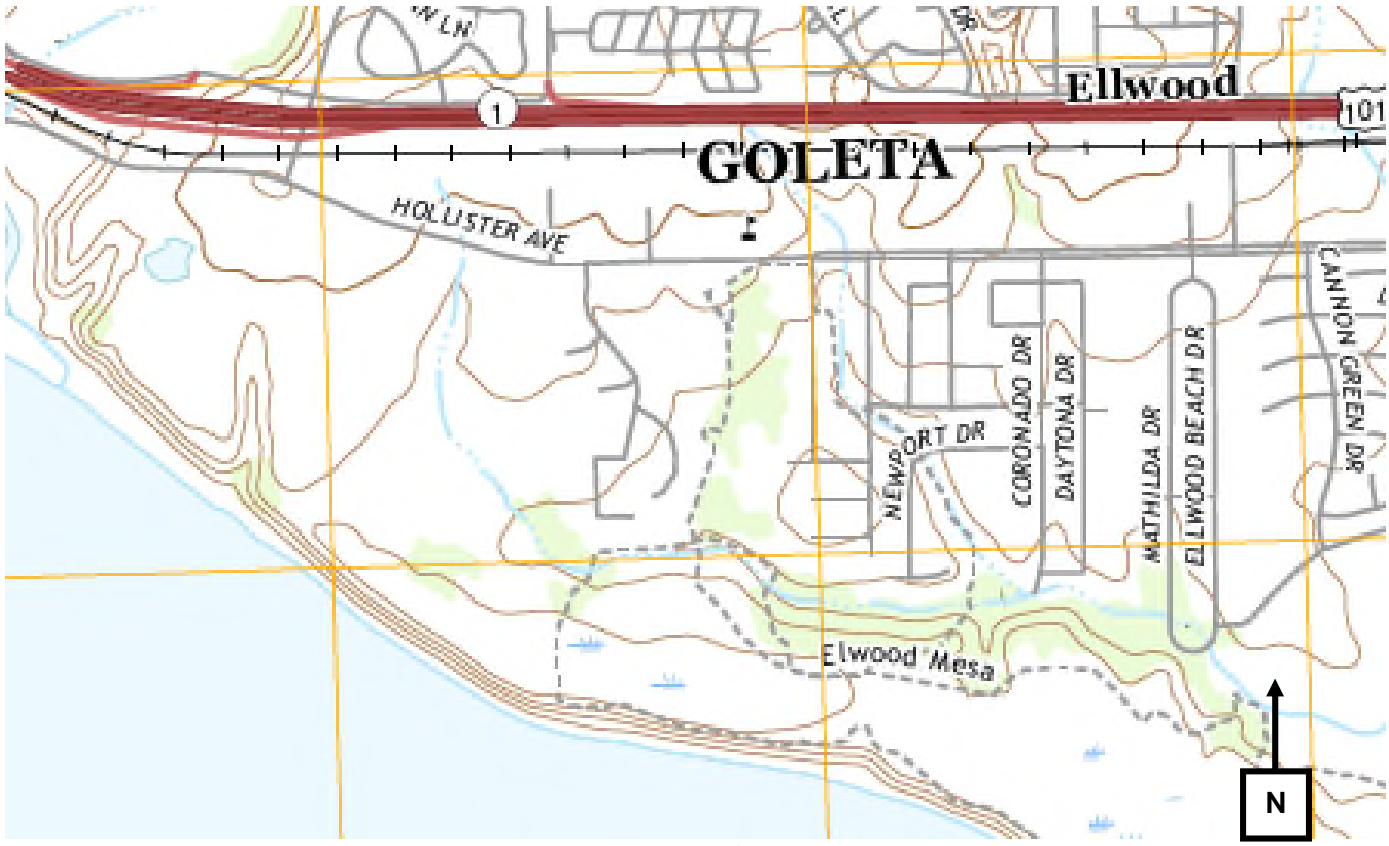
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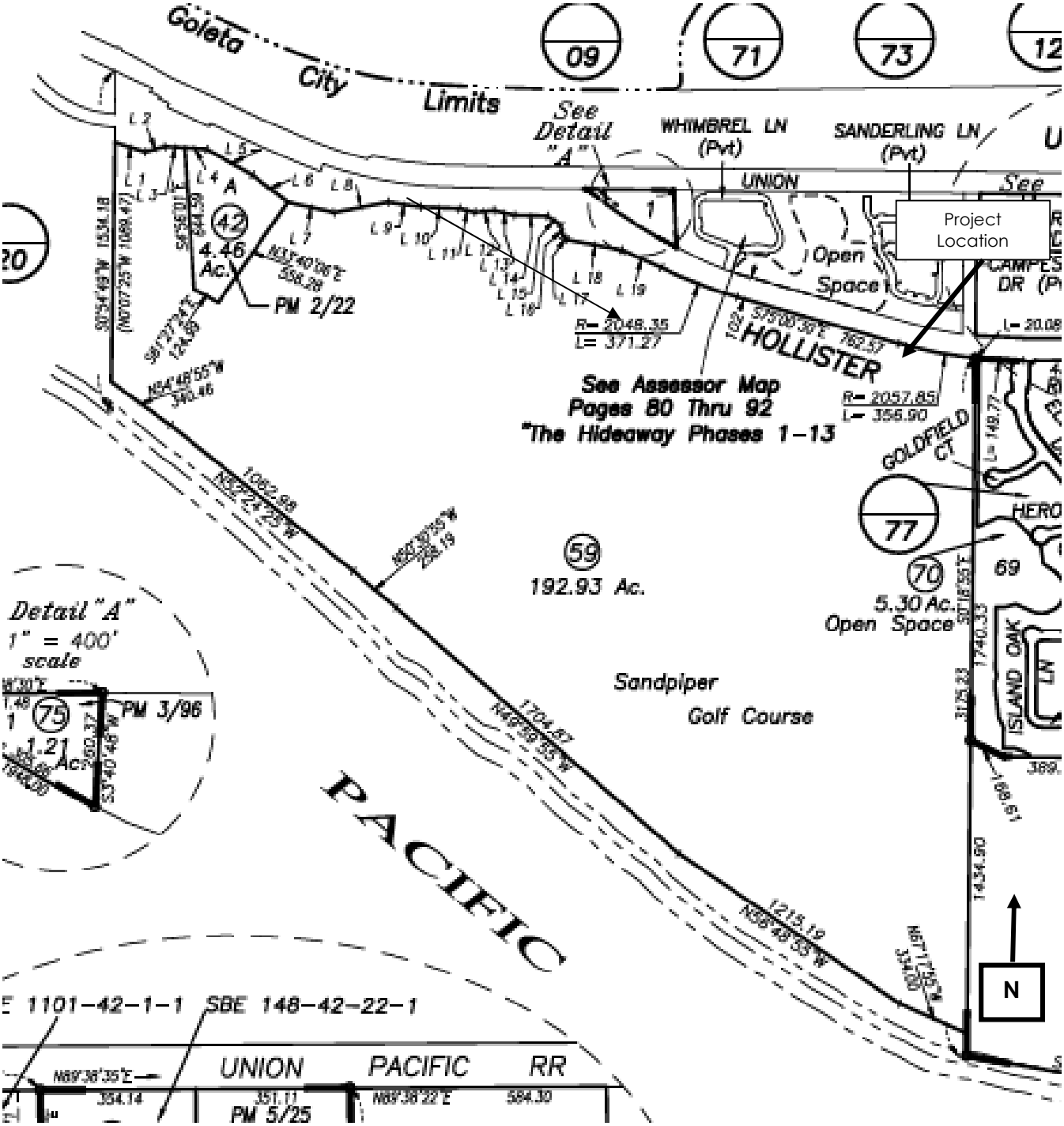
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1.0 INTRODUCTION

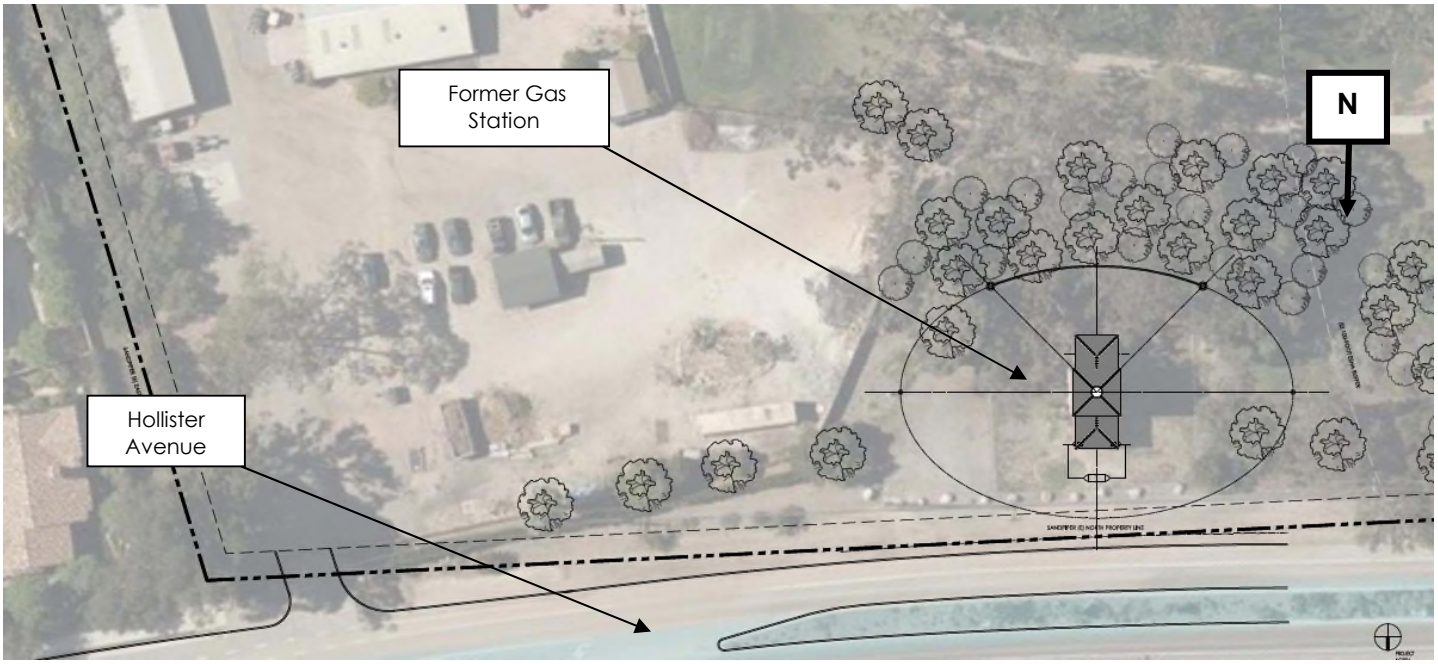
This Phase 2 Historic Resources Report for 7825 Hollister Avenue (APN 079-210-059), a property located in the City of Goleta, in Santa Barbara County, California. The applicant proposes an adaptive reuse and restoration of the former gas station building and the construction of a detached pergola and a detached commercial building. The project parcel is the location of the Barnsdall-Rio Grande Gas Station, a designated City of Goleta Landmark (Landmark #3). This report fulfills the requirement for historic resource design review of proposed alterations or modifications to designated landmarks outlined in the City of Goleta Historic Preservation Ordinance. Pamela Post, Ph.D., senior author, and Timothy Hazeltine prepared this report.



Map 1, Location Map for Project Parcel
(2018 Dos Pueblos Canyon Quadrangle Map, 7.5 Series, United State Geographical Survey)



Map 2, Assessor Parcel Map



Map 3, Existing Site Plan (Winick Architects)

1.2 Regulatory Setting

California Environmental Quality Act (CEQA)

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

1. *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*
2. *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*

3. *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

CEQA Section 15064.5 defines historical resources as follows:

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

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

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

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

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

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

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

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code) or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

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

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

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

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

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

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

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or

resolutions), or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

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

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

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

1.3 City of Goleta Preservation Ordinance and Policies

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

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

1. *Historic Preservation Review. The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in Section 15.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as Outlined in subsection 17.58.060 (B).*

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

    a. *The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or*
    b. *In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with relevant Secretary of the Interior's Standards for the Treatment of Historic Properties, or;*

c. *There is sufficient evidence, including evidence provided by the Applicant, that denial of the proposed alteration would cause immediate hardship because of conditions unique to the specific property.*

1.4 Designations

The Barnsdall Gas Station was designated a City of Goleta under Section D of City Council Resolution 22-10 on April 5, 2022:

> *Add 7825 Hollister Avenue, Barnsdall-Rio Grande Gasoline Station to the Historic Resources Inventory and designate as a Goleta Landmark under Sections 17.33.020 and 17.33.040. Section D. Findings to Add 7825 Hollister Avenue (Barnsdall-Rio Grande Gasoline station) to the Historic Resources Inventory and designate the property as a City of Goleta Landmark (Sections 17.33.020 and 17.33.040).*
>
> *1) The Barnsdall-Rio Grande Gasoline Station located at 7825 Hollister Avenue has been identified as a historic resource as part of the Citywide Historic Resource Survey, conducted using accepted professional practices by the Qualified Preservation Professionals at Historic Resources Group. Further, the Barnsdall-Rio Grande Gasoline Station was previously designated as Landmark #29 by the County of Santa Barbara prior to January 1, 2021. Therefore, in accordance with Section 17.33.020(A), the property meets the criteria established by the City of Goleta to be placed on the Goleta's Historic Resources Inventory.*

1.5 Summary of Findings

A review of the proposed project which includes restoration of the former gas station and its boundary wall and construction of a compatible detached restaurant space and detached pergola has concluded the project is consistent with the Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance.

2.0 SITE HISTORY

The following historic context and site history provides textual and visual information for evaluating project impacts to the designated historic resource.

2.1 History of the Barnsdall Oil Company-Rio Grande Oil Company Gas Station

The genesis of the Barnsdall Oil Company-Rio Grande Oil Company gas station in Goleta, California, began in the late 1920s when test wells were sunk in Tecolote Canyon in an effort to discover oil. However, this effort was short-lived and was soon abandoned when they encountered salt water. Shortly after, Frank Morgan, a geologist working for Rio Grande Oil Company, urged his employer to obtain exploration rights to drill on Ellwood Terrace, a property owned by Kate Den Bell and the Luton-Bell family heirs to Nicolas Den's Rancho Los Dos Pueblos. When Bell died in 1927, her heirs sold the rights to drill on Ellwood Terrace to the Rio Grande Oil Company. The following year, Rio Grande entered into a partnership with the Barnsdall Oil Company to share in the cost of oil exploration. On

June 1, 1928, Rio Grande Oil Company and Barnsdall Oil Company drilled their first well, Luton-Bell No. 1, named in honor of Kate Den Bell, Luton-Bell No. 1 proved highly successful in producing high volumes of oil, and soon plans were made to sink more wells. By April 1930, the Ellwood oil field "was home to 28 oil wells, netting about 42,000 barrels of oil per week, or about 1,500 barrels per week" (Scott-McIntosh Petroleum, Incorporated Collection, circa-1925-1930, Department of Special Collections, University of California, Santa Barbara, Davidson Library) Appendix B, Figures 1 & 2). The oil strike made the Barnsdall-Rio Grande oil companies "major players on the New York Stock Exchange, and almost overnight, they were the county's biggest taxpayer. At one time, Ellwood was the most productive oil field in the world, yielding over 100 million barrels of oil in over three decades" (https://goletahistory.com/ellwood-gasstation/).

Within a year of drilling Luton-Bell No. 1, the two oil companies began infrastructural development, constructing administrative offices, worker's housing, and storage sheds to support the oil facility. As a part of their expansion program, a gas station was planned to be located near the entrance to the oil fields. In considering its design, Barnsdall-Rio Grande wanted the gas station to be a showpiece, reflective of its growing position as a major player in the oil industry. Located on Hollister Avenue at the western end of the Goleta Valley, the gas station, when completed, would occupy "a gateway position for Coast Highway travelers entering or exiting the Santa Barbara area." Hollister Avenue would function as the State Highway until 1947 (Coombs et al. 1986: 93).

During the pre-World War II era, gas stations were usually utilitarian and functional in design, (Appendix B, Figure 3). The Barnsdall-Rio Grande gas station is an example of a high style, Period Revival style gas station in Santa Barbara County. The station served as a signature piece for the Barnsdall-Rio Grande's brand. In 1929, the prestigious Los Angeles architectural firm of Morgan, Walls & Clements was hired to provide a design for the gas station; Andrew Jensen was the general contractor (Coombs et al., 1986: 91). The gas station was designed in an iteration of the Spanish Colonial Revival style, an almost ubiquitous architectural motif in Santa Barbara County between the 1920s and early 1930s.

The Barnsdall Oil Company-Rio Grande Oil Company gas station was completed in 1929 in a design that melded Moorish detailing with the formal characteristics of the Spanish Colonial Revival style (Appendix B, Figures 4 - 8). The Moorish detailing, evident in the large blue and white ceramic tiles, was the work of the Pyramid Tile Company of Santa Barbara. The company, which is still in operation as Pyramid Marble Tile and Masonry, was founded in 1928 by two tile setters, Philip Dannenfelzer and Jack Morey, just a year before the gas station was built (Coombs et al., 1986: 93; https://www.pyramidmtm.com/history).

In addition to the gas station, a five-foot-high curved masonry wall was constructed to the rear of the station with octagonal piers to hold spotlights and hoses for water and compressed air. To draw the attention of travelers, two flag poles were erected, one for the American flag and one for the California flag, as well as a tall, tower-like structure in the form of an oil derrick with the words "Barnsdall & Rio Grande" emblazoned in paint and neon (Coombs and Olsen, 1985: 12 - 13) (Appendix B, Figure 9). Interestingly, the oil derrick sign has a similar design relationship with that of the oil derrick sign atop the Richfield Building in Los Angeles, completed by Morgan Walls & Clements in 1928, a year before they built the gas station (Appendix B, Figure 10).

In 1931, the gas station won an award for landscaping in the first "Competition for Improvement in Appearance of Service Stations." This award was followed by two more awards, in 1934 and in 1937, where it won a three-star rating from a program to improve the appearance of gas stations (*Montecito Journal*, February 26, 2015: 29).

Shortly after the gas station was completed, a restaurant was built on an adjacent lot. Named the Spud Inn, it was designed in a reductive interpretation of the Spanish Colonial Revival style. The name "spud" was used thematically as a tie to the nearby oil fields because "spud" is a play on the term for starting an oil well. The appellation did not last long, however, and shortly after, the restaurant was renamed El Bar Rio Café and, by 1931, the Wheeler Inn, after its owners, Laurence, and Hilda Wheeler (Coombs, 1985: 15) (Appendix B, Figure 11). The Wheelers soon added an apartment to the restaurant and, with the cessation of Prohibition in 1933, a liquor store. It was reputedly said that the Wheeler Inn was one of the favorite stop-offs for William Randolph Hearst and his companion, Marion Davies, as they traveled between San Simeon and Los Angeles (*Montecito Journal*, February 26, 2015: 29) (The restaurant, apartment, and liquor store have since been demolished). In 1947, the new State Highway was built, bypassing the old highway on Hollister Avenue. The realignment of the highway so drastically reduced the gas station's business that it closed in the early 1950s. For the next 20 years, the station's underground storage tanks continued to be used to store fuels for Rio Grande's bulk plant in the adjacent Ellwood oil fields. The use of the underground tanks for oil storage was discontinued in 1972 when the gas station and its surrounding property were permanently closed. Since then, the gas station has remained shuttered and enclosed by fencing (Figures 12 - 15). In June 2003, Sandpiper Golf Trust, LLC purchased the Barnsdall gas station. On April 5, 2022, the Barnsdall gas station was designated a City of Goleta Landmark, per Resolution 22-10, April 5, 2022.

2.2 Morgan, Walls & Clements (1923-1937)

The architectural firm of Morgan, Walls, and Clements was in practice from 1923 to 1937. The company's principals were Octavius Weller Morgan II and Stiles O. Clements (John A. Walls died in 1922). The firm was located in Los Angeles, where they received the bulk of their commissions. Of the two partners, Stiles O. Clements, who received his architectural training at the Ecole des Beaux-Arts in Paris, was the firm's principal designer and particularly adept at working in the Spanish Colonial Revival style, as well as the more contemporary Art Deco and Streamline Moderne styles https://www.laconservancy.org/architects/morgan-walls-and-clements; (https://en.wikipedia.org/wiki/Morgan,_Walls_%26_Clements;). Like his architect father, Octavius Morgan II was active in his professional community, serving as an officer for the Southern California chapter of the AIA and as president of the Allied Architects Association, a nonprofit organization that focused on municipal design. Morgan, Walls, and Clements worked primarily on large commercial projects, including one of their most prestigious commissions, the Art Deco-designed Richfield Tower in Los Angeles (Built in 1928, the Richfield Tower was demolished in 1969). Other prominent commissions included: the Olive J. Cobb Building, Los Angeles (1924); El Captain Theater, Los Angeles (1926); Belasco Theater, Los Angeles (1926); Mayan Theater, Los Angeles (1927); Chapman Plaza, Los Angeles, (1929); Samson Tire and Rubber Factory, Commerce, California (1929-1930); Adamson House, Malibu, California (1930); Leimert Theater Leimert Park, California (1931);

Pellissier Building and Wiltern Theater, Los Angles (1931); Dominguez-Wilshire Building, Los Angeles (1931); Jefferson High School, Los Angeles (1935); and KEHE Radio Building, Los Angeles (1936) (demolished 2003) (https://en.wikipedia.org/wiki/Morgan,_Walls_%26_Clements; https://en.wikipedia.org/wiki/Stiles_O._Clements). The firm of Morgan, Walls, and Clements dissolved in 1937 when Stiles O. Clements left the partnership to form an independent practice.

2.3 Octavius Weller Morgan, II (1886-1951)

Octavius Weller Morgan, II was born in Los Angeles on January 2, 1886, to parents Octavius Morgan and Margaret Susan Weller. As a child, Octavius lived with his parents in Los Angeles until he attended Stanford University (*Los Angeles Times* obituary, May 19, 1951: 17). On November 4, 1912, Octavius married Maria Arriola in Los Angeles at 26. The couple eventually had four sons, Octavius (born 1913); Carlos (1917); Perry (1920); and Robert (1924) (History of Pasadena and Beyond; ancestry.com). By 1917, Octavius Morgan II was a partner at the firm of Morgan, Walls, and Morgan, which comprised his father, Octavius Morgan, John Walls, and himself (History of Pasadena and Beyond; ancestry.com). In 1922, John Walls died. The following year, in 1923, Octavius Morgan II formed a new partnership with Stiles O. Clements. Retaining the name of Walls, the two men established the firm of Morgan, Walls, and Clements, and for the next 14 years, it would prove to be one of the most successful early 20th-century architectural firms in Los Angeles. Morgan, Walls, and Clements dissolved in 1937 when Stiles O. Clements left to create his firm. In the 1940 census, Octavius lists his occupation as a contractor. Octavius Weller Morgan II died on May 17, 1951, in Los Angeles at 65 (History of Pasadena and Beyond; ancestry.com).

2.4 Stiles O. Clements (1883-1966)

Stiles Oliver Clements was born on March 2, 1883, in Centerville, Maryland, to parents Thomas O. Clements (1852-1908) and Mary Hubbard (1856-1935) (Clements Family Tree; ancestry.com). As Stiles grew up, he lived with his parents and younger brother, Thomas E. H. Clements (Born 1886), in Delaware. In circa-1901, Stiles attended the Drexel Institute of Technology in Philadelphia and then the Massachusetts Institute of Technology (MIT) in Cambridge. Following graduation from MIT, he received his architectural training at the École des Beaux-Arts, Paris. In 1908, Stiles' father, Thomas, died at 56. With the 25-year-old Stiles now the head of the household, the family continued to live in Delaware for a few more years while Stiles worked for several architectural firms in New York City. In 1911, Stiles moved to Los Angeles at the age of 28. Five years after moving to California, Stiles married Ida M. McAvoy (1885-1960) in Los Angeles on February 4, 1916 (pcad.lib.washington.edu/person/116/). After their marriage, Stiles and Ida lived briefly in San Diego. By 1920, they had moved back to Los Angeles. The couple would eventually have four children, Robert (1918-1987); Mary Evangeline (1920-2001); Harold (1922-2006); and Margaret (1924-2009) (Clements Family Tree; ancestry-com).

By at least 1922, Stiles was working as an architect in the firm of Morgan, Walls, and Morgan. One of the firm's partners, John A. Walls, died that year. Following his death, Stiles formed a partnership, in 1923, with Octavius Weller Morgan II. It is assumed that when Stiles and the younger Morgan formed their partnership, the senior Morgan retired. In 1935, Stiles and his family moved to a house at 708 North Linden Avenue in Beverly Hills, where Stiles continued to live for next 31 years until his death in

1966. Morgan, Walls & Clements remained active as a firm until 1937, when Stiles decided to leave and form his independent architectural practice, Stiles O. Clements and Associates, Architects-Engineers, which remained in practice from 1937 until 1955. In 1955, Stiles and his son, Robert formed a new firm, creating Stiles O. and Robert O. Clements, Architects-Engineers; this partnership lasted until Stiles' retirement in 1965 (pcad.lib.washington.edu/person/116/). Stiles O. Clements died in Los Angeles on January 15, 1966, at the age of 82 (Stiles' wife, Ida, preceded him in death in Los Angeles six years earlier, on July 27, 1960) (Clements Family Tre; ancestry.com). In addition to his work, Stiles was an avid horseman. He was a co-founder of Los Angeles Beautiful and a member of the Downtown Garden Club in Los Angeles. A lasting legacy, in addition to his impressive portfolio of architectural commissions, Stiles founded the Los Angeles Trees-in-the-Streets program (pcad.lib.washington.edu/person/116/).

3.0 SITE DESCRIPTION

3.1 Station

The wood frame building was designed as a two-story tower with a one-story canopy sheltering the stations gas pumps and entry door projecting the tower's north elevation (street façade) and a shallow one-story wing housing restrooms projecting off the tower's south (rear) elevation. The building is sheathed in rough-cast plaster. Roofs are shallow-pitched hipped types with flush eaves. Roofs are covered in s-shaped terra cotta tiles. Fenestration, which is documented by period photographs was composed of paired three-light casements. Restroom doors appear to have been flush panel types with porthole style windows. The appearance of the original entry door is not documented by accessible period photographs.

The tower element features a low-pitched pyramidal roof capped by a hexagonal cupola with a dome. The cupola features rectangular opening covered by grillwork. The tower's flush eaves are embellished with a Churrigueresque style plaster-cast reliefs that extend around the deeply-set rondel style windows. Just below each of the elevations' rondel windows is painted the gas station's name, "Barnsdall Oil Co., and below that, Rio Grande Oil Co."

The north elevation's canopy is capped by a shallow hipped roof supported by plastered Tuscan style piers at its north end and Tuscan style pilasters at its south end. The piers are set on a slightly raised concrete pad that was once the location of the station's gas pumps. Wood beams with decorative scrollwork extend from around all three sides of the canopy. The canopy's ceiling is sheathed in tongue-and-groove wood sheathing inset with circular openings for lighting. The hipped roof features slightly extended eaves supported by scrolled rafter tails. A rectangular opening at the center of the elevation provides access to the interior. Currently, this opening is covered by plywood sheeting. When it was built, the base of the elevation was sheathed in square, blue and white ceramic tiles that also surrounded the door opening. Most of the original tiles have been removed and replaced by paintwork emulating the design of the missing tilework.

The south elevation is the rear of the building. It is composed of a one-story wing projecting off the building's tower. The one-story wing, which is capped by a hipped roof covered in terra cotta tiles,

sheltered the station's restrooms. Its first floor features two rectangular windows surrounded by a band of decorative tilework that forms a decorative wainscoting around the base of the building.

Large blue and white ceramic tiles, applied in a simple geometric pattern, afford strong bands of color to the tower's base and around its window and door surrounds. Just below each of the elevations' rondel windows is painted the gas station's name, "Barnsdall Oil Co., and below that Rio Grande Oil Co." All of the building's original fenestration has been removed, and its openings covered in plywood.

North Elevation (Street Façade)

The north elevation (street façade) comprises a two-story tower with an attached porte-cochere. The tower and porte-cochere are covered with shallow-hipped roofs covered in s-shaped terra cotta tiles; carved wood rafter tails project from under the porte-cochere's eave line. Doric-inspired engaged pilasters are located at the east and west ends of the tower and help support the roof of the attached porte-cochere. Blue and white tiles are applied at the base and around the tower's entry door. Two plastered piers, capped by simple Doric-inspired capitals, help support the north end of the porte-cochere.

South Elevation

The south elevation comprises the attached porte-cochere, the two-story tower, and the attached one-story wing. Decorative elements include the same ornamental elements as on the north elevation, including the plastered Churrigueresque banding under the eave line a deep-revealed rondel window. painted signage, and blue and white ceramic tiles applied to the base of the tower and the attached one-story wing, as well as the window surround of the tower and the door surround of the one-story wing.

East Elevation

This elevation is comprised of the tower flanked on its north by the canopy and on its south by the one-story restroom wing. The tower element features a rectangular window with the same style tilework as the south elevation. The restroom wing features a rectangular door opening.

West Elevation

The west elevation mirrors the design of the east elevation with a door opening at its south end. It features a rectangular window near its center point.

Alterations

- Most, If not all, of the original fenestration and doors have been removed.
- Much of the tilework has been damaged or lost. Much of the missing tilework has been replaced with painted copies of the tiles.
- The original gas pumps have been removed.

3.2 Boundary Wall

A plastered masonry wall, with a shallow curved configuration, is set behind the gas station. The wall features a scalloped top with two Art Deco style piers at its east and west end that house dispensers for water and air. Originally, flag poles flanked either side of the gas station. The base of one of the flagpoles survives to the east of the gas station.

Alterations

- A rectangular opening near the east end of the wall may have been the location of a gate door.

3.3 Other Features

Low concrete curbing extends in a shallow oval configuration, defining the edge of an oval driveway extending around the south, east and west sides of the gas station. The bases of flagpoles are located off the east and west sides of the driveway. The flagpoles flanked either side of the gas station. Remnants of concrete paving extend beneath the gas station's canopy and off the north end of the canopy. fragments of the gas station's asphalt paving extend around all four sides of the building.

Alterations

- A derrick style sign located east of the gas station has been removed. Fragments of sandstone scattered near the street frontage may be remnants of this feature.

3.4 Adjacent Features

An equipment yard located east of the gas station has been at this location since the 1930s. A detached Mediterranean style building housing a restaurant that was once located west of the gas station was demolished sometime in the 1970s or before.

4.0 IDENTIFYING SIGNIFCANT HISTORIC RESOURCES

4.1 Re-Evaluation of Integrity

A resurvey of the property completed in January of 2022 confirmed the gas station and its environs retains integrity of location, design, setting, materials, workmanship, feeling and association it possessed in 2019 when it was assessed as part of the Citywide Historic Resource Survey conducted by Historic Resources Group. Therefore, the project property retains sufficient integrity to convey those qualities and attributes that qualified the property for listing as a City of Goleta Landmark.

4.2 Eligibility for Listing in the California Register of Historical Resources

Eligibility for Listing in the California Register of Historical Resources

For purposes of this section, the term "historical resources" shall include the following:

1.) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

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

3.) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852), including the following:

3a Is associated with events that have significantly contributed to the broad patterns of California's history and cultural heritage.

3b Is associated with the lives of persons important in our past;

3c Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or;

3d Has yielded or may be likely to yield information important in prehistory or history.

Criterion 1: *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).*

The gas station and its contributing features do not appear to be listed in the California Register of Historical Resources, nor has it been deemed eligible for listing by the State Historical Resources Commission. Therefore, the property does not meet Criterion 1.

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

The study property, a designated City of Goleta Landmark, meets Criterion 2:

4.3 Summary Statement of Significance

The study property is a designated City of Goleta Landmark and is eligible for listing in the California Register of Historical Resources. Therefore, the study property is a significant historic resource for City review.

5.0 ANALYSIS OF THE PROPOSED PROJECT

The proposed project to repurpose the existing building as a coffee shop and electric car and bicycle charging station includes the following measures. Please note that project plans are found in Appendix A of this report:

Former Gas Station

The applicant proposes to rehabilitate the exterior of the 349.5 SF (Net) gas station to its historic appearance as documented by period photographs. This would include the following:

- Replicate the missing exterior ceramic tilework to match the original in dimension, placement, color, and placement;
- Repair exterior plasterwork to match the original in texture, color, and material;
- Repair the roof assembly, including its rafter tails to match the original in design, finish, dimensions, and appearance;
- Replace damaged or missing terra cotta roof tiles to match the originals;
- Repair or replicate the original windows in design, profile, materials, and glazing pattern;
- Repair or replace (if too deteriorated to repair the restroom doors to closely match the originals while meeting universal access requirements;
- Install new front doors to match the originals in overall appearance while meeting the requirements for universal access;
- Replace windows on the east and west elevation with single doors with divided-lights;
- Repair existing cast plasterwork and replace missing decorative plasterwork to match the originals as documented by surviving ornamentation;
- Repair the rooftop cupola to its original appearance;
- Restyle the painted lettering to read "Barnsdall Oil Co. Rio Grande Coffee to serve as signage for the coffee shop and recharging station;
- Remodel the interior for use as a coffee shop. This would include installation of a metal staircase leading to the top of the tower; and
- Install replica period style gas pumps at the north end of the canopy. The replicated pumps would function as electric bike charging stations.

Retail Space

The applicant proposes the construction of a detached 696.5 SF (Net) building to the east of the gas station. The new building would be set within the footprint of the original ovoid driveway. The building, with its flat, parapeted roof, plastered walls, and wood pergolas, is designed as reductive interpretation of the Spanish Colonial Revival style. Construction of the building would require removal of remaining fragments of asphalt paving, a section of concrete curbing and the relocation of a flagpole base.

Pergola

The applicant proposes construction of a Mediterranean style detached wood pergola style structure west of the gas station. The structure would be set within the footprint of the original ovoid

driveway. Construction of the building would require removal of remaining fragments of asphalt paving, a section of concrete curbing and the relocation of a flagpole base.

Secretary of the Interior's Standards for Rehabilitation

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

The property historically functioned as a gas station with a detached building located just to the west housing a restaurant. The proposed project would continue these historic uses related to transportation with the gas station converted to retail use, the construction of a detached building housing a coffee shop to the east of the gas station and the installation of electric charging stations for cars and bicycles. The proposed project would alter the setting of the gas station by building over portions of the ovoid driveway and relocating two flagpole bases. Some of the driveway's concrete curbing would remain in-situ. The remainder of the asphalt paving would be replaced with surfacing materials, and plantings while maintaining the driveway's ovoid form and configuration. The proposed interior alterations would not remove significant fabric as the building's tower was a utilitarian space without character-defining architectural embellishments. Exterior alterations would include resizing the restroom door openings to meet ADA requirements and replacing windows on the east and west elevations with single doors to provide additional access to the building's interior.

Analysis

The removal of two windows (one on the east elevation and one on the west elevation) and their replacement with double doors would remove the lower portions of two original window openings. These alterations are compatible because the new door openings will be fit, as closely as possible, to the width of the existing windows and the doors' pattern of divided lights would emulate the windows divided lights. Widening the restroom doors, which meets the guidance set forth in Preservation Brief #32 (*Making Historic Properties Accessible*). Loss of historic fabric would be minimal as the original windows no longer exist and much of the original tilework has been removed. While the ovoid driveway would be altered with new plantings and a pergola and retail building, the overall form of the driveway would remain. Therefore, the proposed project, which would preserve almost all of the building's existing materials and design features, meets Criterion A.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Implementation of the proposed project would remove or alter several hardscape features including sections of concrete curbing, deteriorate asphalt paving, two windows on the gas station buildings, and resizing two restroom doors located on the building's side elevations. The façade of the building, its footprint, and primary design features, and materials would be retained, repaired, or recreated. Repurposing the original location of the gas pumps as an electric bike charging station and the installation of charging stations for vehicles off the east and west sides of the ovoid

driveway would maintain the historic use of the resource as a transportation-related property. Changes to the ovoid driveway would alter the appearance of this feature while maintaining its configuration and function as the historic property's dominant circulation element. The placement of the new building and pergola would maintain a distinct separation between the historic building and new construction which would minimize impacts to the station's setting. Therefore, the proposed project would meet Standard 2.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose the addition of building materials from other historic properties or conjunctural features. Therefore, Standard 3 does not apply to the project.

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

The project does not proposed changes to design features that have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the project.

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

Implementation of the project would return the gas station building to a close approximation of its historic appearance. Loss of historic materials would be confined to portions of two window openings on the building's east and west elevation and the installation of ADA compliant doors on the street facade. Therefore, the proposed project, which would preserve, repair, or recreate almost all of the building's character-defining materials and design features meets Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project incorporates the of following measures to ensure the repair of historic building fabric:

- Remaining original windows will be repaired rather than replaced following the guidance in National Park Service Bulletin 9, *The Repair of Historic Wood Windows,* will be implemented;

- Repair and repainting of the canopy structure will follow the guidance set forth in *Preservation Brief #10, Exterior Paint Problems on Historic Woodwork* and Preservation *Brief #45, Preserving Historic Wood Porches*.

- Repair of historic stuccowork shall follow the guidance outlined in *Preservation Brief #32, The Preservation and Repair of Historic Stuccowork*.

- Repainting exterior cladding, trimwork, window and door frames and window units will follow

the guidance, including employment of cleaning and stripping (if required) methods consistent with guidance in Bulletin #10. To ensure adherence with this guidance, the contractor shall work in consultation with a City-approved historian and/or the City's Urban Historian to identify appropriate methods.

- General Guidance: If historic building fabric is too deteriorated to repair, replacement material will, to the maximum extent feasible, match the historic building materials in dimension, profile, finish, and materials;

- Because the project incorporates the measures outlined under National Park Service Bulletins 9, 10 and 45, it meets Standard 6. To ensure these measures have been implemented a City-approved historian shall monitor the project and provide updates to the City's Urban Historian regarding the implementation of these measures.

The implantation of the above measures would ensure the historic property retains its contributing design features and materials and would therefore, meet the guidance under Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Provided the measures outlined above under Standard 6 are implemented, the proposed project would mee Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The application of Standard 8 is beyond the purview of this report.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project would restore the exterior of the gas station building to a close approximation of its historic appearance and retain almost of the surrounding hardscape features that characterized the setting of the building. New construction is modest in scale, detached from the historic building, and compatible in materials, and design with the historic property. Therefore, the proposed project would meet Standard 9 provided the guidance detailed above, under Standard 6 is implemented.

10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*: (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

Loss of historic fabric is confined to portions of two windows, the front doors, and sections of concrete curbing. The other proposed alterations are reversible as the detached pergola land retail building could be removed without affecting the physical or design integrity of the gas station building. Therefore, the proposed project meets Standard.

6.0 SUMMARY AND CONCLUSIONS

This Phase 2 Historic Resources Report evaluated the property at 7825 Hollister Avenue, which is the location Barnsdall Gas Station, a designated City of Goleta Landmark. This report fulfills the requirement for an assessment of alterations of significant historic resources outlined in the City of Goleta Historic Preservation Ordinance. This study has concluded that proposed project would meet the Secretary of the Interior's Standards for the Treatment of Historic Properties provided the guidance detailed in Section 5.6 of this report is implemented. Provided the guidance is Implemented, implementation of the proposed project would not impair the designated historic resource identified in this report and project impacts would be considered less than significant.

7.0 BIBLIOGRAPHY, REFERENCES, AND SOURCES

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https://en.wikipedia.org/wiki/Stiles_O._Clements

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https://www.pyramidmtm.com/history

Appendix A

Project Plans

WINICK
ARCHITECTS

Date: 5 August, 2022

BARNSDALL RIO GRANDE SERVICE STATION
ENHACEMENTS PROJECT STATISTICS

Existing square footage (original bldg):
349.5 SF (Net)

Proposed square footage for the new building:
695.2 SF (Net)

Proposed square footage for the pergola:
17'-9" x 41'-0" overall (727 SF Aprox.)

Official street address:
7825 Hollister Ave, Goleta, CA 93117

Official project applicant:
Sandpiper Golf Trust, LLC

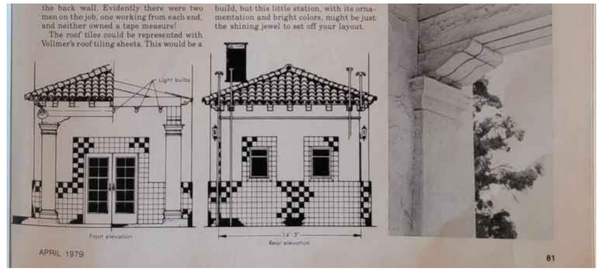
Contact info for project:
Bill Medel, Owner's Representative
wemedelco@verizon.net

Architect:
Barry Winick, Winick Architects Inc.
404 Garden St., Santa Barbara, CA, 93101

Landscape architect:
Sam Maphis, Earthform Design.
1227 De La Vina St., Santa Barbara, CA, 93101

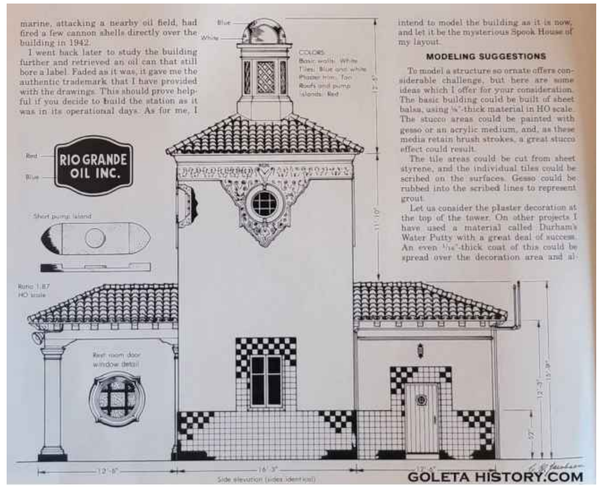
Materials for hardscape and paving:
All hardscape and paving materials to be proposed shall be consistent with historical precedent.

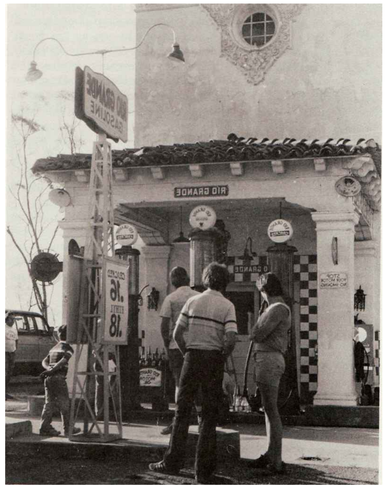
404 Garden Street
Santa Barbara CA 93101
gzinkewich@winickarchitect.com
T 805 770 3400
F 805 456 1680


the back wall. Evidently there were two men on the job, one working from each end, and neither owned a tape measure!
The roof tiles could be represented with Vollmer's roof tiling sheets. This would be a
build, but this little station, with its ornamentation and bright colors, might be just the shining jewel to set off your layout.
Light bulbs
Front elevation
Rear elevation
APRIL 1979
81

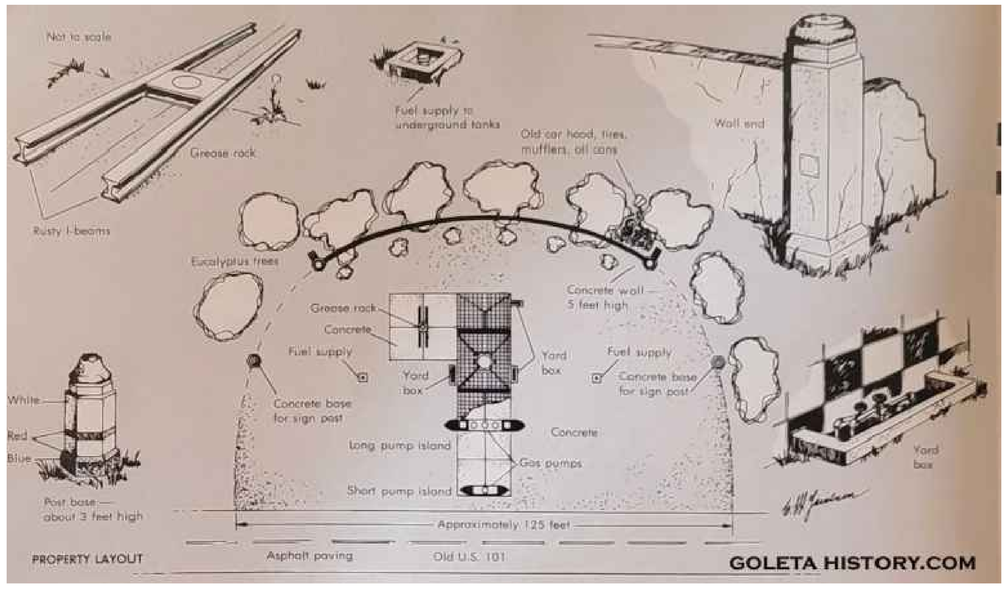

B
BARNSDALL-RIO GRANDE
Gas Station and Restaurant
Built in 1929, This Was The First Gas Station of the Barnsdall-Rio Grande Oil Co., Which Drilled the Ellwood Oil Field Discovery Well in 1928. Wheeler's Restaurant (circa 1930) Was Adjacent to the Station on the West Side. "The Postman Always Rings Twice" Film Was Made Here in 1980.


WHEELER INN
LIQUOR STORE
CAFE
RESTAURANT
LIQUOR STORE
ACME BEER
Coca-Cola


marine, attacking a nearby oil field, had fired a few cannon shells directly over the building in 1942.
I went back later to study the building further and retrieved an oil can that still bore a label. Faded as it was, it gave me the authentic trademark that I have provided with the drawings. This should prove helpful if you decide to build the station as it was in its operational days. As for me, I intend to model the building as it is now, and let it be the mysterious Spook House of my layout.
MODELING SUGGESTIONS
To model a structure so ornate offers considerable challenge, but here are some ideas which I offer for your consideration. The basic building could be built of sheet balsa, using ⅛"-thick material in HO scale. The stucco areas could be painted with gesso or an acrylic medium, and, as these media retain brush strokes, a great stucco effect could result.
The tile areas could be cut from sheet styrene, and the individual tiles could be scribed on the surfaces. Gesso could be rubbed into the scribed lines to represent grout.
Let us consider the plaster decoration at the top of the tower. On other projects I have used a material called Durham's Water Putty with a great deal of success. An even 1/16"-thick coat of this could be spread over the decoration area and al-
COLORS
Basic walls: White
Tiles: Blue and white
Plaster trim: Tan
Roofs and pump islands: Red
RIO GRANDE OIL INC.
Short pump island
Ratio 1:87 HO scale
Roof, room door, window detail
GOLETA HISTORY.COM


SOHIO DIX


BARNSDALL OIL CO.
RIO GRANDE OIL CO.

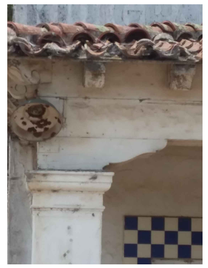

Not to scale
Fuel supply to underground tanks
Old car hood, tires, mufflers, oil cans
Wall end
Grease rack
Rusty I-beams
Eucalyptus trees
Concrete wall 5 feet high
Grease rack
Concrete
Fuel supply
Yard box
Yard box
Fuel supply
Concrete base for sign post
Concrete base for sign post
Concrete
White
Red
Blue
Long pump island
Gas pumps
Short pump island
Yard box
Post base about 3 feet high
Approximately 125 feet
PROPERTY LAYOUT
Asphalt paving
Old U.S. 101
GOLETA HISTORY.COM


BARNSDALL OIL CO.
RIO GRANDE OIL CO.
RIO GRANDE



























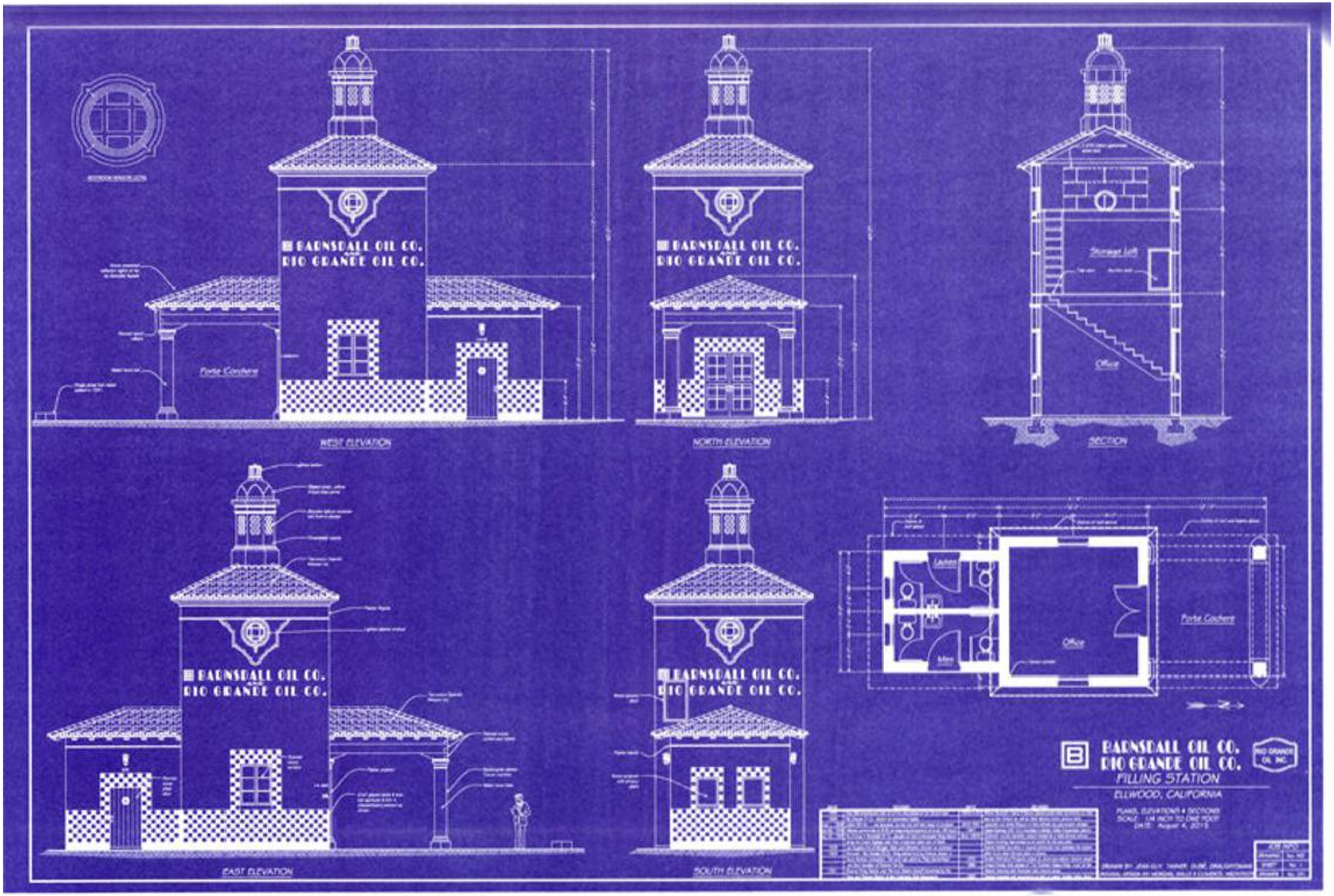
WINICK ARCHITECTS

BARNSDALL EXISTING CONDITIONS / DETAILS

NO SCALE

15 JUL, 2022

SANDPIPER GOLF CLUB


BARNSDALL OIL CO.
RIO GRANDE OIL CO.
Porte Cochere
WEST ELEVATION
NORTH ELEVATION
Storage Loft
Office
SECTION
EAST ELEVATION
SOUTH ELEVATION
Lockers
Toilet
Office
Porte Cochere
BARNSDALL OIL CO.
RIO GRANDE OIL CO.
FILLING STATION
ELLWOOD, CALIFORNIA

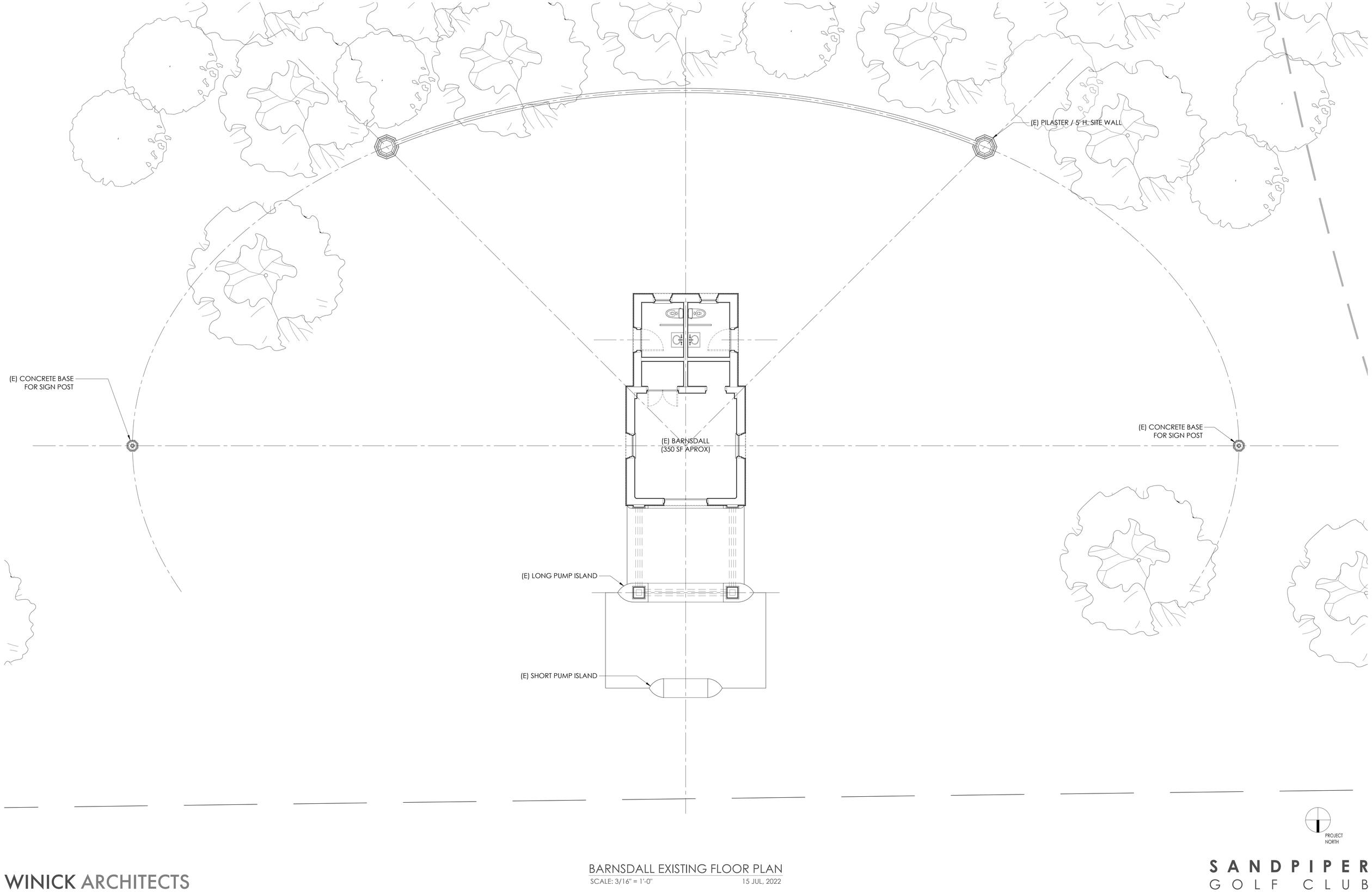


WINICK ARCHITECTS

BARNSDALL EXISTING OVERALL SITE PLAN

SCALE: 1/16" = 1'-0" 15 JUL, 2022

SANDPIPER
GOLF CLUB

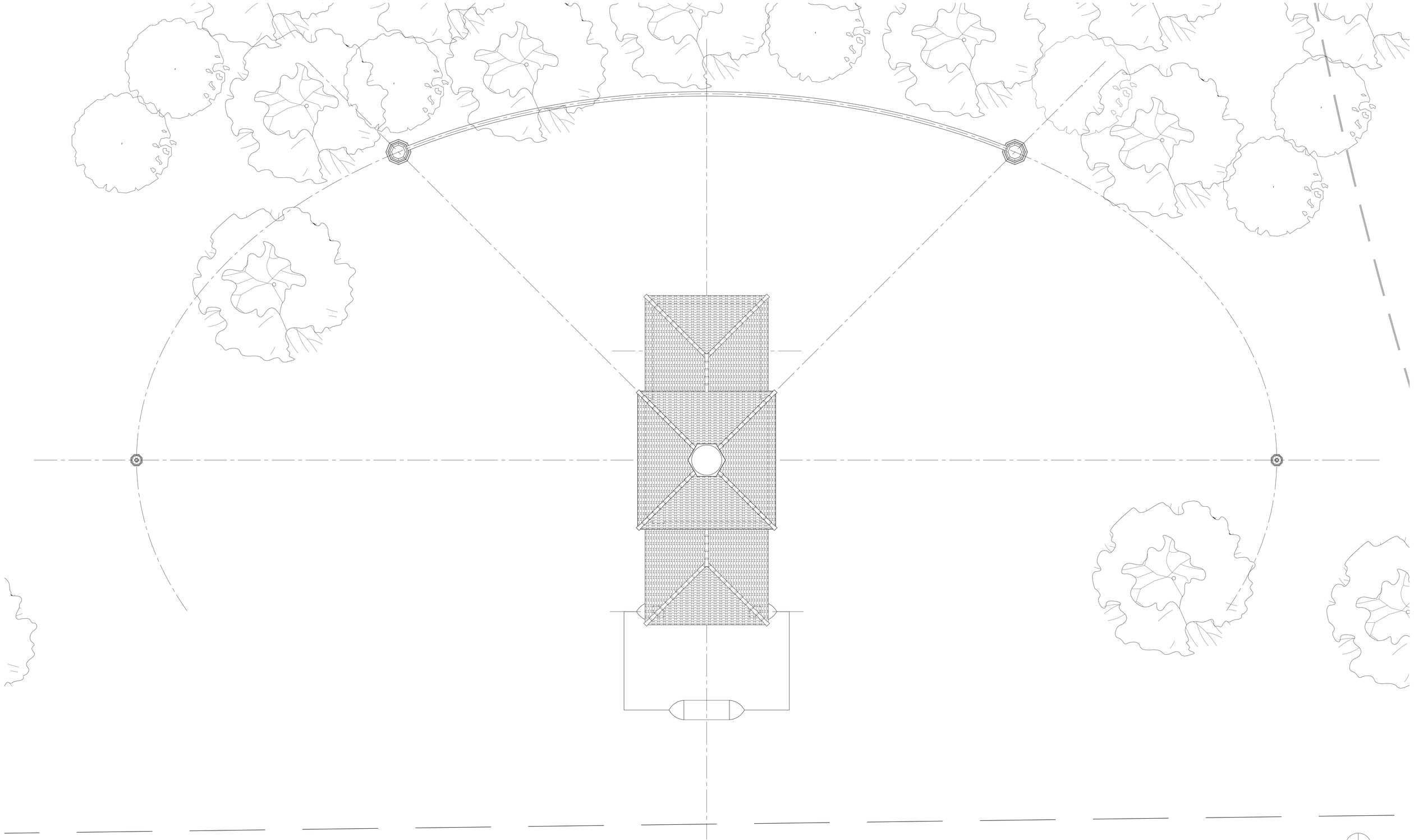


WINICK ARCHITECTS

BARNSDALL EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0" 15 JUL, 2022

SANDPIPER GOLF CLUB



BARNSDALL EXISTING ROOF PLAN

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER
GOLF CLUB



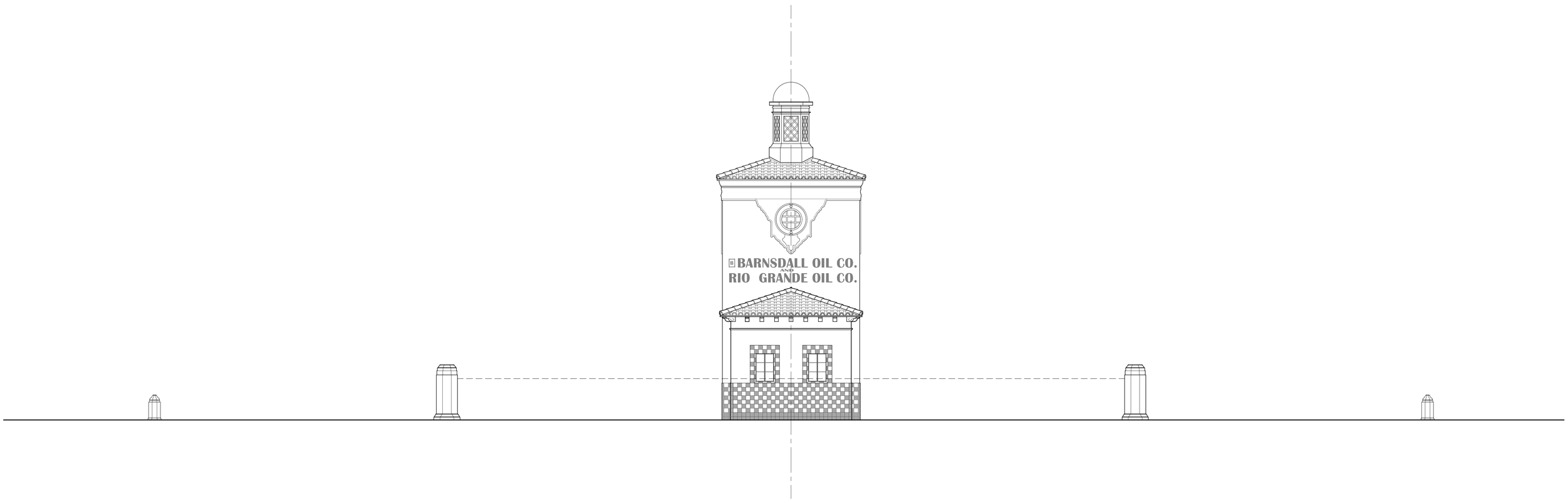
WINICK ARCHITECTS

BARNSDALL EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

SANDPIPER
GOLF CLUB



WINICK ARCHITECTS

BARNSDALL EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

SANDPIPER
GOLF CLUB



BARNSDALL EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER
GOLF CLUB

BARNSDALL (P) SOUTH PROPERTY LINE

BARNSDALL (P) EAST PROPERTY LINE

(E) 100-FOOT ESHA BUFFER
BARNSDALL (P) WEST PROPERTY LINE

SANDPIPER (E) NORTH PROPERTY LINE /
BARNSDALL (P) NORTH PROPERTY LINE

PROJECT
NORTH

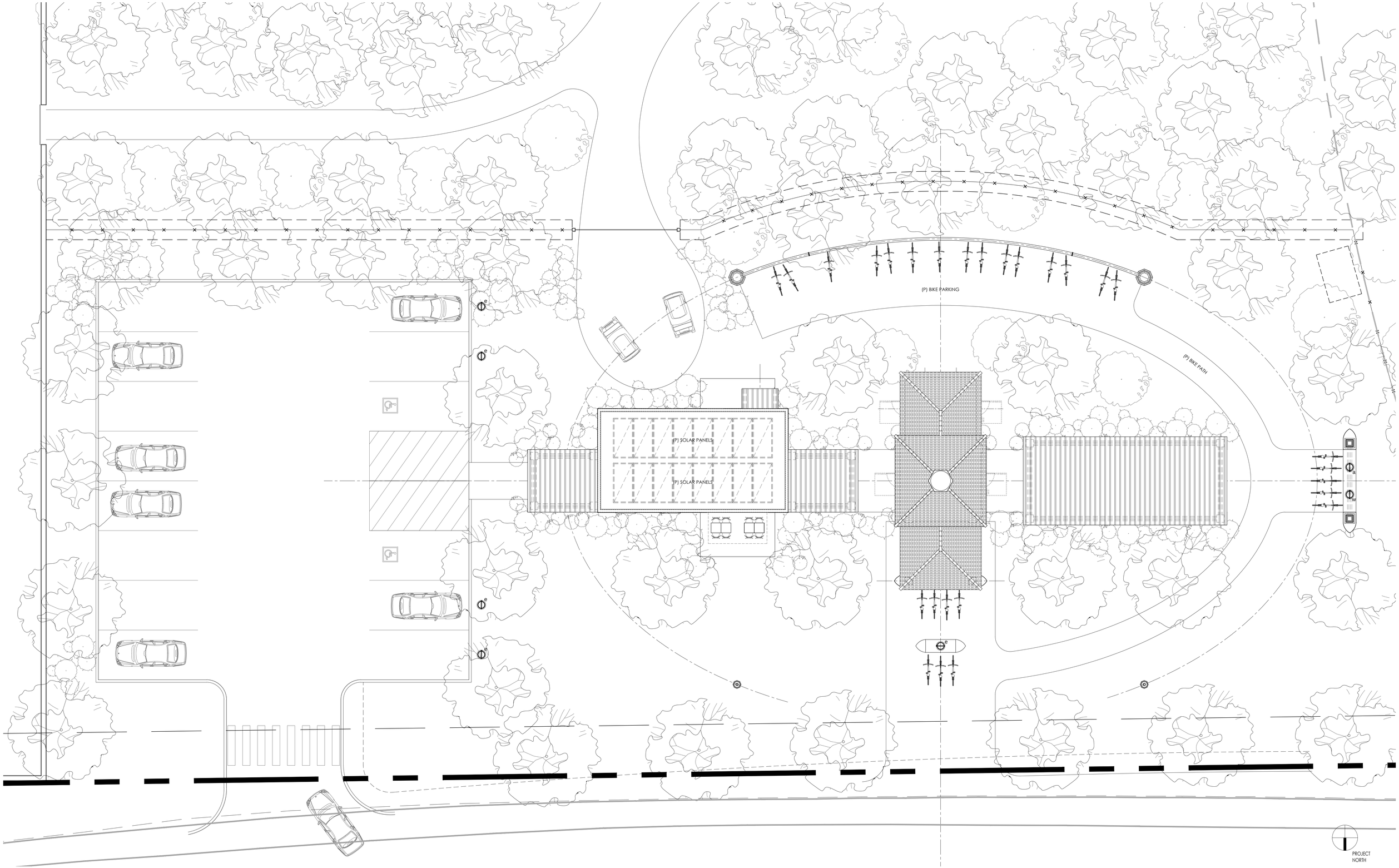
WINICK ARCHITECTS

BARNSDALL PROPOSED OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"

15 JUL, 2022

SANDPIPER
GOLF CLUB



WINICK ARCHITECTS

BARNSDALL PROPOSED ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

15 JUL, 2022

SANDPIPER GOLF CLUB

(P) BIKE PARKING

(P) BIKE PATH

(P) RIO GRANDE
COFFEE SHOP
(695 SF APROX.)

(E) BARNSDALL
(INTERIOR DINING)

(P) TRELLIS / OUTDOOR DINING

PROJECT NORTH

WINICK ARCHITECTS

BARNSDALL PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

15 JUL, 2022

SANDPIPER
GOLF CLUB

(P) BIKE PARKING

(P) BIKE PATH

(P) SOLAR PANELS

(P) SOLAR PANELS

e

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PROJECT NORTH

BARNSDALL PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER GOLF CLUB



WINICK ARCHITECTS

BARNSDALL PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

SANDPIPER
GOLF CLUB



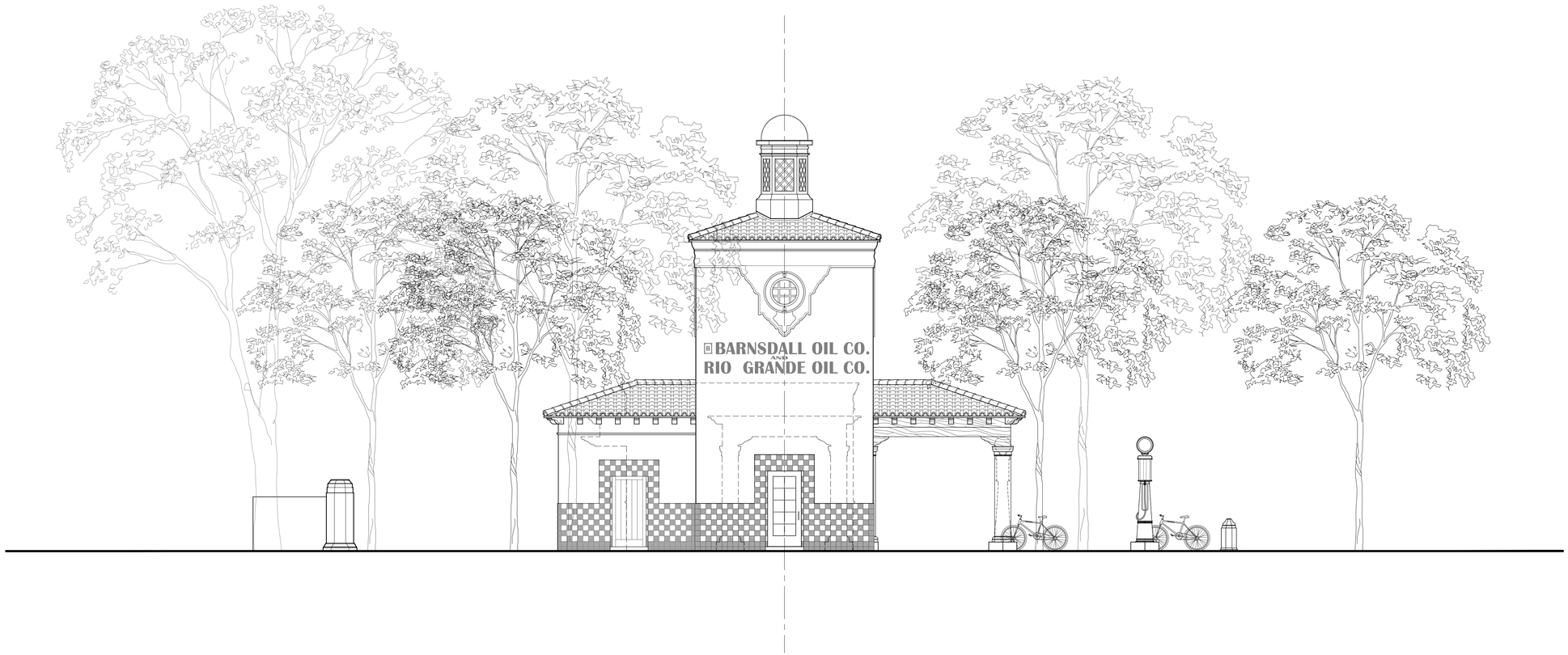
BARNSDALL PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER
GOLF CLUB



BARNSDALL PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER GOLF CLUB



BARNSDALL PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

15 JUL, 2022

WINICK ARCHITECTS

SANDPIPER
GOLF CLUB

(N) FENCE AT PROPOSED PROPERTY LINE W/ HEDGE ON BOTH SIDES

SECURITY GATE

(P)CART PATH CONNECTION TO SANDPIPER GOLF COURSE

(P) LANDSCAPE AREA

(P) LANDSCAPE AREA

10'-0"

(P) ELECTRIC BIKE CHARGING STATIONS AREA

(P) ELECTRIC BIKE CHARGING STATIONS AREA

(E) PILASTER / 5' H. SITE WALL

(P) BIKE PARKING

TRASH

(P) LANDSCAPE AREA

(P) LANDSCAPE AREA

(P) LANDSCAPE AREA

(P) BIKE PATH

(P) LANDSCAPE AREA

(P) VINTAGE GAS PUMPS RETROFIT FOR ELECTRIC CAR CHARGING STATIONS

(P) TAKE-OUT WINDOW

(P) RIO GRANDE COFFEE SHOP (695 SF APROX.)

20'-10¾"

11'-6"

13'-6"

38'-4"

13'-6"

(E) BARNSDALL (INTERIOR DINING)

8'-11¾"

8'-11¾"

38'-4½"

25'-11½"

(P) WOOD COLUMN TO MATCH EXISTING

(P) WOOD COLUMN TO MATCH EXISTING

(P) TRELLIS / OUTDOOR DINING

15'-2"

15'-2"

(P) LONG PUMP ISLAND WITH VINTAGE GAS PUMPS RETROFIT FOR WATER, AIR AND ELECTRIC BIKE CHARGING STATIONS

(E) LONG PUMP ISLAND

(P) VINTAGE GAS PUMPS RETROFIT FOR ELECTRIC BIKE CHARGING STATIONS

(P) LANDSCAPE AREA

(P) LANDSCAPE AREA

(P) VINTAGE GAS PUMPS RETROFIT FOR ELECTRIC CAR CHARGING STATIONS

(P) LANDSCAPE AREA

(E) SHORT PUMP ISLAND

(P) VINTAGE GAS PUMPS RETROFIT FOR ELECTRIC BIKE CHARGING STATIONS

(P) LANDSCAPE AREA

(E) RELOCATED CONCRETE BASE FOR SIGN POST (3' H. APROX.)

(E) RELOCATED CONCRETE BASE FOR SIGN POST (3' H. APROX.)

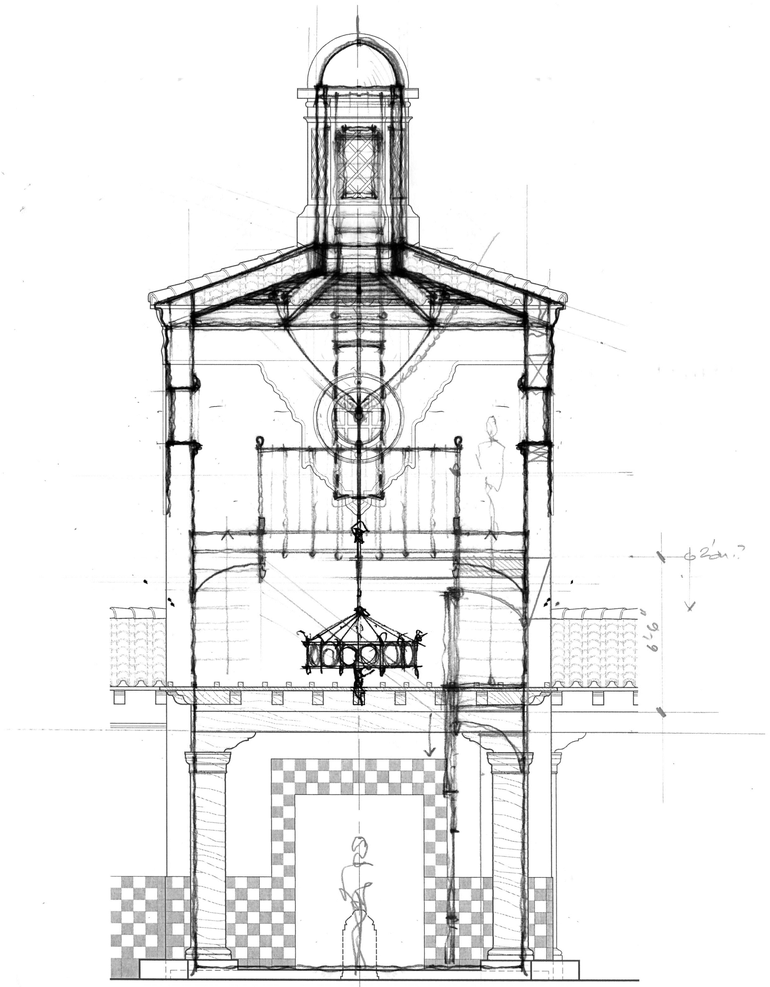
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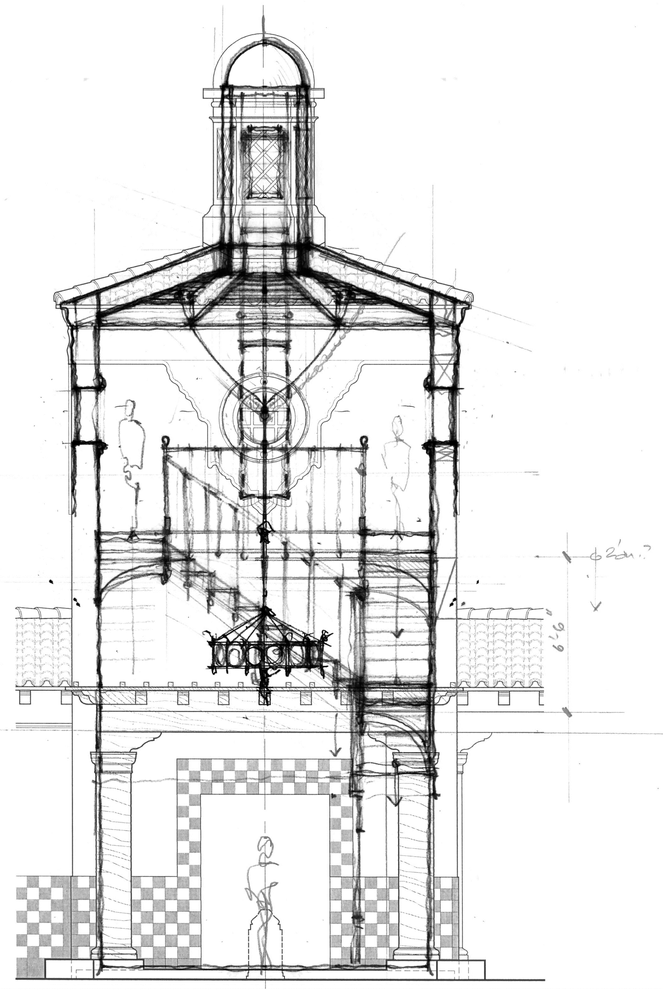
WINICK ARCHITECTS

BARNSDALL PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0" 15 JUL, 2022

SANDPIPER GOLF CLUB





BARNSDALL CONCEPTUAL SECTION / INTERIOR DESIGN

NO SCALE

15 JUL, 2022

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SANDPIPER GOLF CLUB

Appendix B

Historic Photographs

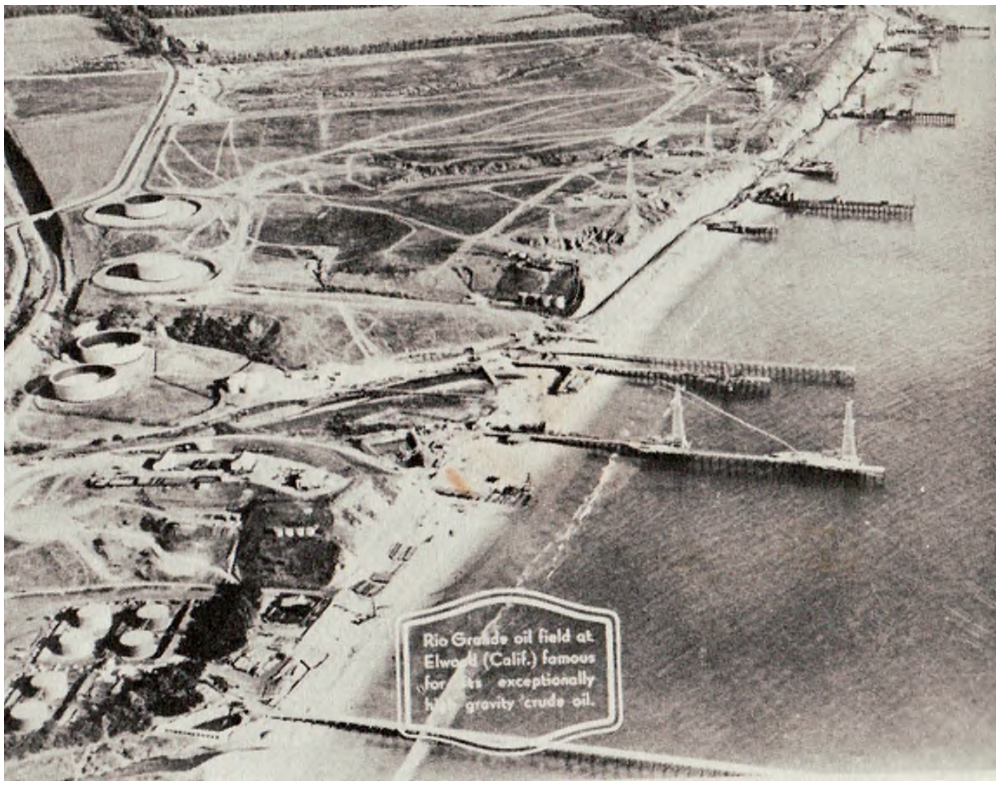


Figure 1, Ellwood Terrace oil fields
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 2, Ellwood Terrace oil fields
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 3, Typical Circa-1920s Gas Station
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)

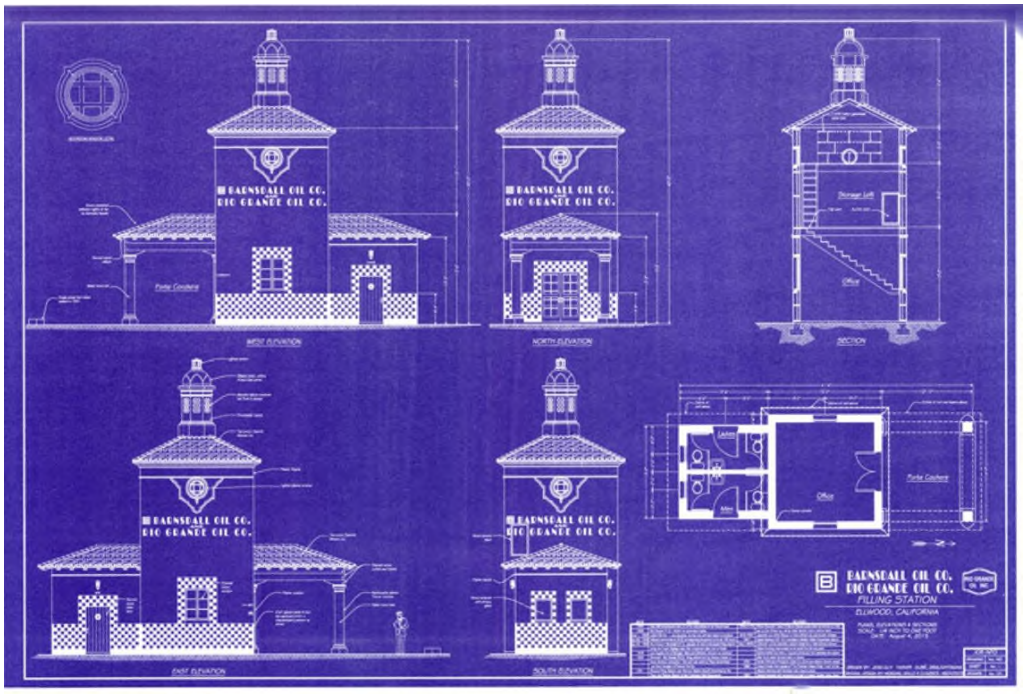


Figure 4, Architectural Plans documenting the Barnsdall-Rio Grande Gas Station Designed by Morgan, Walls & Clements (Built 1927)



Figure 5, Barnsdal1 Gas Station (Photo: Circa-1930)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 6, Barnsdall-Rio Grande Gas Station (Photo: Circa-1930-1935)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 7, Barnsdall-Rio Grande Gas Station (Photo: Circa-1930)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 8, Barnsdall-Rio Grande Gas Station (Photo: Circa-1930)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 9, Barnsdall-Rio Grande Gas Station with flagpole in the background (Photo: Circa 1930)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)



Figure 10, Richfield Tower, Los Angeles
By Morgan, Walls & Clements (Built 1928)



Figure 11, Wheeler Inn (Photo: Circa-1940)
(Photo courtesy of Gary Coombs and Phyllis Olsen, *Sentinel at Ellwood* (1985)

Appendix C

Existing Conditions



Photograph 1, North and partial west elevation, looking southeast



Photograph 2, Oblique view of the north elevation's canopy, looking southwest



Photograph 3, Oblique view of the north elevation, looking southeast



Photograph 4, Oblique view of the northeast corner of the canopy, looking northwest



Photograph 5, Oblique view of the northeast corner of the canopy, looking southwest



Photograph 6, Oblique view of the northeast corner of the canopy, with a detail of the former location of the gasoline pumps, looking northwest



Photograph 7, Detail of the canopy's ceiling



Photograph 8, Oblique view of the south elevation looking east



Photograph 9, Oblique view of the south elevation looking northwest



Photograph 10, East elevation looking northwest



Photograph 11, East elevation's tower element, looking west



Photograph 12, West elevation, looking southeast



Photograph 13, East end of the wall with pier, looking southeast



Photograph 14, East end of the wall, looking south



Photograph 15, Wall, looking southwest



Photograph 16, East end of the wall, looking southwest



Photograph 17, Base of flagpole with curbing in foreground, looking east



Photograph 18, Street frontage, looking north



Photograph 19, Street frontage, looking northwest