



LONG
HISTORIC
PRESERVATION
SERVICES, LLC

September 4, 2024

RECEIVED

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STUDIO CITY, CALIFORNIA
OFFICE OF THE
CLERK OF SUPERIOR COURT

Santa Barbara Clerk-Recorder
PO Box 159
Santa Barbara, CA 93102-0159
Via Certified Mail

RE: Review and Comment on the Application for Registration of All Saints-by-the-Sea Episcopal Church on the California Register of Historical Resources

To Whom it May Concern,

On behalf of All Saints-by-the-Sea Episcopal Church at 83 Eucalyptus Way, in the community of Montecito, Long Historic Preservation Services, LLC (LHPS) is requesting that the Santa Barbara County (County) Clerk review and comment on the enclosed application package for the California Register of Historical Resources (CRHR), per the instructions provided by the California Office of Historic Preservation (OHP). The church is eligible for listing on the CRHR under Criterion 3 for its architect Arthur B. Benton and his use of the Craftsman style with Gothic Revival elements in ecclesiastical settings. It is also going through the process to be designated a County Historic Landmark. Attached are the California Department of Parks and Recreation (DPR) Series 523 forms for the church with photographs and maps that will comprise part of the application package. Per OHP guidelines we ask for any comments or responses within 90 days. Following 90 days, the package will be forwarded to the OPH for their review. We appreciate your time in reviewing this nomination.

Please reach out with any questions. I can be reached at info@longhps.com or (805) 748-7992.

Sincerely,

Amber Long, M.A.
Founder | Principal Architectural Historian
Long Historic Preservation Services, LLC

Attachments:

All Saints-by-the-Sea Episcopal Church California DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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Resource Name or # All Saints-By-The-Sea Episcopal Church

P1. Other Identifier: 83 Eucalyptus Lane, Montecito, California 93108

Correct address is 80 Eucalyptus Lane, Santa Barbara, CA 93108

***P2. Location: a. County:** Santa Barbara County

Not for Publication Unrestricted

b. USGS 7.5' Quad: Santa Barbara **Date:** 2022T 4N, R 26W; of Unsectioned Santa Barbara Pueblo Lands **B.M.** San Bernardino

c. Address: 83 Eucalyptus Lane, Montecito California

Correct address is 80 Eucalyptus Lane, Santa Barbara, CA 93108

d. UTM: NAD 83, Zone 11N, 358180.05 mE, 3811975.43 mN

e. Other Locational Data: 009-332-011

Correct APN is 009-333-011

***P3a. Description:** The church is rectangular and aligned on a west to east axis with the vestibule at its west end, opening into the narthex and baptistery. The narthex opens into the nave which extends east to the sanctuary, which is flanked on its south side by the vestry and a small chapel. The church's picturesque massing, composed of steeply pitched roofs and a masonry bell tower set at the northwest corner of the building, is designed to emphasize the domestic scale of the building. The building's exterior employs a range of materials, including wood shingles, dressed masonry, stained glass windows, wrought metal, and massive wood timbers finished to emulate the appearance of hand-hewn beams. The west elevation is the entrance façade of the building. Its picturesque massing is defined by the asymmetry of the elevation with the main front gable roof flanked on its north by a masonry bell tower composed of rectangular sandstone blocks housing a recessed entry porch at its base and a belfry. A series of steeply pitched front gable roofs cap the main block of the church and the two recessed wings set off the south side of the elevation. The central gable is capped by a Celtic style cross. Wide wood plank fascias sheath the slightly projecting roof eaves. A semi-circular apse-like projection housing the baptistery at the centerpoint of the façade is embellished with five lancet style stained glass (Continued).

***P3b. Resource Attributes:** HP16 (religious building), HP29 (landscape architecture)

***P4. Resources Present:** Building Structure Object Site District Element of District Other:

***P5a. Photograph or Drawing:**



P5b. Description of Photo: All Saints-by-the-Sea Episcopal Church, west elevation, view northeast.

***P6. Date Constructed/Age and Sources:**
 Prehistoric Historic Both
1900, church and County records

***P7. Owner and Address:**
All Saints-by-the-Sea Episcopal Church, 83 Eucalyptus Lane, Santa Barbara, California 93108

***P8. Recorded By:**
Post/Hazeltine Associates
2607 Orella Street
Santa Barbara, CA 93105

***P9. Date Recorded:** August 27, 2015

***P10. Survey Type:** Intensive
 Reconnaissance Other
Describe:

Historic report does not find the landscape to be historically significant

***P11. Report Citation:**

Post/Hazeltine Associates. 2015. *Phase 1-2 Cultural Resources Study, Historic Resources for 83 Eucalyptus Lane (All Saints-By-the-Sea Church), Montecito, California (APN 009-332-009)*. Prepared for All Saints-By-the-Sea Episcopal Church, Montecito, California.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

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

Primary #
HRI #/Trinomial

*NRHP Status Code

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Resource Name or #: All Saints-By-The-Sea Episcopal Church

B1. Historic Name: All Saints-By-The-Sea Episcopal Church

B2. Common Name: All Saints-By-The-Sea Episcopal Church

B3. Original Use: Church

B4. Present Use: Church

*B5. Architectural Style: Craftsman style with Gothic Revival elements

*B6. Construction History (construction date, alterations, and dates of alterations): Built in 1900.

1900-1910: stained glass windows added

1901: bell added to bell tower

1913: leaded glass windows installed

1914: chancel added to east elevation

1916: wing added to south and east elevations

1921: nave extended with a front facing gable roof and circular stained glass window on north elevation

1941: St. Michael's Chapel built on north elevation

1958/59: building enlarged on north elevation

1987: room was added behind altar on east elevation

*B7. Moved?: No Yes Unknown

Date:

Original Location:

*B8. Related Features: designed landscape

Historic report does not find the landscape to be historically significant

B9. a. Architect: Arthur B. Benton, later additions by E. Russel Ray, Winsor Soule and Carleton Winslow

b. Builder:

*B10. Significance: Theme: Ecclesiastical Architecture of Arthur Benton

Area: Montecito, Santa Barbara County

Period of Significance: 1900 to 1930

Property Type: Church

Applicable Criteria: 3/C and Santa

Barbara County Landmark Criteria 2, 3, and 4.

NRHP/CRHR: Criterion 3/C: Arthur Burnett Benton was a renowned architect noted for his stylistic eclecticism that included commissions in the Mission Revival, Craftsman, and Gothic Revival styles. He was noted for his hotel and ecclesiastical projects, most of them completed between his arrival in California in 1891 and his death in Los Angeles in 1927. In contrast to his commercial and residential work, much of it designed in the Mission Revival style, his ecclesiastical projects were conceived primarily in the Craftsman style combined with Gothic Revival style elements; these included, among others, All Saints Episcopal Church in Duarte (1897); All Saints By-the-Sea in Montecito (1900); St. John the Evangelist in Chico ((1904); Holy Trinity in Covina (1910-1911); and Church of the Advent in West Adams (1925-1926). The design of All Saints By-the-Sea Church employs the full range of Craftsman motifs, combined with Gothic Revival style elements exhibited in the best of Benton's ecclesiastical work. The church is an outstanding exemplar of its stylistic type, which combines characteristics of both the Craftsman style and Gothic Revival style. Therefore, as the work of the renowned architect Arthur B. Benton, as well an outstanding example of its stylistic type, the church at 83 Eucalyptus Lane is eligible for listing to the NRHPS under Criterion 3, and the CRHR under Criterion C. (Continued).

B11. Additional Resource Attributes (list attributes and codes): HP16 (religious building), HP29 (landscape architecture)

*B12. References: See continuation sheets.

B13. Remarks: Forms prepared by Long Historic Preservation Services using the evaluation report prepared by Post/Hazeltine Associates. APN in report is incorrect. The correct APN is 009-332-011.

*B14. Evaluator: Pamela Post, Ph.D. and Timothy Hazeltine

Date of Evaluation: August 27, 2015

Correct APN is
009-333-011

Historic report does not find the landscape to be historically significant

Continuation

Update

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Resource Name or #: All Saints-By-The-Sea Episcopal Church

***P3a. Description (continued):**

windows. Three narrow lancet-style stained glass windows are set below the apex of the elevation's main front-facing gable. The bell tower is composed of a rectangular masonry base with flared corners, capped by two masonry piers with pyramidal caps that support a Gothic style wood belfry. Set atop a short flight of sandstone steps, the porch's arched opening is sheltered beneath a shallow front-facing gable roof featuring Gothic style wood trusses, supported by timber braces. On the recessed wing, flanking the central gable, a slightly simplified version of this roof type shelters a secondary entrance into the church. This wing is flanked on its south by a shingle-clad recessed wing capped by a front-facing gable roof with a centrally-placed brick chimney. The fenestration includes twelve-over-one wood sash windows.

The north elevation is L-shaped in configuration, with the entry porch and belfry flanked on their east by an extension to the nave added in 1921 that has a front facing gable roof. At its east end the addition is flanked by the remaining section of the original exterior wall of the church, which is capped by a side gable roof. This part of the elevation features a base of sandstone blocks capped by a shingled wall. Fenestration includes a series of stained-glass windows set in arched openings. A circular stained-glass window is set in the gable end of the wing. The east elevation has an irregular footprint composed of the centrally placed sanctuary at the end of the church, flanked on its south by the recessed end of the vestry and on its north by the slightly recessed end of the 1921 addition to church. The entire east elevation is clad in wood shingles. Fenestration is confined to a small entry door accessed through a Gothic style ogee arch opening; set in a slight projection, it comprises the east end of the sanctuary. The south elevation is L-shaped and is flanked on its east by a projecting wing built in 1916 housing a study for the rector and a choir room. The nave and aisles of the church are capped by a steeply pitched side-gable roof with stained glass windows set in arched reveals. The choir room and study are capped by a steeply pitched side-gable roof. A porch, capped by a front facing gable roof supported by corbelled wood timbers, shelters a glazed wood paneled door that provides access to the choir room.

In addition to the church the property has several buildings, including the Centennial/Parish House (built 1934; renovated 1998-1999) to the south of the church, the Parish Hall (1929) to the rear (east) of the church and a Sunday School/classroom building (1949) located to the southeast of the church. An asphalt-paved parking area is north of the church, while another paved parking lot is at the southwest corner of the property. The street frontage on Eucalyptus Lane is landscaped with shrubs and lawn. A semi-circular concrete walkway leads from the front of the church to the entry porch. On the north side the walkway is flanked by brick paving that provides access to a parking lot. Informal brick-paved walkways set into expanses of lawn lead around all four sides of the building. A more formal terrace of brick and concrete paving with shallow sandstone walls, extends from the south side of the church to the Parish House. A concrete walkway at the west end of the terrace extends to the sidewalk fronting Eucalyptus Lane. The landscaping off the rear of the property is more informal with expanses of lawn transected by walkways and planter beds. Most of this area is set aside as a recreation area for the church's Sunday School/classroom building. The original landscape, as documented on period postcards and photographs on file in the parish archive and the Montecito History Committee, was very informal in nature with turf, planter beds and stands of eucalyptus trees. Gradually, as the parish's facilities were expanded with the construction of a Rectory, Parish Hall, classrooms and paved parking lots, the grounds' informal landscaping was replaced with a more formal layout featuring walkways, turf, planter beds, and paved terraces. Many of these alterations took place when significant renovations to the church property took place in 1998-1999.

***B10. Significance (continued):**

County Landmark:

Criterion 2: As an outstanding example of Arthur B. Benton's ecclesiastical designs, the church at 83 Eucalyptus Lane is eligible for listing as a County of Santa Barbara Landmark under Criterion 2.

Criterion 3: The church at 83 Eucalyptus Lane is an example of Craftsman style, designed by an architect of state-wide importance; therefore, it is eligible for listing as a County of Santa Barbara Landmark under Criterion 3.

Criterion 4: The church at 83 Eucalyptus Lane, which exhibits a high level of design and workmanship, is eligible for listing as a County of Santa Barbara Landmark under Criterion 4.

***B12. References (continued)**

Published Sources and Professional Reports Consulted:

Andree, Herb and Noel Young. 1975 *Santa Barbara Architecture: From Spanish Colonial to Modern*, Santa Barbara, Capra Press.

Correct address is 80 Eucalyptus
Lane, Santa Barbara, CA 93108

Continuation Update

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Resource Name or #: All Saints-By-The-Sea Episcopal Church

B12. References (continued)

Gebhard, David and Robert Winter. 1977 *A Guide to Architecture in Los Angeles & Southern California*. Peregrine Smith, Salt Lake City.

Griscom Elaine. 2000 *Behind the Hedgerows of Montecito*. Fithian Press, Santa Barbara.

Massey, James & Shirley Maxwell. 1998 *Arts & Crafts Design in America: A State-By-State Guide*. Chronicle Books, San Francisco.

McGee, Marnie, editor. 2000 *One Hundred Years: A History of All Saints By-the-Sea Episcopal Church, 1900-2000*. Ventura Printing, Montecito.

Myrick, David. 1987 *The Days of the Great Estates of Montecito and Santa Barbara: Volume I: From Farms to Estates*. 2001, Glendale, California.

1991 *The Days of the Great Estates of Montecito and Santa Barbara: Volume II: The Days of the Great Estates*. 2001, Glendale, California.

National Park Service. 1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Brochure, Preservation Assistance Division, Washington D.C.

1995 *Preservation Brief 41: The Seismic Retrofit of Historic Buildings, Keeping Preservation in the Forefront*, David W. Look, AIA, Terry Wong, PE, and Sylvia Rose Augustus. In: National Park Service, Preservation Brief Series.

Staats, Phillip H. 1990 *California Architecture in Santa Barbara*. Architectural Book Publishing Company, Stamford, Connecticut. Reprint of 1929 publication.

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

County of Santa Barbara, Hall of Records; County of Santa Barbara Tax Assessor's Office; Montecito Association; Montecito History Committee; Santa Barbara Historical Society, Gledhill Library; University of California, Santa Barbara, University Art Museum, Architecture and Design Collection; University of California, Santa Barbara, Main Library, Map and Imagery Room; University of California, Santa Barbara, Main Library, Special Collections

Maps

Flood Plain Information-Montecito Streams, Vicinity of Montecito, prepared for Santa Barbara County Flood Control and Water Conservation District by the Department of Army, Los Angeles District, Corps of Engineers, Los Angeles County, June 1974.

Sanborn Fire Insurance Maps for Montecito, 1918-1958

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

U.S.G.S. Map of Montecito, Quad, 1903.

U. S. Land Commission Map, 1855.

Web Sources

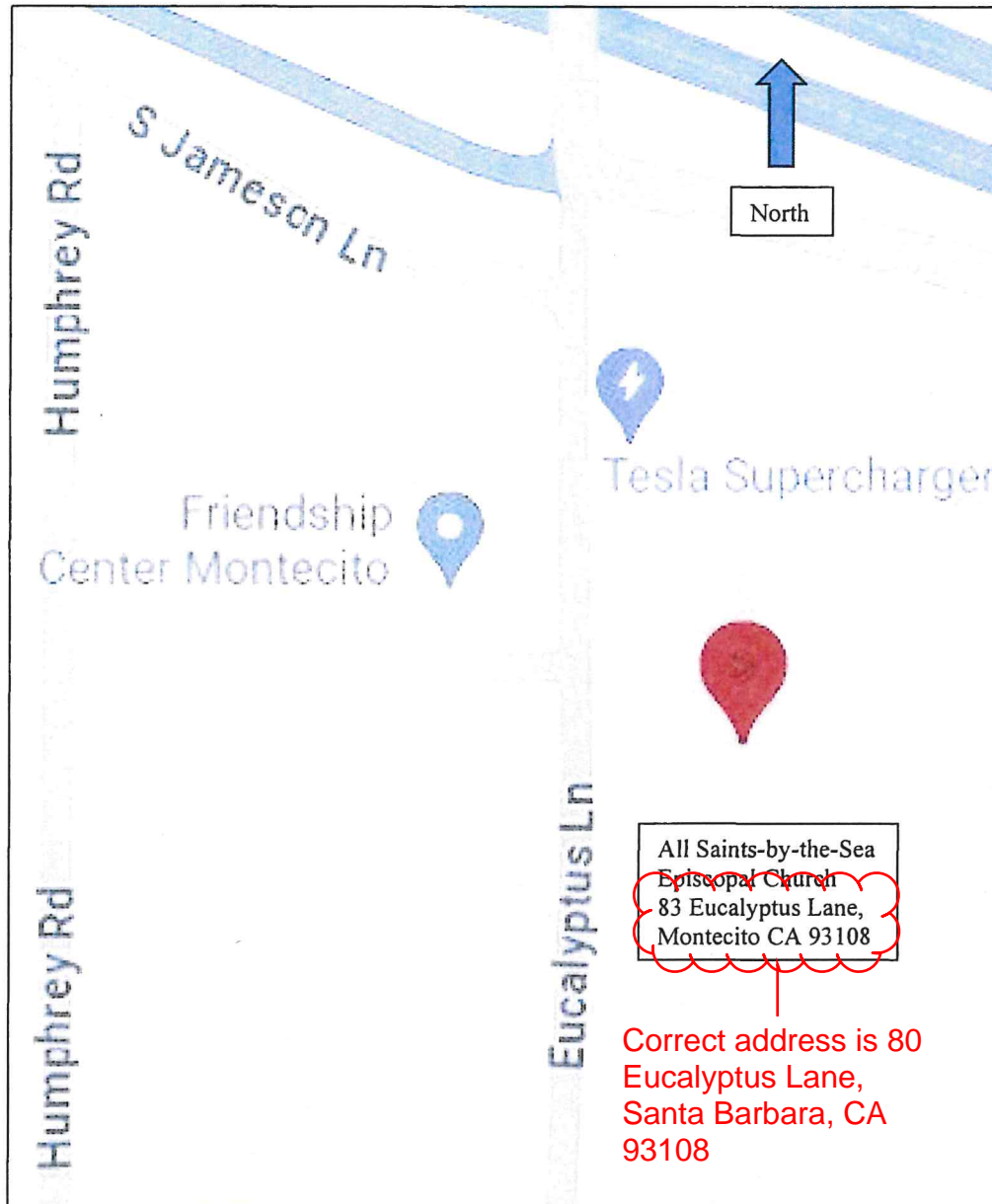
Ancestry.com

www.missioninmuseum.com

nps.gov

Other Sources

All Saints By-the-Sea Episcopal Parish Archive, 83 Eucalyptus Lane, Montecito, California.





Primary (west) elevation on Eucalyptus Lane, view northeast.



North elevation, view south.



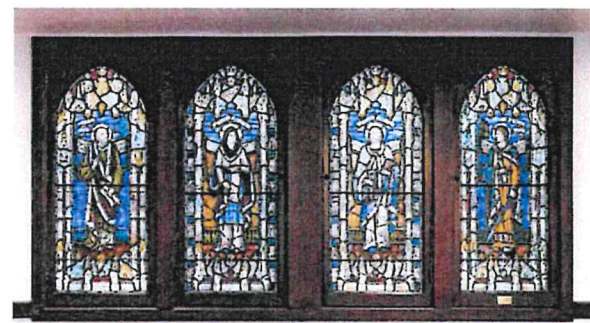
South elevation, view northeast.



Interior, altar with wood trusses and stained-glass windows.



Interior, stained-glass windows.



Interior, stained-glass windows.