



## Santa Barbara County Historic Landmarks Advisory Commission

### NOMINATION FORM FOR DESIGNATION OF:

HISTORIC LANDMARK OR  PLACE OF HISTORIC MERIT

(Please read the instructions before preparing form, and use continuation pages as necessary.)

1. Address and Assessor's Parcel Number(s) of site: 1930 Alamo Pintado Road Ballard CA 93463 Parcel # 137-030-017
2. Current owner's name, address, and telephone number: Deena Benz 1930 Alamo Pintado Road Ballard CA 93463 310-430-4632
3. Name of property: Davison House
4. Property's historical name and name of original owner: Davison House Edgar Billings Davison and Grace Lyons Davison
5. Type of resource (check one): [ X ] building; [ ] other structure; [ ] site or feature; [ ] cultural landscape; [ ] object; [ ] other Residence
6. Date of construction or age: 1886; Davison, Grace L., <i>Beans for Breakfast</i> , 1956
7. Architect and architectural style: Architect unknown, vernacular farmhouse residence.
8. Physical description of the nominated property: Board and batten single wall residence with a two-story gabled central core and a gabled wing with attic attached to the north. Two separate enclosed porches with shed roofs have been added to the east elevation. Composition shingle roofing. Most windows are multiple lite and double hung with antique glass."

<p>9. Physical alterations to the nominated property and its current historical and architectural integrity:  Like many early structures the residence was expanded over time, but all additions are historic and incorporate single wall board and batten construction. The south side (kitchen area) of the original core was enlarged and the roof line extended soon after the original core was constructed. The perpendicular north wing appears to have been added soon thereafter. The structure incorporates two historic stairwells. The east facing porches appear to have been added in the early 1900s. A few windows have been replaced with newer windows. Most of the exterior doors are newer. A contemporary wooden deck has been added to the west elevation but the fabric of the structure remains undamaged. The integrity of the overall structure and its ability to convey the era of its construction remains good.</p>
<p>10. Description of current setting, including but not limited to associated historic cultural features such as vegetation, walls, roads, as applicable: House sits west of the historic Ballard Schoolhouse, separated by a creek and under large oaks and other tall trees throughout the quarter acre plot. The land was split into 4 parcels that exist today, once all owned by the Davison families that lived in a row. Grandson (Lee Davison) still lives adjacent. Single noteworthy specimens of Redwood &amp; Cedar, many mature Locusts. Land contains an older shed which may have been the base of a water tower and served as a pumphouse, contemporary garage/ storage building.</p>
<p>11. Provide a brief history of the nominated property and discuss its historical importance (include references and use continuation pages if needed):</p> <p><a href="https://cdnc.ucr.edu/cgi-bin/cdnc?a=d&amp;d=LAH18980925.2.76">https://cdnc.ucr.edu/cgi-bin/cdnc?a=d&amp;d=LAH18980925.2.76</a></p> <p>The house is constructed in the manner Grace attributes to “Pioneer Homes” in <i>The Gates of Memory</i>, “rough redwood boards which were wide and free of knots...cracks were battened to keep out the weather.” It remained in the family until 2003 when it purchased from daughter Nan Davison (per Lee Davison and Laura Drammer, purchaser). Accomplishments and impact of the Davisons continue on the section 12 addendum page.</p>
<p>12. Discuss why the nominated property meets one or more of the eligibility criteria established by the County Code of Ordinances, Chapter 18A, Section 18A-3. (Consult the County Landmark Information Sheet and use continuation pages if needed):  Please reference attached addendum for section #12</p>
<p>13. Summarize the case for the designation of this property as a <input checked="" type="checkbox"/> Landmark or <input type="checkbox"/> Place of Historic Merit:  The Davison Residence at 1930 Alamo Pintado Road in Ballard meets criteria B, C, E, and H, making it eligible for designation as a Santa Barbara County Historic Landmark under the provisions of County Code Chapter 18A. It is identified with noteworthy individuals important in local history, embodies distinctive characteristics of the vernacular architecture used by early settlers in the Americanization Period, and contributes to a complex of well-preserved historic structures that remain in Ballard.</p>
<p>14. <input checked="" type="checkbox"/> Published map with the property location marked.</p> <p>Google map, see attached.</p>
<p>15. <input checked="" type="checkbox"/> Map or survey of the property boundaries (Assessor’s Parcel Map is acceptable). Include the boundaries of those portions or elements that are proposed to be designated.  Parcel map attached. Only the residence is requested to be designated.</p>
<p>16. Number and description of photographs enclosed. Where feasible, provide views of those features that make the property worthy, as well as views of the current neighborhood setting.  10 images of the exterior building, including original siding and street set back.</p>
<p>17. Name, address, telephone number, and email address of person or entity submitting this nomination:  Deena Benz  1930 Alamo Pintado Road  Ballard, CA 93463  <a href="mailto:Deenabenz3@gmail.com">Deenabenz3@gmail.com</a>  310.430.4632</p>

18.  I believe that the statements made herein are true and complete.

Deena C. Benz

(Authorized signature of individual or entity representative submitting this nomination)

19. Date of nomination:

Revised: July 12, 2017

FOR COMMISSION USE ONLY

Signature  References  Photographs  Maps  Owner's Name  Complete  Peer Review

Name(s) of Reviewer(s):



B) *It is identified with persons or events significant in local, state or national history.*

The residence was the home of Edgar B. Davison and his wife Grace L. Davison, and their five children. Both Edgar & Grace were well-known influential figures in Ballard and the Santa Ynez Valley during the Americanization Period and the Regional Culture period. Edgar was actively involved in the Ballard community, as a young man he played the organ at church services. He managed the nascent Oak Hill Cemetery (where he and his family are buried, and planted its noteworthy redwood trees. A stone monument to his memory notes his work on behalf of the community. "For 34 years a wise and faithful custodian of this cemetery. To his work as a forest ranger, and to all he undertook throughout his life, he brought a lofty devotion and integrity."

He is best known for his work on behalf of what was to become "Los Padres National Forest." He served as one of the first local "forest rangers", from 1898 until 1909, patrolling Figueroa Mountain and the San Rafael Game preserve. He created the Davy Brown Trail that leads down the backside of Figueroa Mountain and built a cabin in Fir Canyon that he and Grace occupied with their children in the early years of their marriage. He stocked the Fir Canyon watershed with trout from Manzana Creek. He is credited with naming Figueroa Mountain after early settler Patricio Figueroa and successfully lobbying for the inclusion of Zaca Lake and the surrounding area in the Pine Mountain / Zaca Lake Forest Reserve that was created in 1898. Davison influenced public opinion and public policy with articles in the paper and political contacts such as Senator Thomas R. Bard. He was a Republican delegate to the local congressional convention and was appointed postmaster of Ballard by Theodore Roosevelt.

Grace was the eldest daughter of Samuel Lyons, a prominent Santa Ynez Valley pioneer who settled in Ballard in 1882, a year after the town was founded. He served as Justice of the Peace for 50 years. Grace was schooled in the Ballard Schoolhouse that her father helped build in 1883. Before marrying Edgar she fulfilled her lifelong ambition to become a school teacher, and was the first teacher to serve in the rugged San Marcos District. After teaching two years there, she taught for four years at the Jonata School in Buellton, before returning to teach at Ballard. After marrying Edgar she lived a pioneer existence in the backcountry until their children approached school age when she and the children returned to Ballard.

Grace's two memoirs, *The Gates of Memory* and *Beans for Breakfast*, incorporate Santa Ynez Valley history while describing pioneer life. She wrote regularly for the *Santa Barbara News-Press* and was a founding member of the Santa Ynez Valley Historical Society.

C) *It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

The residence typifies the vernacular architecture found in rural wooden residences across the country in the late nineteenth century. The single wall redwood board and batten construction reflects both the prevalent style and the materials available from California sources. Although earlier Spanish and Mexican settlers relied upon adobe, American settlers of the era typically preferred wood. The tall double hung sash windows that dominate the front façade are typical of the period.

E) *It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development.*

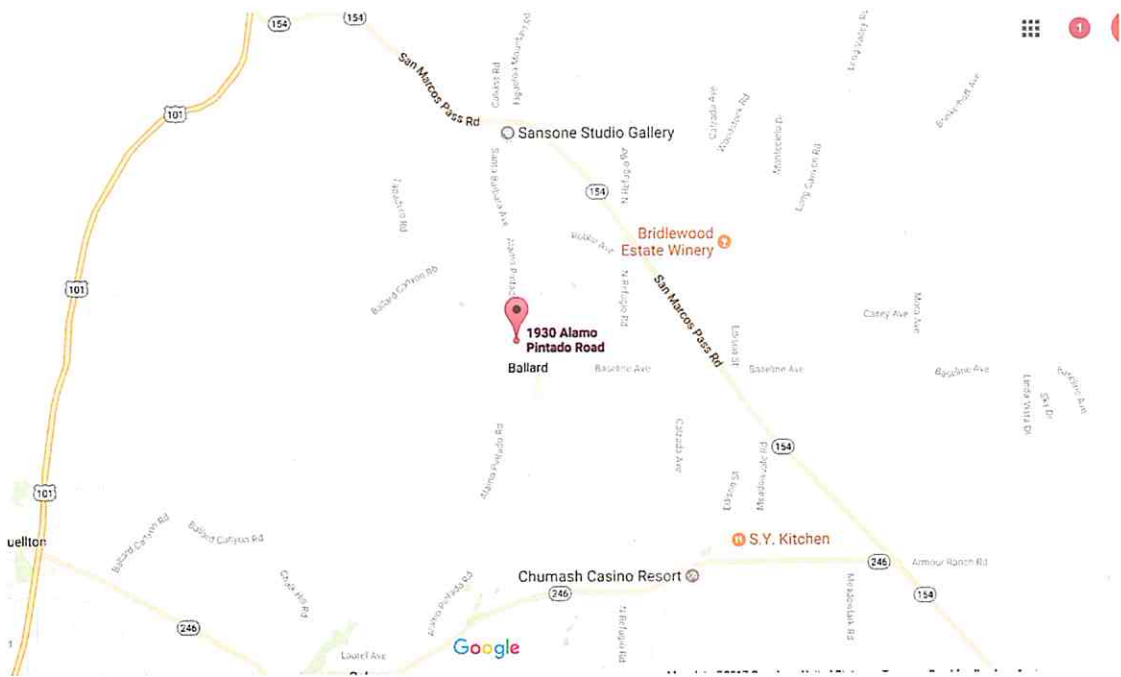
The Davison residence is just one of a group of well-preserved Victorian structures that persist in the Ballard township. Alamo Pintado Creek is in the backyard of the Davison residence, and immediately across the creek, is the Ballard Schoolhouse. A few blocks away is the Ballard Presbyterian Church with its own connections to the Davison and Lyons families. Both are Santa Barbara County Historic Landmarks, along with the Ballard Adobes, a historic stagestop, that is a short distance up Alamo Pintado.

H) *It reflects significant geographical patterns, including those associated with*

different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning.

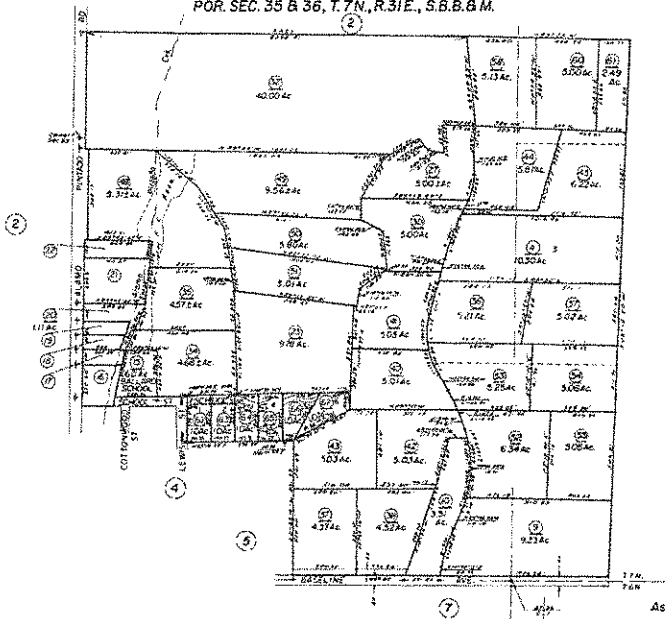
The Davison residence and its occupation by the Davison-Lyons family reflects the wave of immigration to California that occurred in the latter half of the Nineteenth Century. The story of the Lyons family's migration in 1882, from Pennsylvania to California via the transcontinental railroad, and then by steamer to Gaviota Wharf, and thence by horse and wagon to Ballard, is described in Grace Davison's *Beans to Breakfast*. It is typical of the Americanization Period.

Like many pioneers, the Davison and Lyons families once owned larger acreages and this structure was once surrounded by other family holdings occupied by other family members. The persistence of this residence reflects not only the community ties and stewardship of the Davisons, but also how Ballard changed from being the busiest town in the Santa Ynez Valley, to being the quietest and best-preserved, due to the changing modes of transportation that essentially bypassed the community.



POR. SEC. 35 & 36, T.7N., R.31E., S.B.B.&M.

137-03



BA 141

11/09/89 R.M. Bk. 155, Pgs. 81-82 Tract 13,962

Assessor's Map Bk 137 - Pg 03  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

137-03





























Edgar B. Davison in Sunset Valley with Munch Cabin in background\*, c. 1905



Edgar at home in Ballard\*, early 1900s



Davison Monument, Oak Hill Cemetery, Ballard

\*Historic photographs courtesy of Santa Ynez Valley Historical Museum





Grace Lyons, c. 1895



Fir Canyon Cabin of Ranger Davison\*c. 1903. Edgar standing on left, mother Elizabeth Davison sitting, Grace in doorway



Ballard Schoolhouse\* w/ added belfry tower and water tank, c.1902. Teacher Grace Lyons at far right?  
\*Historic photographs courtesy of Santa Ynez Valley Historical Museum