

USDI/NPS NRHP Registration Form

Acacia Lodge
Santa Barbara County, CA

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6. Function or Use

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Historic Functions (Enter categories from instructions)

| | |
|----------------------|-----------------------------|
| Cat: <u>Domestic</u> | Sub: <u>single dwelling</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Current Functions (Enter categories from instructions)

| | |
|----------------------|-----------------------------|
| Cat: <u>Domestic</u> | Sub: <u>single dwelling</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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7. Description

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Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation concrete

roof wood shakes

walls wood shingles

other cobbles stones

Narrative Description (See continuation sheets.)

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

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

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

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

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1917

Significant Dates 1917

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Brownell, William A. Whittlesey

Narrative Statement of Significance (X See continuation sheets.)

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9. Major Bibliographical References

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Bibliography. (X See continuation sheets.)

Previous documentation on file (NPS)

 preliminary determination of individual listing (36 CFR 67) has been requested.

 previously listed in the National Register

 previously determined eligible by the National Register

 designated a National Historic Landmark

 recorded by Historic American Buildings Survey #

 recorded by Historic American Engineering Record #

Primary Location of Additional Data

 State Historic Preservation Office

 X Other State agency

 Federal agency

 Local government

 University

 Other

Name of repository: California Department of Transportation

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10. Geographical Data

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Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|-------------------------------------|-------------------|-------------------|------|-------------------|-------------------|
| 1 | <u>11</u> | <u>258340</u> | <u>3812000</u> | 3 | <u> </u> | <u> </u> |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> |
| | <u> </u> See continuation sheet. | | | | | |

Verbal Boundary Description (X See continuation sheet.)

Boundary Justification (X See continuation sheet.)

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11. Form Prepared By
=====

name/title Candice B. Luchsinger-Buergey, revised by OHP
organization _____ date _____
street & number 109 Miramar Avenue telephone (805) 969-1807
city or town Santa Barbara state CA zip code 93108
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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.
Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)
name Theodore R. Buergey and Candice B. Luchsinger-Buergey
street & number 109 Miramar Avenue telephone (805) 969-1807
city or town Santa Barbara state CA zip code 93108
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate proper ties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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**NATIONAL REGISTER OF HISTORIC PLACES
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Acacia Lodge
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Description

The Acacia Lodge is a single story H-shaped house constructed in 1917 with wood shingle roof with multiple gables, deep overhanging eaves, knee braces, shingled walls, and large, multi-paned windows. The light filled interior has a large cobblestone fireplace and lots of exposed woodwork and built-in cabinetry. To the rear of the property is a noncontributing guest house. Built in 1917 as servant quarters, the building has been altered over the years and has lost its historic integrity. The site is heavily landscaped with original plantings, a wood and cobblestone pergola at the entrance, and cobblestone lined planting strips. An original pond to the rear has been filled in. Brick work in the front yard does not appear original.

The interior reflects the Arts and Crafts ideals with lots of woodwork and built-in cabinetry. The redwood walls were at one time painted but have since been stripped and lightly stained. The floors are darkly stained Douglas fir. The living room is a large, comfortable room with a massive cobblestone fireplace. Both the dining room and kitchen have built-in cabinets. The dining room has large windows on three sides, flooding it with natural light. The house has three bedrooms and three baths. The two baths that connect with a door between them were probably once closets that were converted to baths. The third bathroom has a vanity room with built-in cabinets. The house was rewired and the kitchen updated in the mid-1960s. Two of the original exterior light fixtures remain on the rear elevation. All of the original interior light fixtures have been removed.

At the rear of the property is a small side-gable guest house with wood shingle roof, board and batten siding, and 2/1 light casement windows. Two entrance doors (one horizontal wooden panel, the other glazed and paneled) are located on the main (south) facade and sheltered by a facade-wide pergola

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porch with plain open rail and central wooden steps. A small frame garage was added to the side elevation circa 1983. The interior of the guest house was remodeled circa 1965-66, according to Assessor's records. The guest house was originally built in 1917 as servant quarters.

High privacy hedges enclose the property and shield the house from view. Craftsman-style decorative pergolas resting on low cobblestone posts mark the semi-circular drive leading to the house from Miramar Avenue. A similar cobblestone post at the street's edge serves as an address post. The yard is well maintained and consists of cobblestone lined planters with low lying shrubs and mature trees. The curving, hedge lined brick walkway leads to the front door. A stone patio is located off the rear of the house.

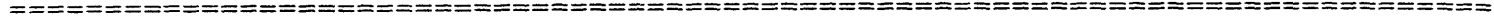
The property retains a high level of integrity.

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Acacia Lodge
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Statement of Significance

Acacia Lodge is significant at the local level under Criterion C in the area of architecture as a very good example of the local variant of Arts and Crafts architecture. The building was constructed in 1917 by William Augustus Whittlesey Brownell, a local designer, building, and developer who developed a number of rental properties in the area of Acacia Lodge. Brownell designed each house inside and out, furnished each to the smallest detail, sited each to take advantage of mountain scenery, laid out the grounds, and choose and planted all flowers, trees, and shrubs from his own nursery. Acacia Lodge embodies the Arts and Crafts ideals of total, integrated design; unity with nature; and simple, clean, cozy, private living.

County Assessor's records and architectural evidence indicate Acacia Lodge was originally constructed circa 1917 on this site, lot 12 of the Miramar Addition Tract. It is depicted on the 1918 edition of the Sanborn Fire Insurance Map for Montecito with essentially the same footprint it has today. The property's owner at the time was Charles A. Shourds, Jr. The house is identified on the map as "Acacia Lodge." Shourds was probably the first owner of the house. Like many houses in the neighborhood, the property was known variously as 27 Ocean View, 145 Ocean View, and finally as 109 Miramar Avenue. As late as 1928, Shourds was listed as the owner of the property in county tax assessment books.

By 1930, Edward C. Price owned the house. During the 1930s and 1940s, city directories list Acacia Lodge as the Price residence. Like so many of the neighbors, and as was the trend for directories covering Montecito, neither Shourds' nor Price's occupations were listed. This may indicate that they had their "own income" or were retired; many of the homes in this section of Montecito were built as weekend retreats or retirement homes during the opening decades of the twentieth century. However, little is known about Charles A. Shourds, Jr. or Edward C. Price.

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Acacia Lodge
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Within the immediate area there are several residences which appear to be a unique local building type. These buildings combine features from both the earlier vernacular ranch type and the bungalow into a hybrid "bungalow-ranch." Geographically, they are clustered in the area bounded by San Ysidro Road on the west, San Leandro Lane on the north, Miramar Avenue on the east and North Jameson Lane on the south, although variations on the type appear elsewhere in the immediate vicinity.

These similar houses were all associated with William Augustus Whittlesey (W.A.W.) Brownell, a designer/builder/ developer, and his mother Mrs. Sylvia L.P. Brownell. There is some speculation that Brownell worked in collaboration with A.B. Higginson (1866-1915), a local architect, on the design of the houses, but, to date, research has not confirmed this. Little is known about W.A.W. Brownell or his mother. Sylvia Brownell apparently moved to the area with her son circa 1907. Her residence was located two doors up the road from Acacia Lodge. According to the 1910 U.S. Census, Mrs. Brownell was a 58 year old widow who shared her home with her son, William, a 26 year old single man with his "own income," and with her sister, 60 year old Wealthy P. Leggett. In about 1922, presumably upon his marriage to Ina, Brownell moved up the street.

Sylvia Brownell purchased lots 8 and 9 in the Miramar Addition Tract in 1907 and lots 16, 17, 18, and the northern half of lot 15 in 1910. It appears that W.A.W. Brownell designed and built the residences on these lots, as well as several others in the immediate vicinity. According to members of the Montecito Association History Committee, Brownell and his mother built many of the houses in the area for investment purposes, to appeal to Easterners who were seeking the good climate year round or seasonally. The houses were called "Lodges" as was popular at the time.

Brownell practiced his craft in Montecito for twenty-five years, until his death in 1932. Formerly a carpenter, who at one time worked for the Southern Pacific Railroad, he maintained an architect/real estate office on his mother's property, among the bungalow-ranch houses he is known to have

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designed and built.

Characteristic of Brownell's work is a mixture of features from both the bungalow, a popular trend-setting and heavily published style at the time, and the ranch, which was outdated by this time, but which had been popular in Montecito during the ranching period of the 1870s, 1880s, and 1890s. A few examples of these early ranch houses still exist in Montecito; the closest one being the heavily altered Doulton house at North Jameson Lane. It is possible that Brownell mixed the stylistic motifs popular in the bungalow literature with the floor plan of the local ranch houses to create his own synthesis. Alternatively, a possible high style source is Francis Underhill's own home, La Chiquita, built in 1904-1905 on what is now the grounds of the Biltmore Hotel. Although Underhill's house is heavily altered, early photographs and Sanborn fire Insurance Maps depict some of the same tell-tale characteristics of Brownell's work. These include the one room deep floor plan arranged in a U-shaped configuration, the low pitched roof line, and the extensive use of multi-light glass. Among Brownell's characteristic motifs are a one room deep floor plan arranged like a U, I, or H; wings which create and protect a patio or porch; a single story building with shingle (or, infrequently, narrow clapboard) siding; cobblestone chimneys, foundations, and planters; low pitched hipped roofs or roofs with open gables and deeply overhanging eaves; banked windows - either long, narrow, doubled, or triples single-light or multi-light casements - or window walls or multi-light glass; french doors or solid doors with multi-light sidelights.

What distinguished these bungalow-ranch houses from bungalows elsewhere are the floor plan and roof pitch (which seem much more "ranch" than bungalow), and the extensive use of glass. Were the glass not multi-light, the windows would look more like post-war picture windows placed in 1940s-1950s ranch styled houses with some Craftsman details. The extensive amount of light which permeates these interiors is uncharacteristic of bungalows in other localities, even sunny Los Angeles, where dark interiors protected furniture and moderated summer heat.

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Brownell is known to have designed and built at least eight houses in the vicinity of Acacia Lodge. They are: his mother's house, Brownell's own house, Wylbron Lodge, Beverly Lodge, Sylvan Lodge, Warren Lodge, the Studio, and the Little Home. Seven other houses shared similar features, as well as geographic proximity to the land purchased by Brownell's mother. They include Acacia Lodge, the former Hayes-Jaffray House, Hope Lodge, the heavily altered Mon Desir, the Frink Lodge, the much altered Bungar Lodge, and the former Ethel H. Shaw house.

In addition to designing the houses and furnishing the interiors, Brownell laid out the grounds, choose and planted all flowers, trees, and shrubs from his nursery. His site plans always included a charming approach to the front door through decorative flower beds and patios coordinated into the bend of the house. Planting liberally, he used bamboo, English privet, evergreens, roses, fruit and ornamental trees. Brownell continued to oversee yard maintenance even after installation.

Although there are several bungalow-ranch houses adjacent to Acacia Lodge, they do not seem to be grouped in such a way as to comprise a district. There are numerous houses of the same vintage, but of quite different house types, interspersed among the bungalow-ranches. Additionally, a number of bungalow-ranches have been altered. Rather than a concise district, there are a few houses in the vicinity, including Acacia Lodge, that appear to be individually eligible as important examples of the local variant of Arts and Crafts architecture.

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Churchill, Maria. "Montecito's Hedgerow District," Montecito Life, Spring, 1994, 14-18, 64.

Churchill, Maria. "My earliest memories," copy: Montecito History Association, Montecito, California. Nd.

Herold Maria. "History of Montecito Addition Tract," copy: Montecito History Association, Montecito, California. 1993.

Roberts, Edgar A.M. "Brownell, 1920," copy: Montecito History Association, Montecito, California. Nd.

Scott, Gloria. "Historical Architectural Survey Report for Carpinteria-Santa Barbara Median Widening and Interchange Project, 05-SB-101, 1.1/12.7, EA.05-315700," California Department of Transportation, Environmental Division, Sacramento, California. May, 1992.

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Verbal Boundary Description

Tract # 263

Lot 12 of Miramar Addition in El Montecito, in County of Santa Barbara, State of California as per recorded. December 10, 1994 in book 3, page 60 of Maps Records of said County.

Boundary Justification

The boundary lines are very close to the original 1917 property lines, the only difference being that when the 101 freeway was constructed, the property lost a narrow triangle of land at the southwest corner of the lot.

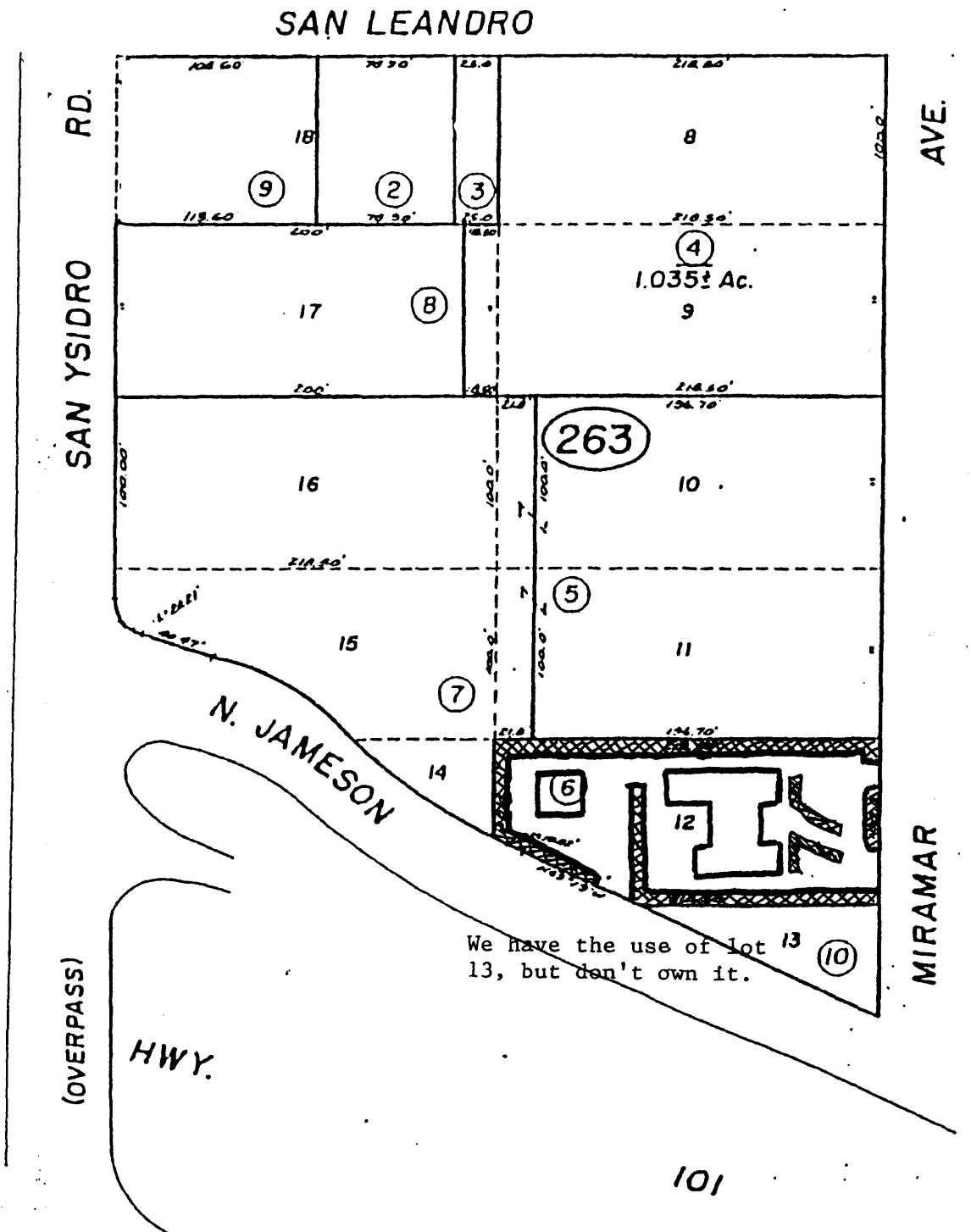
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Present property lines. Cross-hatching - hedges



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California

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Miramar Addition tract before 1940

