

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property**DRAFT**Historic name: Ballard's StationOther names/site number: Ballard Adobes (preferred)Name of related multiple property listing: N/A

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

2. LocationStreet & number: 2411 Alamo Pintado RoadCity or town: Ballard State: California County: Santa BarbaraNot For Publication: ☐Vicinity: ☒**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

TRANSPORTATION: road-related

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: California Adobe Construction

Materials: (enter categories from instructions.)

Principal exterior materials of the property: adobe, wood, and brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located equidistant from Ballard and Los Olivos in semi-rural Santa Barbara County, Ballard Adobes occupies a 12.5-acre parcel. The building appears to be an eclectically detailed, one-story, California Ranch Style, single-family residence with a rambling plan defining an irregular, T-shaped footprint. A low-pitched gable roof stretches over ground level porches spanning several elevations and is supported by square wood posts with jig sawn brackets and angled braces. The roof is covered in modern asphalt shingles while the body of the house features a combination of board-and-batten, and stucco cladding. Three brick chimneys are present, both attached to the exterior and emerging from the interior above the roof. Windows are both historic wood-frame and replacements from the second half of the twentieth century, and mostly multi-light and both double-hung and fixed in type. Simple, flat wood casings surround the windows, which are either set flush with exterior walls or are modestly recessed. Featuring an overall asymmetry, the various wings embrace brick-paved terraces, graveled spaces, and lawns, with ornamental plantings bordering the building. Originally two nineteenth century adobe buildings, conjoined together and added to over the years—particularly between 1947 and 1975—significant features include deep interior reveals at the windows, a deeply recessed front door echoed by similar recesses at some openings in the interior walls, wooden lintels set into the

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plaster over the interior openings, patches of older brickwork in the porch pavements, and original adobe walls covered on the exterior by protective materials such as board and batten siding. Post-period of significance noncontributing resources include three buildings and one structure. The property retains all aspects of historic integrity.

Narrative Description

Setting and Site

The property is situated one mile south of Los Olivos and one mile north of Ballard on a 12.5-acre parcel, bounded by the Alamo Pintado Equine Medical Center to the north, Santa Barbara Avenue and Alamo Pintado Road to the east, and residential/agricultural properties to the south and west. Ballard Adobes, also referred to as the Main House, is the only contributing resource. Noncontributing resources—three buildings and one structure—are all post-period of significance. Post-period of significance features added to the landscape include a walnut grove transitioning to an olive grove, and a vineyard.

The Main House is oriented toward the street near the southeast corner of the parcel, which is accessed from the street via a short gravel driveway edged by a low wall near the corner where Santa Barbara Avenue joins Alamo Pintado Road. A secondary driveway is located north along Santa Barbara Avenue, bordered by a low wood fence, and accessed through a brick entrance near the olive grove. The Garage, Woodshop, and Office building; Shed; Pool House; and Pool are situated in the east section of the property and are all oriented toward the Main House.

A walnut grove was planted in 1954 at the northeast portion of the property and extends to the property line.¹ Most of the walnut trees have been removed and replaced with olive trees. A creek, which runs north-south, is lined by valley oaks and divides the property nearly in half. The land on the eastern side of the creek is characterized by flat terrain, while the land on the western side of the creek gradually slopes up a hill. A vineyard was planted on both sides of the creek in the spring of 2020 and encompasses the majority of the property.

Main House (1860-1866)

William Ballard and Charles La Salle, builders

One Contributing Building

The core of the Main House consists of two adobe buildings constructed in 1860 and 1866. The south, or lower, adobe (1860) is slightly smaller than the north, or upper, adobe (1866). The two adobes were connected at the west elevations in 1955, and throughout the period between 1947 and 1975 alterations and additions were added to expand the building. The irregularly shaped single-story building has a variety of California Ranch style features, including single story, low-pitched rooflines, large windows, and roofs supported by square wood posts with jig sawn brackets and angled braces patio areas. The complex cross-gabled roof is clad in asphalt shingles and has slightly overhanging eaves. The roof incorporates three shed-roof porches located at the

¹ Diary of Mrs. Rhodehamel, entry from June 7, 1954, courtesy of Paul and Kathryn Rohrer.

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east and west elevations. A brick chimney pierces the roof of each adobe. The building is clad with mostly board and batten wood siding, with limited areas clad in Portland cement stucco. All windows appear to be wood frame multi-paned, double-hung windows, with variations in size at all elevations.

Exterior

Constructed first, the south adobe was built in 1860 by William Ballard and contained Ballard's home, a dining room for stage passengers, and a Wells Fargo Express office. Six years later, the north adobe was constructed in 1866 by Charles La Salle and an indigenous laborer of the Sanjo Cota tribe, who is cited by the name of Jaredo. The north adobe served as La Salle's home. A large valley oak tree and well (no longer extant) were located centrally between the two adobe buildings at the east elevation. A third adobe to the north served as a barn and was fairly intact until circa 1957 (no longer extant).

The adobes are both side-gabled, with rectangular footprints arranged in a north-south orientation. Both buildings were constructed from adobe brick with redwood rafters set within mud.² The medium-pitched roofs were originally clad in redwood shingles and had wide overhanging eaves. Typical of the period, the adobes walls were covered in a layer of mud plaster. The adobe bricks measure 9x18x4 inches with original walls roughly two feet in thickness. The chimney at the north adobe is original to the period of construction and constructed of adobe. The chimney at the south adobe was constructed of brick sometime during the early twentieth century. The buildings appear to have stone foundations, and wood floors were added to both buildings in 1866.³

While the two adobes are similar in workmanship, material, and plan, there is variation in design. The south adobe entrance at the east elevation is asymmetrically placed and deeply inset. Windows at the east and west elevations are wood-framed, set within slightly canted walls, and contain typical multi-light glazing. Another entrance is located at the north elevation. A lean-to attached at the south elevation appears to have been constructed of adobe and had a single entrance at the east elevation that was deeply inset. This lean-to was removed sometime after the 1880s. A wing was added at the west elevation prior to 1900. This front gabled wing is wood-framed and clad on the exterior with board and batten siding. This most likely served as a kitchen. The north adobe entrance is symmetrically placed on the east elevation, and no windows were located at the east and north elevations. A lean-to attached at the south elevation appears to have been wood-framed and clad in board and batten wood siding (replaced sometime after the 1890s).⁴ Full length wood porches were added to both adobes at unknown dates. A wood porch on the west elevation of the north adobe appears to have been extant until the early 1900s.

² "Stage Coach Adobes' Link Past and Present." *Santa Barbara Independent*, January 9, 1948.

³ Grace Davison, *The Gates of Memory: Recollections of Early Santa Ynez Valley* (Solvang, CA: Santa Ynez Valley News, 1955), 34.

⁴ Historic photographs of the north and south adobe buildings prior to 1947 only document the east elevations. Photographs from the 1940s of the north and south adobes document all elevations of the exteriors and interiors.

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As the adobes served as a residence for Santa Ynez Valley settlers during the 1880s and 1890s, board and batten siding was placed at various elevations to protect the adobe from weathering. The Santa Ynez Valley is surrounded by the Santa Ynez Mountains to the south, the San Rafael Mountains to the north and Santa Ynez River to the east and west. It is likely that board and batten siding existed on the east elevations of the adobes prior to the 1880s. Wood porches were also added at various elevations of the adobes for the same purpose. During the intervening periods, the adobes were not maintained, with historic documentation showing the exterior and interior in poor condition. Not until 1947, when Wesley and Bernice Rhodehamel purchased the property, were major improvements made to the two adobes.

In 1947, the Rhodehamels began to make repairs and alterations to the adobes. To strengthen the adobe walls, the Rhodehamels added an 8-inch “binder” of concrete to the top of the walls, with the current walls measuring nine feet in height.⁵ At the north adobe, the original redwood roof rafters, beams, and sheathing was replaced with pine. The method for replacement followed a similar application to the original, with the beams set within the adobe frame, using mud as a natural binder. The pitch of the roof at the north adobe was slightly altered, with the exposed ceiling extending to a height of 12 feet from center.⁶ Throughout the 1950s, new floors were added, windows replaced, and interior renovations completed.

Sometimes between 1880 and the 1940s, a wood-framed wing was added at the south elevation of the north adobe. The two adobes were combined in 1955. This hyphen addition, which conjoins the two adobes, consists of brick walls at the east elevation. The hyphen is inset and attaches at the north elevation of the south adobe and the south elevation of the 1880-1940s addition. The hyphen has a multi-light double-hung window that is wood-framed and extends nearly the full height of the wall; a single entrance also accesses the patio area. Since the 1990s, a low brick wall has been added at the east elevation, enclosing the patio area. Other additions have been added at the west elevation of the Main House between 1955 and 1959, including a laundry room and a family room. Dale (Rhodehamel) Rossi and Alexander Rossi took possession of the property in the mid-1960s. The Rossis added a new bathroom to the north elevation of the north adobe and a new kitchen at the west elevation of the west wing in 1975 (**Sketch Map**). The Rossis most likely altered a doorway into a window at the east elevation of the north adobe.

Interior

The plaster-covered walls are still visible at the interiors of the north adobe and south adobe. Vents are located at the base boards to allow airflow for the adobe walls. All windows, doors, and frames in the interior of both the north and south adobe are low and wide, typical of the period. Lintels above all original window and door openings appear to be the original wood. All windows are slightly canted—deeply inset with slightly angled reveals—and have interior shutters. The interior of the north adobe has an exposed wood ceiling and beams from the 1947 renovations, completed by the Rhodehamels. The 1866 adobe fireplace is intact, with an added wood mantel, and brick hearth and hearth extension. A window, added sometime after 1890, at

⁵ Grace Davison, “Old Ballard Station Adobes Hark Back to Days of Travel by Stage,” *Santa Barbara Daily*, May 18, 1947.

⁶ Ibid.

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the north elevation of the north adobe was replaced with a doorway to access the 1975 bathroom addition.

The interior of the south adobe is divided into two sections. The smaller section to the south is accessed from the entrance and a doorway leads into the larger section. The building has typical windows and doors. The south adobe has a wood ceiling that is flat, with an attic above. Built-in shelves, cabinets, and a fireplace have been added to the interior, probably between 1947 and 1960. A doorway leads into the dining room, part of the 1880-1890 west wing. The interior finishes most likely date to 1947-1960. From this west wing, the 1975 kitchen addition is accessible to the west, and the 1947-1958 laundry additions are accessed to the north.

Garage, Woodshop, and Office (1957)

One Noncontributing Building

Rhodehamels, builder

Constructed in 1957, the single-story building contains a garage, woodshop, and office. The exterior is similar in style, material, and design to the Main House with a side-gabled, medium-pitched roof clad in asphalt shingles. A pop-up air-vent is placed centrally on the roof. The wood-framed building is clad in a combination of board and batten and vertical shiplap wood siding. Casement windows are located at all elevations and appear to be vinyl multi-light with wood frames. A sliding wood door accesses the woodshop area, and a tilt-up garage door is located at the west elevation. All other entrances are wood-framed multi-light doors.

Shed (circa 1955)

One Noncontributing Building

The shed is wood-framed; clad in board and batten siding and has a corrugated sheet metal roof. The east elevation is exposed. The building is primarily used for storage of farming equipment and machinery.

Pool House (circa 1985)

One Noncontributing Building

The single-story building is rectangular and has a side-gabled, medium-pitched roof clad in asphalt shingles and has overhanging eaves. Full width covered porches attached at the north and south elevations have wood posts that rest upon a brick foundation. The walls are covered in board and batten siding, with brick wainscot at the east and west elevations. A full height chimney is attached at the east elevation. Windows are regularly placed at the north, south, and west elevations, and consist of sliding windows with wood frames. All entrances are covered by screen doors.

Pool (circa 1985)

One Noncontributing Structure

A large rectangular pool is located just south of the Pool House and has concrete coping and deck. A smaller in ground spa is situated to the northwest.

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Integrity

The property is a well-known example of California adobe architecture, embodying the distinctive characteristics of archaic construction. The Main House retains a substantial amount of the historic building material including the fully intact cores of both the north adobe (1860) and south adobe (1866) with wood lintels over openings. The north and south adobes maintain workmanship and design, reflected in the original building configuration, thick walls, single stories, medium pitched gabled roofs, adobe walls covered in Portland cement stucco (at various elevations), deeply recessed door and windows openings, and wood lintels over fenestration. At the north adobe, the original adobe chimney and fire box are intact, with non-historic brick sheathing and hearth at the lower portion. At the south adobe, the original wood stove described in historic documentation was replaced with a brick chimney clad in gypsum plaster.

Alterations made to the property have resulted in preserving a substantial and noteworthy amount of the historic fabric. Since the 1890s, a variety of waterproofing methods have been employed, which include adding porches at various elevations, covering the adobe walls with board and batten wood siding, and replacing the roofs and rafters. Based on review of historic documentation, the replacement of roofs and rafters appear to have been in-kind following the original shape and form. The north and south adobes were conjoined in 1955 with wood frame construction that is inset from the street-facing east elevation in the manner of a hyphen. At the west elevation, later alterations make the added connection less visible. While the 1947-1960 alterations have affected the exterior design of the property, in many ways they are compatible to the earlier practice of weatherizing adobe architecture. Alterations that have replaced some of the historic materials have not reconfigured the plan, shape, and location of the adobes.

The noncontributing resources added in 1955 and 1985 do not adversely impact the historic integrity of the Main House. The noncontributing resources are situated north and west of the Main House. The Pool House, Pool, and Shed are additionally not visible from the street-facing east elevation of the property, with the Main House maintaining visual prominence. The Garage, Woodshop and Office building situated north of the Main House appears visually separate and not associated with the Main House. Therefore, the property retains integrity of location, design, setting, workmanship, materials, feeling, and association.

Location

The property has not been moved from where it was constructed. The property retains integrity of location.

Design

The property continues to convey its form and configuration from its original construction, with the north and south adobes extending outward from the additions. The north and south adobes maintain character-defining features such as single stories, medium-pitched gabled roofs, exposed adobe walls covered in Portland cement stucco (at various elevations), deeply recessed door and window openings, and wood lintels over fenestration. At the end of the nineteenth century, a series of weatherization techniques were applied to the property including the addition

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of porches and board and batten siding, which substantially preserved the adobe. Even with its alterations and additions (primarily at the west elevations), the essential relationship between the north and south adobe buildings continue to generally reflect the original design of the property. The property retains integrity of design.

Setting

The property is surrounded largely by natural open space and maintains its relationship toward the road, as originally intended. Additionally, the property continues to encompass the 12.5 acre parcel, consistent with the parcel surveyed by the Los Olivos Land Association in 1888. The noncontributing resources are situated to the west and north of the Main House, smaller in plan and functionally subservient to the Main House, with Ballard Adobes maintaining visual prominence and its historic spatial relationships. The property retains integrity of setting.

Materials

While the subject property has undergone a series of alterations and additions, the adobe core of both the north and south adobes remains intact and retains a substantial amount of archaic material, particularly adobe and wood lintels. The property retains integrity of materials.

Workmanship

Though there has been some loss of workmanship over time, particularly at elevations that had previously been exposed adobe with plaster, details such as deeply inset door and window openings and wood lintels continue to show evidence of workmanship. The property retains integrity of workmanship.

Feeling

The property continues to be used as a single-family residence, which has been one of the prominent uses of the property since 1880. While the property is no longer used as a stage station (1860-1880), it does continue to retain its relationship to the road with the Main House conveying visual prominence. Therefore, Ballard Adobes maintains integrity of feeling.

Association

The property was designated a County of Santa Barbara Historical Landmark No. 20 in 1981 for its significance as the "first stagecoach station in the Santa Ynez Valley."⁷ The property retains integrity of association.

⁷ Ballard Adobes County of Santa Barbara Historical Landmark nomination, prepared by G.G. Davidge, September 28, 1981.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

TRANSPORTATION

ARCHITECTURE

Period of Significance

1860-1900

Significant Dates

1860

1866

1880

1900

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ballard, William (builder, N Adobe)

La Salle, Charles (bldr, S Adobe)

Jaredo, Sanjo Cota trb (bldr, S Ad)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Ballard Adobes is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Transportation as one of the earliest stagecoach stations along the Coast Line Stage Company route in the Santa Ynez Valley and under Criterion C in the area of Architecture as a rare surviving example of California adobe architecture with early weatherization. Following completion of the Butterfield Stagecoach Company route in 1858, the Coast Line Stage Company emerged in 1859 to service stagecoach routes along the coast between Los Angeles and San Francisco. Ballard's Station, as it was originally known, was constructed by William Ballard as the first stagecoach station between the San Luis Obispo County line and Santa Barbara, and was used as a residence by multiple individuals, a stage station, and a Wells Fargo Express office. Ballard's Station serviced daily stage stops throughout its two decades of operation, during a period when California transportation relied on stagecoach travel. As an intact example of late nineteenth century adobe architecture, the property showcases a blend of materials such as adobe walls, board and batten wood siding, and wood porches. The period of significance opens with construction of the first (south) adobe in 1860, continues through construction of the second (north) adobe in 1866, official closure of Ballard's Station in 1880, and weatherization of the adobes through the addition of board and batten siding and wood porches at various elevations from 1880 to 1900.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Transportation

Stagecoach Transportation in the Santa Ynez Valley, Ballard's Station 1860-1880

The property is eligible under Criterion A for its association with stagecoach transportation. Ballard's Station, later known as Ballard Adobes, served as the first stagecoach station in the Santa Ynez Valley and operated between 1860 and 1880. Ballard's Station serviced passenger travel and mail delivery between San Luis Obispo and Santa Barbara along the Coast Line Stage Company route. Previously, there had been no stage stop between the San Luis Obispo County line and Santa Barbara.⁸ Throughout its two decades of operation, Ballard's Station serviced passengers with a rest stop, meals, and refreshments. Ballard's Station also functioned as a Wells Fargo Express office, providing settlers in the Santa Ynez Valley with a mail outpost. Ballard's Station closed when stagecoach travel declined due to railroad development throughout California.

⁸ Davison, *The Gates of Memory*, 34.

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Ballard's Station is located on the traditional lands of the Ynezeno Chumash people, who by the early nineteenth century had nearly all been relocated or displaced.⁹ At the beginning of the 1850s, the Santa Ynez Valley underwent a transformation as it became dominated by the expansive cattle ranches owned by the *Californios*, residents of Alta California before 1848. Early American settlers migrated into the region between 1850 and 1880, laying claim to land. Initially a few squatters arrived in the 1850s, followed by land claims under the Homestead Act of 1862. The Alamo Pintado Rancho, where Ballard's Station was constructed, was a narrow corridor of government lands between two Mexican land grants, Rancho San Carlos de Jonata and Canada de los Pinos. This government land was obtained from Mission Santa Ynez and encompassed nearly 6,000 acres in total along Alamo Pintado Creek and was available for homesteaders.¹⁰ The fertile lands near Alamo Pintado Creek supported the establishment of small farms engaged in crop cultivation and dairy farming, contrasting the surrounding lands used for large scale cattle ranches.

In 1856, George W. Lewis settled in the Santa Ynez Valley and acquired 800 acres of land holdings on Alamo Pintado Rancho.¹¹ Born in New York in 1830, Lewis was a government surveyor, businessman, and rancher, who traveled throughout Illinois, Oregon, and the State of Sonora, Mexico.¹² Census records also indicate that Lewis was a farmer. By the end of 1850s, Lewis had left the Santa Ynez Valley to attend to business interests in Mexico for the following eight years.¹³ Lewis delegated management of his landholdings to William Nixon Ballard. Ballard, who worked as a superintendent for the Butterfield Overland Mail Company prior to settling in the Santa Ynez Valley, had additionally acquired land in the region.¹⁴ In 1860, Ballard constructed the first adobe to serve as a stagecoach station for the Coast Line Stage Company, a route that extended from the Butterfield Overland Mail Company.

The Butterfield Overland Mail Company operated the first transcontinental postal route and stagecoach service in the United States from 1858 to 1861.¹⁵ Formed by a board of eleven business partners including John Butterfield, Henry Wells, and William G. Fargo, who had connections through American Express (founded as an express delivery company in 1850) and Wells Fargo (established in 1852 to handle banking and express business stemming from the California Gold Rush), the company received a contract from Congress in 1857 to establish a southern overland mail route from St. Louis and Memphis to San Francisco, covering regions

⁹ Anker E. Johnson, *Cultural Resources Field Report: Unnamed Stream Tributary to Ballard Canyon*, State Water Resources Control Board Division of Water Rights, Sacramento, 1982, 3.

¹⁰ Yda Addis Stroke, *A memorial and biographical history of the counties of Santa Barbara, San Luis Obispo and Ventura, California* (Chicago: Lewis Publishing Company, 1891), 108.

¹¹ Later in the 1880s, Lewis platted the town of Ballard and continued to rent or sell portions of his 800 acres to valley settlers and farmers, *History of Santa Barbara County, California*, (Oakland: Thompson & West, 1883), 302.

¹² Craig Wood, *Replacement of the grand Avenue Bridge (51C-80) Report*, prepared for Department of Public Works County of Santa Barbara, December 1992, 44.

¹³ Davison, *The Gates of Memory*, 31.

¹⁴ In 1866, as the region began to establish official voting registration laws, Ballard served as an alternate to the Second District, *History of Santa Barbara County, California*, 130.

¹⁵ Gerald T. Ahnert, *The Construction of the Butterfield Overland Mail Company Line in California* (Syracuse, NY: Self-published, 2013), 4.

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such as Arkansas, Texas, New Mexico, Arizona, and California.¹⁶ This route, known as the “ox-bow route,” incorporated the 1857 San Antonio and San Diego Mail Line. Service for the Overland Mail Company officially began on September 14, 1858, departing from San Francisco and arriving in St. Louis on October 9, 1858, fewer than twenty-five days after it departed.¹⁷ The route operated seven days a week, with departure times scheduled throughout the day and night. As the service began, additional stagecoach stations were gradually added along the route. Throughout the operation of the Overland Mail Company, various sections of the trail were modified to accommodate new stations.¹⁸

The Overland Mail Company route initially bypassed several coastal regions that had previously relied on ocean mail and express services, such as San Luis Obispo, Santa Barbara, and San Buenaventura (Ventura).¹⁹ The first regular mail route in California occurred in 1847 and consisted of semi-monthly mail routes between San Francisco and San Diego. Later in the 1850s, stagecoach lines emerged throughout California, carrying passengers, mail, and express from coastal ports inland to established towns and cities. The arrival of the Butterfield Overland Mail Company in 1858 consolidated various other staging routes and firms in California and extended existing stagecoach lines from Los Angeles to San Francisco.²⁰ Residents of coastal areas that had been bypassed by the Overland Mail Company route began to request additional stage lines to service these counties, prompting the Overland Mail Company to announce a road building program in 1859 and plans to expand routes along the coast. William H. Leighton, a land surveyor, plotted the stagecoach route from Los Angeles through Santa Barbara to San Luis Obispo, and the route was approved that same year.²¹ Prior to the creation of Ventura County in 1873, Santa Barbara County bordered Los Angeles County. Under the direction of the Overland Mail Company, the Coast Line Stage Company was created to manage this section of the stage route, with William Buckley serving as superintendent. Buckley had previously worked as a general agent for Wells Fargo and acquired ownership of the Coast Line Stage Company in 1878.²²

The newly established coastal route spanned approximately 225 miles, following the coastline from the Los Angeles County line near Malibu, and passed through the cities of Ventura, Santa Barbara, and San Luis Obispo. While the newly created stage line could service coastal communities, the coastal routes required additional road service as mountain ranges, especially

¹⁶ Charles Outland, *Stage coaching on El Camino Real Los Angeles to San Francisco 1861-1901*, (Glendale CA: Arthur H. Company, 1973), 69.

¹⁷ *Butterfield Overland Trail National Historic Trail Special Resource Study*, prepared by the National Park Service and US Department of the Interior, May 2018, 28.

¹⁸ *Butterfield Overland Trail National Historic Trail Special Resource Study*, 29.

¹⁹ Turrentine W. Jackson, “Stages, Mails and Express in Southern California: The Role of Wells, Fargo & Co. in the Pre-Railroad Period,” *Southern California Quarterly*, Volume 56, Issue 3 (October 1974), 240.

²⁰ Ahnert, *The Construction of the Butterfield Overland Mail Company Line in California*, 6.

²¹ Maury Hoag, *Stagecoaching on the California Coast: The Coast Line Stage from Los Angeles to San Juan* (Santa Barbara, CA: Fithian Press, 2001), 14.

²² Hoag, *Stagecoaching on the California Coast*, 27.

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throughout Santa Barbara, proved to be difficult passageways.²³ The Santa Ynez Mountain range in Santa Barbara County served as a significant barrier for passage both through and into the Santa Ynez Valley that was surrounded by the Santa Ynez Mountains to the south, the San Rafael Mountains to the north, and Santa Ynez River that flows through the valley from east and west. Early travelers and settlers relied on three passes through the Santa Ynez Valley: San Marcos, Refugio, and Gaviota.²⁴ Gaviota Pass was prone to flooding and had steep, winding, and slim roads. The Coast Line Stage Company conducted road improvements along the pass, which involved both expanding the road and building two bridges.²⁵

Anticipating the arrival of the Coast Line Stage Company, Ballard constructed an adobe building in 1860 to serve as a stagecoach stop that would be situated at the mid-way point between the San Luis Obispo County line and Santa Barbara. While it is unclear if the Coast Line Stage Company commissioned Ballard to construct this stagecoach stop, records indicate that Ballard's Station was part of the company's inventory. Operation of Ballard's Station began in 1862 with the arrival of the Coast Line Stage Company through Gaviota Pass. The adobe initially functioned as Ballard's residence and a dining room for passengers. The adobe did not originally have a kitchen, and cooking was primarily done outside. An adobe lean-to was attached at the south elevation of the adobe and served as a Wells Fargo Express office from 1860 to 1880.²⁶

Establishing a stagecoach stop in the Santa Ynez Valley provided a significant mid-way point for travelers along the first reliable transportation route into the region. It additionally offered a location for the Coast Line Stage Company to switch out horses (horses were typically switched out every twelve to twenty miles). An article published in the *Santa Barbara Daily Express* from July 21, 1874, depicts one traveler's experience along the stage line:

After a ride of eighteen hours, we reached San Luis Obispo, one hundred and eight miles from Santa Barbara, at 11 P.M.... We are now fourteen miles from Santa Barbara and after a full half hour for breakfast, are on our way over and down the mountain to San Marcos station, eleven miles distant, when we again change horses and push on to Ballard's station fifteen miles further, which we reach at noon, and where we get an excellent farmer dinner.²⁷

Ballard's Station continued to operate successfully throughout the 1860s and 1870s, accommodating daily stagecoach stops. Passengers were often provided meals, in addition to a safe location to rest on their journey. Mail was delivered to Ballard's Station, serving the surrounding valley settlers. As the stagecoach line grew, other stagecoach stations were constructed near Ballard's Station. Foxen Station, located about fifteen miles northwest of Ballard's Station, was an adobe building (no longer extant) and served as a store, post office, and

²³ Walker A. Tompkins, *Stagecoach Days in Santa Barbara County* (San Francisco, CA: McNally & Loftin Publishing, 1982), 38.

²⁴ Tompkins, *Stagecoach Days*, 21.

²⁵ Hoag, *Stagecoaching on the California Coast*, 51.

²⁶ Davison, *The Gates of Memory*, 31.

²⁷ "Editorial Correspondence," *Santa Barbara Daily Press*, July 21, 1874.

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stagecoach station.²⁸ Unlike Ballard's Station, Foxen Station was not owned by the Coast Line Stage Company.²⁹

The Coast Line Stage Company connected to a network of stage lines, with traveler guides often showing routes between Gilroy and Los Angeles. A timetable published in *Bancroft's Guide* from 1869 indicates the route from Gilroy to Los Angeles took approximately fifty-eight hours, with stops occurring nearly every fifteen miles and the "Ballard's" stop situated between San Marcus Station and Foxen Station.³⁰ Fare for the trip between Gilroy and Los Angeles cost \$25.00 with the fare between Los Angeles and Ballard's Station approximately \$15.00. The 1869 timetable shows stage stops from San Luis Obispo south to Arroyo Grande (circa 1869, no longer extant), Zury Station (date and status not found), Foxen Station (circa 1865, no longer extant), Ballard's Station (1860-1866, extant), San Marcus (1868, relocated 1959), McCaffey's (date and status not found), until reaching Santa Barbara (**Figure 1**).

Throughout the 1860s and 1870s, additional stagecoach stops were added, creating a broader network of stage lines between San Luis Obispo County and Santa Barbara that included: Los Alamos, (1876, reconstructed after fire 1890s; extant), Mattei's Tavern (circa 1885, extant), Las Cruces (adobe constructed 1866, partially extant), La Graciosa (1868, no longer extant), Kinevans (circa 1865, no longer extant).

Road maintenance was a constant struggle for stagecoach travel through the Santa Ynez Valley. In 1869, the *Los Angeles Star* reported that portions of Gaviota Pass had been washed out and made unpassable for stagecoaches. The article further explained that Ballard conducted mail delivery on horseback while Gaviota Pass was obstructed:

The late rains have been washing away the roadway in the Gaviota Pass, so that the mails have to be packed on men's shoulders to connect with the stages at each side. Mr. Ballard arrived here on Wednesday, having had to pack the mail on his back for five or six miles. It will be some time before the road is in passable order.³¹

Ballard constructed several other adobe buildings (no longer extant), which included a barn to the north of the first adobe and building across the road from Ballard's Station, later the home of Alonzo P. Lansing. In 1866, Ballard became ill and engaged his friend Charles La Salle, who resided in San Bernardino, to work as a foreman of the stagecoach line and manage his property. That same year, the second or "upper" adobe to the north was built by La Salle, who engaged a local Sanja Cota native, Jaredo. La Salle also installed a floor in the south adobe, which previously had a dirt floor. The north adobe functioned as the home of Charles La Salle and his

²⁸ Mildren Brooke, et al, *Historic Spots in California*, third addition edited by William N. Abeleo (Stanford: Stanford University Press, 1966), 422-423.

²⁹ Outland, *Stage coaching on El Camino Real*, 159.

³⁰ *Bancroft's Guide: For Travelers by Railway, Stage, and Steam Navigation in the Pacific States*, (San Francisco: H.H. Bancroft & Company, July 1869).

³¹ "Ballard," *Los Angeles Star*, February 20, 1869.

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wife Clarinda La Salle. Their daughter Clara was born in the north adobe in 1867.³² La Salle managed Ballard's Station from 1866 until 1869. Ballard continued to reside in the south adobe, though his health proceeded to decline.

In 1870, Ballard married Cynthia Lunceford. The two were only married for three months before Ballard passed away in the south adobe.³³ After Ballard passed, Alamo Pintado Rancho landholder George Lewis returned from attending to business interests in Mexico and married Cynthia, and the two resided in the north adobe and had a daughter Mildred.³⁴ The Lewis family continued to live in the north adobe until 1880. That same year, Lewis platted land nearby to become a new town, which he named Ballard.³⁵ The influx of settlers in the 1880s resulted in the formation of several small farming communities: Ballard (1880), Santa Ynez (1882), and Los Olivos (1887).

While management of Ballard's Station underwent several different supervisors, it remained a prominent stagecoach stop along the route between Santa Barbara and San Luis Obispo County from the 1860s to 1880. Ballard's Station ceased daily operations in 1880, prompted by the Coast Line Stage Company rerouting the line through Lompoc.³⁶ Construction of the Southern Pacific Railroad to Los Angeles and the introduction of smaller narrow gauge railroad lines resulted in the Coast Line Stage Company's discontinuation of various stage lines. While research indicates that Ballard's Station stopped operating as a regular stagecoach stop in 1880, county atlas maps and travel guides continued to show "Ballard" as a stagecoach stop, though it is unclear if these maps referred to the town of Ballard (founded in 1880) or Ballard's Station.³⁷ The completion of the Pacific Narrow Gauge railroad in 1886 led to the decline of stagecoach travel between San Luis Obispo County and Santa Barbara. In 1887, Los Olivos became the terminus of the northern branch of the Pacific Coast Railroad.³⁸ The last stagecoach to journey over San Marcos Pass took place in 1901. The Coast Line Stage Company continued to operate its stage line through Gaviota Pass to Mattei's Tavern in Los Olivos until 1911.³⁹

Ballard Adobes 1880-1975

Throughout the 1880s, Lewis rented Ballard Adobes out to settlers in the Santa Ynez Valley. Mr. and Mrs. J. J. Hobson, who had come from Illinois, lived in the adobes while their home was being built on a ranch that they had purchased from Lewis. Following the Hobsons, the Shanklin family, originally from New York, occupied the adobes in 1881. That same year, the south adobe

³² Davison, *The Gates of Memory*, 31.

³³ "The Ballard Adobes" circa 1990s brochure.

³⁴ Davison, *The Gates of Memory*, 35.

³⁵ *The Ballard Adobes 1860* (Los Olivos, CA: Olive Press Publications, 1990), 1.

³⁶ Ibid.

³⁷ Ballard identified as a stop along the Los Olivos and Santa Barbara Stage Line, unclear if referring to the town of Ballard or Ballard's Station, *Bancroft's Official Railway Guide of the North Pacific Coast Railroad between San Francisco and Sausalito, San Rafael, San Quentin, Camp Taylor, Tomales and Intermediate Points* (San Francisco, CA: Bancroft Company, 1890).

³⁸ Western Points Archaeology, *A Phase I Archaeological Survey and Resource Assessment for a Proposed Lot Line Adjustment at the Montanaro Farm (North), Los Olivos, Santa Barbara County, CA*.

³⁹ Tompkins, *Stagecoach Days*, 38.

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was used as a schoolhouse, the first school in the Santa Ynez Valley.⁴⁰ The teacher, Miss Boyce taught children from the area until 1883, when Ballard School (extant) was built. Throughout the 1890s until 1930, records show the property was sold multiple times. A deed from 1930 indicates the land was purchased by Isabel McGunnegele Perkins, widow of the late Charles E. Perkins of Alisal Ranch, who owned the property until 1947. Historic documentation indicates that Perkins did not reside at the property, and the buildings had not been occupied for several years.⁴¹

In 1947, Mr. and Mrs. Wesley F. Rhodehamel purchased Ballard Adobes and began efforts to rehabilitate and restore the buildings. Wesley Rhodehamel worked as a petroleum engineer with the Seaside Oil Company and Bernice Rhodehamel was the president of the Santa Barbara Little Garden Club. Wood siding that had previously covered various elevations of the adobe walls were replaced. Plaster-covered adobe walls were covered with Portland cement stucco, and later porches. These methods continued to preserve the adobe core, which, without proper care, would have deteriorated like other adobes in the Santa Ynez Valley. The Rhodehamels' daughter Dale Rhodehamel Rossi and her husband Alexander Rossi also assisted in adding several additions to form the Main House.

Criterion C: Architecture

Adobe Architecture, Ballard Adobes 1860-1900

The property is eligible under Criterion C as an intact example of California adobe architecture. Construction of Ballard Adobes began in 1860, when William Ballard built the south adobe. In 1866 Charles La Salle and Jaredo built the north adobe. Despite the various alterations that have occurred at the property since its construction, the original adobe walls are intact.

The property is an example of late nineteenth century California adobe architecture, a property type which is becoming increasingly rare. One of the oldest building types in California, adobe architecture was widely employed throughout California and the southwest during the late eighteenth to the mid-nineteenth century,⁴² The dry climate, limited trees, and few skilled craftsmen contributed to the use of adobe architecture as a reliable and effective method of construction. Adobe is typically assembled from materials such as sand, clay, water, and straw to form rectangular bricks. These are then baked in the sun, resulting in an accessible building material. Adobe bricks were then laid with mud mortar, stacked on top of each other, and covered with a layer of lime plaster for water protection. Adobe walls were often thick and measured two to three feet in depth.⁴³

Adobe architecture emerged in California during the 1770s with the early exploration and settlement by Spanish ruled Mexico of what was known as Alta California. Primarily constructed

⁴⁰Grace Davison, "Old Ballard Station Adobes Hark Back to Days of Travel by Stage," *Santa Barbara Daily*, May 18, 1947.

⁴¹ Photographs from the Rhodehamels' collection dated 1947 show both adobes as vacant.

⁴² City of Santa Barbara Historic Resources Design Guidelines, *Adobe*, 1.

⁴³ *Ibid.*, 2.

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by indigenous laborers, the series of missions founded by Franciscan friars were the most prominent features of a settlement pattern that included *presidios* (royal forts), *pueblos* (towns), *asistencias* (sub-missions), and later *ranchos* (ranches). After Mexico won independence from Spain, mission lands were mostly dissolved and divided into private ranchos. Following the increase of American settlers in California during the 1840s, California buildings began to shift away from heavily relying on adobe materials. The following excerpt from Steade R. Craigo's "To Do No Harm": Conserving, Preserving, and Maintaining Historic Adobe Structures," describes this change:

Americans created markets for milled lumber and fired bricks, and the California building stock began to shift away from adobe construction. The wealth and growth generated by the 1848 California Gold Rush and the resulting California statehood in 1850 influenced a major change in construction to mill and factory produced building materials. Although it largely disappeared, adobe construction continued to be used to a much smaller degree in the state.⁴⁴

Ballard Adobes was constructed toward the end of the original period of adobe construction in California. In Santa Barbara County, the decline in adobe construction began during the late nineteenth century and resulted in a rarity of its application. Access to wood building materials resulted in adobe walls being covered for both aesthetic purposes and to protect the adobe from deterioration.⁴⁵ In the mid-nineteenth century, an adaption of adobe architecture emerged in the city of Monterey, resulting in the construction of two-story buildings with the ground floor of adobe and the upper two story of wood. The arrival of increasing numbers of American settlers resulted in a transition to timber and masonry construction, which dominated building until the modern era introduced steel and concrete structure for larger projects.

Beginning in the last decades of the nineteenth century, architects in California deliberately experimented with architectural design that was felt to reflect the California climate, lifestyle, and history more appropriately. This interest led to the Mission Revival, which gained momentum from a movement aimed at restoring the then-deteriorating chains of missions in California. Subsequently, the Spanish Colonial Revival movement came to prominence, through building designs showcased at the 1915 Panama Pacific International Exposition. A handful of architects interpreted the Spanish Colonial Revival quite literally and utilized adobe construction for their projects. Generally limited to smaller buildings due to the restrictions of the material, most adobe buildings built during this period, approximately 1920s to 1950s, were residential in function. The foremost practitioner of this tradition was Santa Monica architect John Byers. Other architects, such as Hugh Comstock of Carmel, went so far as to develop and refine new adobe building techniques.⁴⁶

⁴⁴ Steade R. Craigo, "To Do No Harm": Conserving, Preserving, and Maintaining Historic Adobe Structures," in *Proceedings of the Getty Seismic Adobe Project 2006 Colloquium*, edited by Mary Hardy, Claudia Cancino, and Gail Ostergren (Getty Conservation Institute, 2009), 81.

⁴⁵ Michael Redmon, "Santa Barbara's Adobe Construction History," *Santa Barbara Independent*, May 17, 2018.

⁴⁶ Excerpted from Chattel, Inc., *Historic Resource Assessment County Adobe Office Building*, prepared for Kern County General Services, Bakersfield, CA, September 2022.

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Extant adobe buildings are extremely rare. Of the estimated 2,000 adobes constructed in California since the late eighteenth century, roughly 350 adobes remained in the state as of 1991.⁴⁷ California State Parks owns forty-two adobes that date to the eighteenth and nineteenth centuries.⁴⁸

Character-defining features of California adobe architecture include the following:⁴⁹

Overall Visual Aspect:

- Single story
- Thick adobe walls covered with a layer of plaster.
- Medium-pitched gabled roofs, usually clad in red clay tile.
- Typically rectangular in plan, often expanded room by room as needed either in a straight line, L or U-shaped plan, enclosing an inner courtyard.

Close Range Visual Aspect:

- Stone foundations
- Round beam or vigas of roof rafters.
- Long narrow porches called a *portale* with wood or adobe posts making an arcade.
- Solid wood plank doors with thick wood trim or wood lintels
- Deeply recessed windows
- Chimneys made of adobe.

The north and south adobes maintain several of these character-defining features that include the single story, exposed adobe walls covered in plaster (at various elevations), medium-pitched gabled roofs, stone foundation, and deeply recessed door and window openings. What appears to be the original wood lintels are still present above each door and window opening and are set flush with the adobe walls. At the south adobe, the original adobe chimney and fireplace is still intact, with a brick fireplace sheathing the original adobe.

Since the adobes were constructed, several methods have been employed to inhibit the adobe from deteriorating. Historic photographs indicate that porches and board and batten wood siding were added at the east elevations of the adobes throughout the late nineteenth and early twentieth century. The Rhodehamels' early repair efforts included replacing the existing board and batten wood siding and porches in-kind. Features that have been altered include new roof beams and rafters at the north and south adobes. The 1947-1960s exterior alterations include the application of Portland cement stucco on adobe walls, in-kind replacement of board and batten wood siding at various elevations, and a series of wood-framed additions.

⁴⁷ In 1991 the Getty Conservation Institute compiled a list which documented these adobe buildings in California. The number may vary as the assessment did not fully account for surviving adobes that are in ruins or have been heavily altered.

⁴⁸ Craig, "To Do No Harm," 82.

⁴⁹ City of Santa Barbara Historic Resources Design Guidelines, *Adobe*, 1-4.

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The addition of board and batten siding on the adobes is a preventative measure that protects the historic fabric from the elements and continues to be a common practice throughout California. The source of adobe deterioration can often be linked to exposure to moisture, either from excessive rainwater or ground water. Additional sources of deterioration include stabilization issues, which can stem from cracks in the adobe, and exposure to elements such as wind, ground shaking, and extreme changes in temperature. As described in *Preservation Brief 5: Preservation of Historic Adobe Buildings*:

To attempt the preservation of an adobe building is almost a contradiction. Adobe is a formed-earth material, a little stronger perhaps than the soil itself, but a material whose nature is to deteriorate. The preservation of historic adobe buildings, then, is a broader and more complex problem than most people realize. The propensity of adobe to deteriorate is a natural, on-going process. While it would be desirable to arrest that process in order to safeguard the building, no satisfactory method has yet been developed. Competent preservation and maintenance of historic adobe buildings in the American Southwest must (1) accept the adobe material and its natural deterioration, (2) understand the building as a system, and (3) understand the forces of nature which seek to return the building to its original state.⁵⁰

Previous Assessment

The property was previously recorded in a 1993 Historic Property Survey Report for the Replacement of the Grand Avenue Bridge prepared for the County of Santa Barbara Department of Public Works. The report assessed the potential effects of the proposed replacement of the Grand Avenue Bridge to the east of the property across Alamo Pintado Road. As part of Section 106 review under the National Historic Preservation Act, three other properties were assessed in the area of potential effect (APE) that included Ballard's Station, Hollister House, and Palladino House. The assessment appeared cursory with respect to Ballard Adobes and found it ineligible for listing in the National Register of Historic Places because it lacked integrity of design, feeling, and association. While the Office of Historic Preservation concurred with those findings at the time, the 1993 assessment included several discrepancies. The exterior survey only assessed an eastern section of the property visible from the street and did not evaluate the property's association with the Coast Line Stage Company described herein. The continued loss of surviving adobes from the late nineteenth and early twentieth centuries support eligibility as a rare property type, despite the alterations to weatherize the adobe buildings.

Conclusion

Under Criterion A, the property is significant as the physical remnant of a once critical and no longer extant transportation system that facilitated early settlement of California, representative of an era marked by expansion of stagecoach networks across the state. These networks heavily depended on stagecoach stations, serving as vital rest stops for travelers, enabling horse changes, facilitating express mail services, and ensuring convenient and secure travel routes throughout

⁵⁰Lee H. Nelson, *Preservation Brief 5: Preservation of Historic Adobe Buildings* (Washington, DC: National Parks Service, 1978), 8.

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the region. Ballard's Station was one of the earliest stagecoach stops along the Coast Line Stage Company route and is one of the last extant stations in the Santa Ynez Valley. Under Criterion C, the property is significant as an intact example of late nineteenth century California adobe architecture with early weatherization. Constructed toward the end of the original period of adobe construction in California, Ballard Adobes represents an important phase in American settler architecture. The property showcases a blend of materials such as adobe walls, board and batten wood siding, and wood porches. As extant and intact adobe buildings are becoming increasingly rare in California, Ballard Adobes serves as a good representative example of this building type.

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9. Major Bibliographical References

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: Rhodehamel family archives

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 12.5

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.653069 | Longitude: -120.116111 |
| 2. Latitude: 34.654502 | Longitude: -120.116675 |
| 3. Latitude: 34.654286 | Longitude: -120.119821 |
| 4. Latitude: 34.653118 | Longitude: -120.119798 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property is that of the parcel historically associated with the property (Assessor Parcel Number: 135-230-002) with Alamo Pintado Equine Medical Center to the north, residential parcels to the south and west, and Santa Barbara Avenue and Alamo Pintado Road to the east.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with the recorded parcel historically associated with the property, encompassing the contributing Ballard Adobes and the noncontributing buildings, structure, and landscape features constructed or altered post-period of significance.

11. Form Prepared By

name/title: August Phillips, Associate; Robert Jay Chattel, AIA, President
organization: Chattel, Inc.
street & number: 13417 Ventura Boulevard
city or town: Sherman Oaks state: CA zip code: 91423
e-mail: august@chattel.us
telephone: (818) 788-7954
date: February 2024; Revised March 2024, June 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Ballard Adobes
City or Vicinity: Ballard (vicinity)
County: Santa Barbara
State: California
Photographer: Robert Chattel
Date Photographed: May 12, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

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- 1 of 25 Street frontage of Main House, view northeast
- 2 of 25 Main House, south (left) and west (north) elevations, view northeast
- 3 of 25 Main House, view northwest
- 4 of 25 Main House, view southeast
- 5 of 25 Main House, courtyard at northwest elevation, view east
- 6 of 25 Main House, overall landscape and hardscape at northwest elevation, view south
- 7 of 25 Main House, north elevation, view south
- 8 of 25 Main House, east (left) and north (right) elevations, view southwest
- 9 of 25 Main House, north adobe east elevation, view northwest
- 10 of 25 Main House, north adobe east elevation, view northwest
- 11 of 25 Main House, south adobe east elevation, view southwest
- 12 of 25 Courtyard, east elevation between south adobe (right) and north adobe (left), view southwest
- 13 of 25 Main House, entrance at south adobe, view west
- 14 of 25 Main House, interior at south adobe, view east
- 15 of 25 Main House, interior at south adobe, view north
- 16 of 25 Main House, interior of south adobe, view of historic entrance opening at west elevation, view west
- 17 of 25 Main House, interior of west wing dining room, view east
- 18 of 25 Main House, interior of kitchen, view east
- 19 of 25 Main House, interior of family room, view southeast
- 20 of 25 Main House, interior at north adobe, with detail of adobe fireplace, view south
- 21 of 25 Main House, interior at north adobe, view southwest

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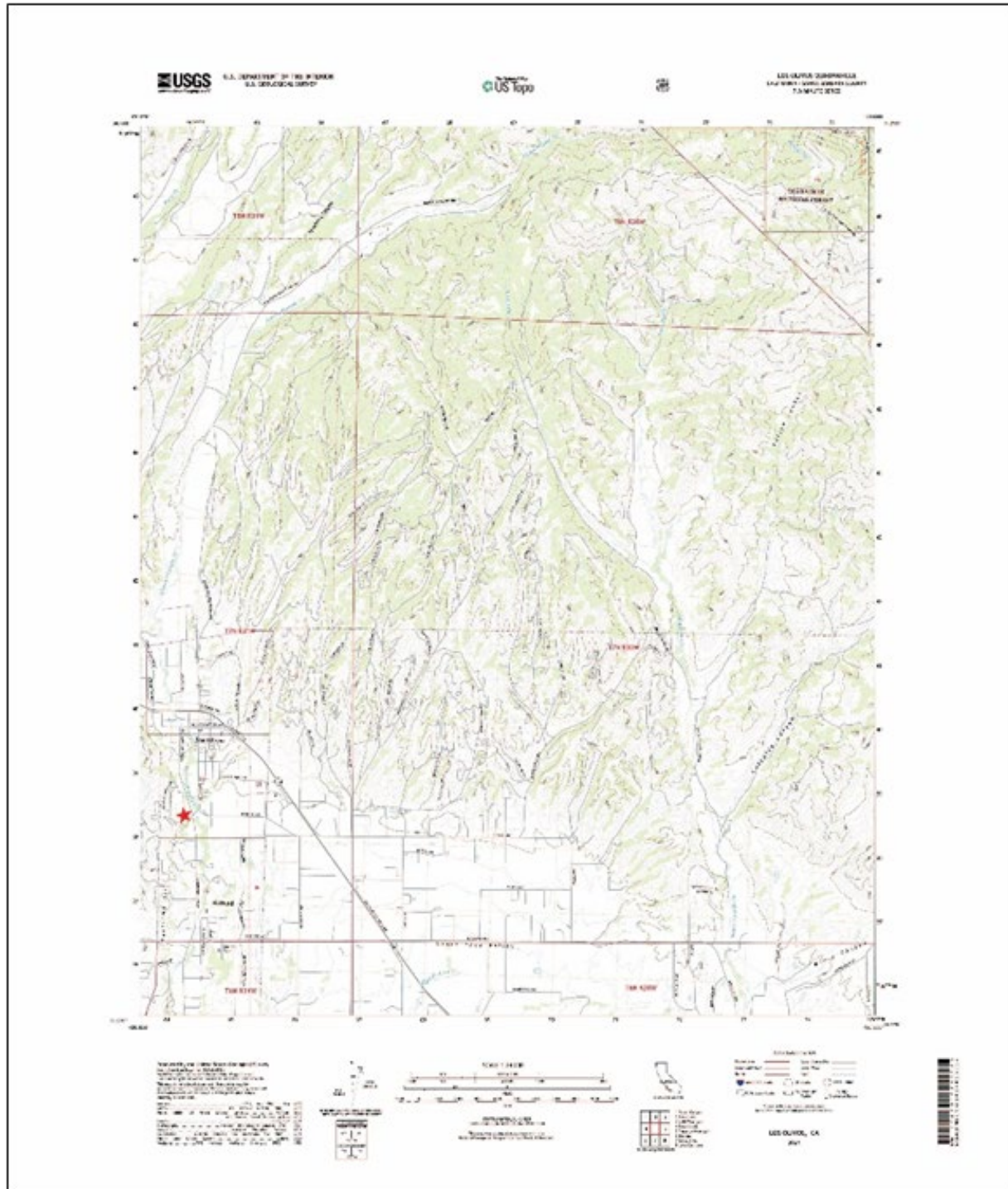
- 22 of 25 Woodshop, east (left) and north (right) elevations, view southwest
- 23 of 25 Walnut and Olive Grove, view north; since 2020, most of the olive and walnut trees have been replaced with vineyards
- 24 of 25 Pool House and Pool, view northwest
- 25 of 25 Shed, east elevation, view west

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Location Map

United States Geological Survey (USGS), 2022



Ballard Adobes
Name of Property

Santa Barbara, California
County and State

Boundary Map

Google Earth, 2023

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.653069 | Longitude: -120.116111 |
| 2. Latitude: 34.654502 | Longitude: -120.116675 |
| 3. Latitude: 34.654286 | Longitude: -120.119821 |
| 4. Latitude: 34.653118 | Longitude: -120.119798 |



Ballard Adobes

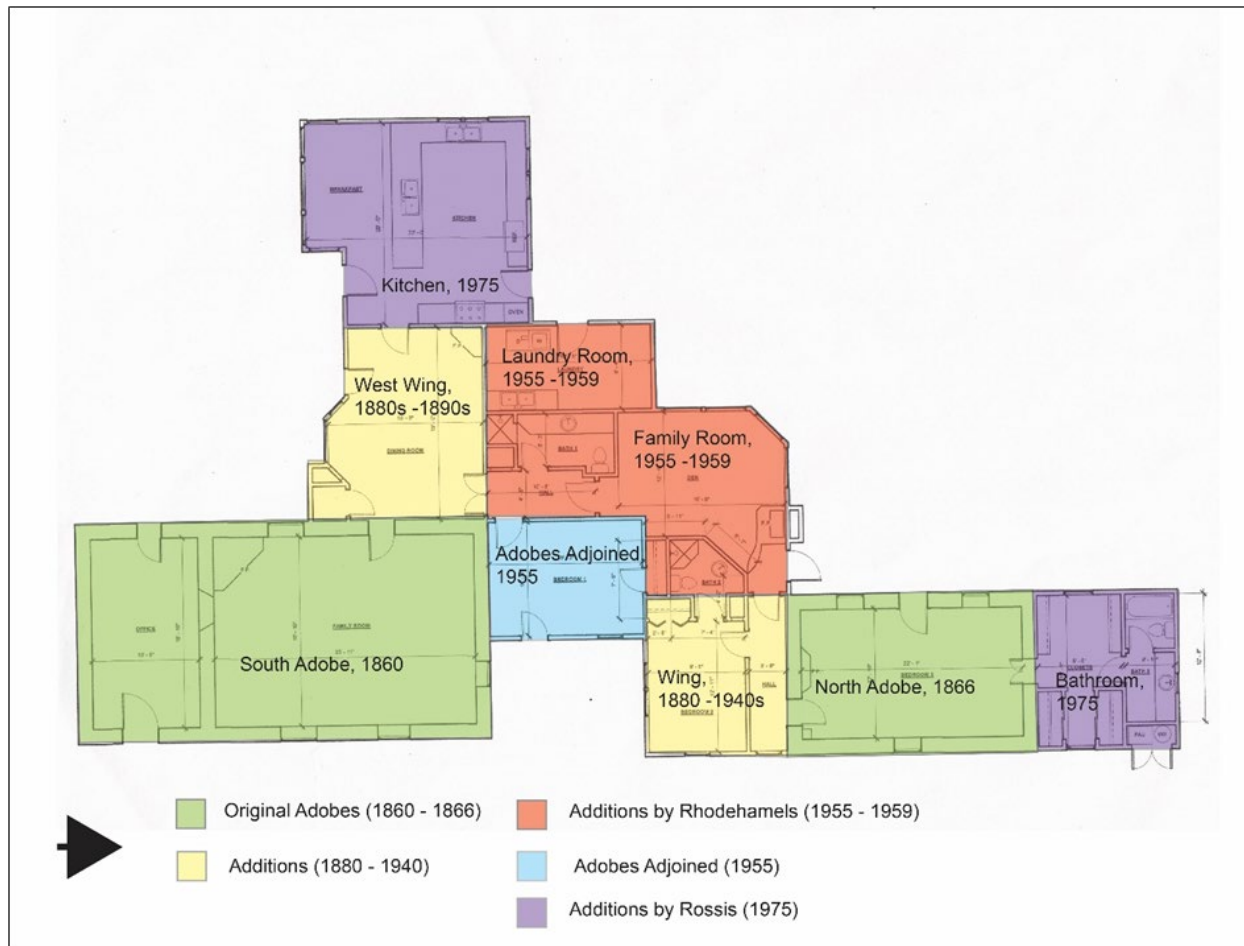
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Sketch Map (Partial)

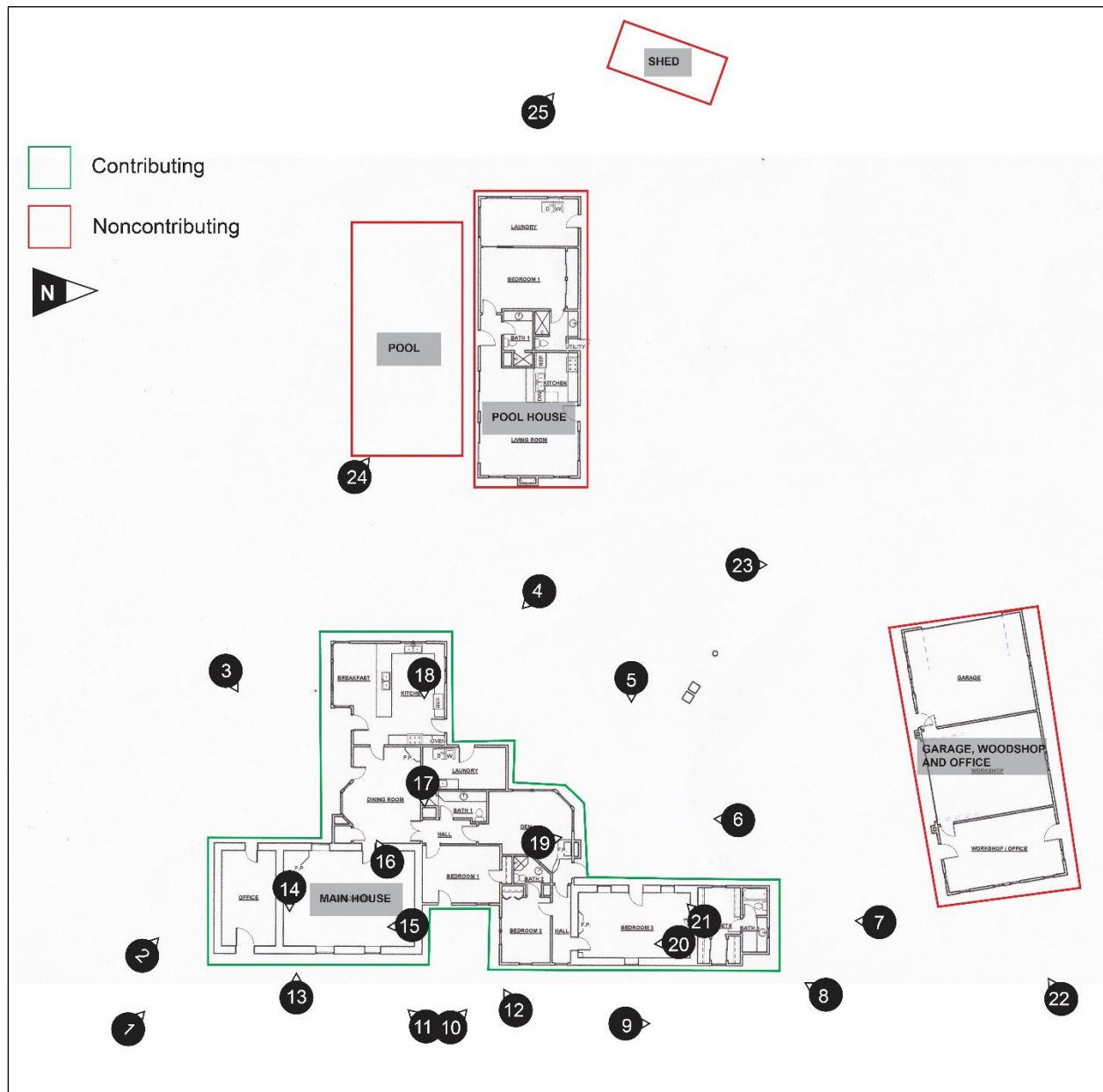
Alterations between 1860 and 1975: green shading indicates original adobes, yellow shading indicates additions from 1880s to 1930s, blue shading indicates when the two adobes were conjoined in 1955, red shading indicates additions by the Rhodehamels from 1955 to 1959, and purple shading indicates additions by the Rossis in 1975



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Sketch Map/Photo Key



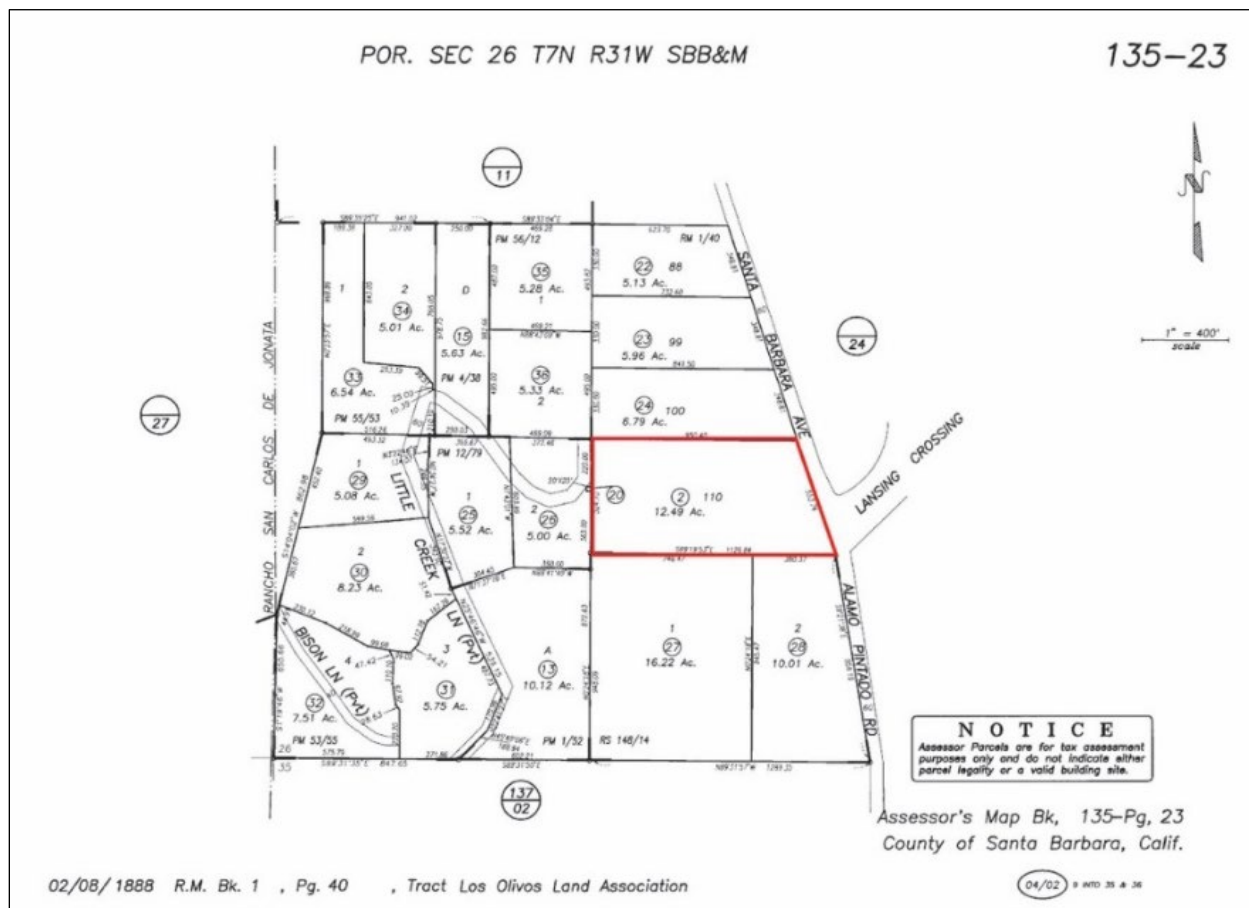
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Assessor Map Santa Barbara County Assessor, 2002



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure 1 *Coastline Stage Company Timetable* (Bancroft's Guide, 1869); Ballard's was third stop north of Santa Barbara

GILROY and LOS ANGELES.

COAST STAGE LINE.

General Agent, W. BUCKLEY, San Jose, California.

Local Agents: JOS. KNOWLTON, Jr., Gilroy; WM. BALCH, San Juan; CHRIS. HAMEL, Natividad; H. A. THOMAS, Plato Ranch; CHAS. KNOWLTON, Paso Robles Springs; J. C. ORTEGA, San Luis Obispo; ELI RUNDALL, Santa Barbara; J. WOOLYSON, San Buenaventura; GEO. M. FALL, Los Angeles.

Stage leaves Gilroy daily at 12.30 P. M.

Stage leaves Los Angeles daily at 4 A. M.

From Gilroy To Los Angeles.			TOWNS	See Page.	From Los Angeles To Gilroy.		
Fare.	Hours	Miles.			Miles.	Hours	Fare.
0.00	0	0	Dep.....Gilroy.....Arr.	104	366	58	\$25.00
1.50	2	12	.....San Juan.....		354		25.00
2.50	4	24	.....Natividad.....		342		25.00
4.00	6	38	.....Utz Station.....		328		
5.50	8	52	.....Salinas River.....		314		
8.50	11	76	.....Last Chance.....		290		
10.00	13	92	.....San Antonio.....		274		
12.00	15	107	.....Plato Ranch.....		259		22.00
13.50	17	121	.....Nacimiento.....		245		
15.00	19	136	.....Paso Robles Hot Springs.....		230		20.00
16.00	22	150	.....San Margarita.....		216		
17.00	25	164	.....San Luis Obispo.....	117	202	36	18.00
18.00	28	180	.....Arroyo Grande.....		186		
20.00	31	196	.....Zury Station.....		170		
20.00	33	214	.....Foxens.....		152		
20.00	35	228	.....Ballard's.....		138		
20.00	37	243	.....San Marcus.....		123		
20.00	40	257	.....McCaffey's.....		109		
20.00	41	265	.....Santa Barbara.....	117	101	15	10.00
21.00	44	280	.....Rincon.....		86		
23.00	47	293	.....San Buenaventura.....		73	11	8.00
24.00	49	306	.....Santa Clara Valley.....		60		
25.00	51	320	.....Simeon.....		46		
25.00	53	333	.....Mountain Station.....		33	5	4.00
25.00	56	350	.....El Cino.....		16	2	2.00
25.00	58	366	Arr.....Los Angeles.....Dep.	107	0	0	0.00

Connections.

At Gilroy, connects with cars of S. F. & S. J. R. R. for San Francisco.

At San Juan, connects with stages for Watsonville and Santa Cruz, New Idria, Castroville, Salinas City, and Monterey.

At San Luis Obispo, connects with stage for San Simeon.

At Los Angeles, connects with stages for San Diego, Fort Yuma and Tucson, Wilmington, San Bernardino, La Paz and Clear Creek.

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Figure 2 Ballard Adobes, c. 1890s, Rhodehamel Family Photographs



Figure 3 Ballard Adobes, c. 1890-1910, Rhodehamel Family Photographs



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Figure 4 South adobe, east elevation, view northwest, 1947, Rhodehamel Family Photographs



Figure 5 South adobe (east elevation) and north adobe (south elevation), 1947, Rhodehamel Family Photographs



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Figure 6 Main House, south adobe, east elevation, 1954, Rhodehamel Family Photographs



Figure 7 Main House, construction of wing connecting north and south adobes, 1955, Rhodehamel Family Photographs

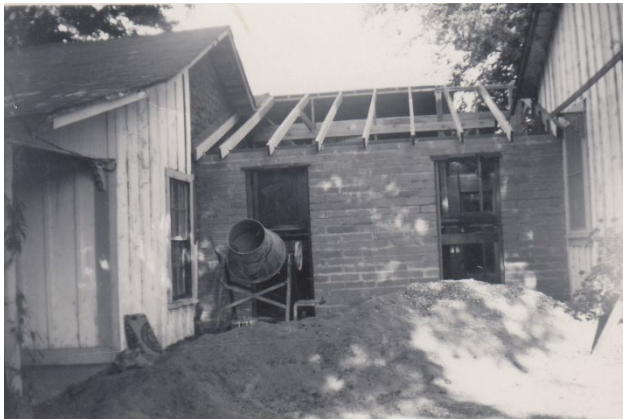


Figure 8 Main House, completion of wing connecting north and south adobes, 1955, Rhodehamel Family Photographs



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Figure 9 Main House, construction of family room, c. 1956-1958, Rhodehamel Family Photographs



Figure 10 Main House, completion of family room, view east, c. 1956-1958, Rhodehamel Family Photographs



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Figure 11 Main House, north adobe, west elevation, 1958, Rhodehamel Family Photographs



Figure 12 Main House, view of construction of new kitchen at west wing, 1975, Rhodehamel Family Photographs



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Photo 1 Street frontage of Main House, view northeast



Photo 2 Main House, south (left) and west (north) elevations, view northeast



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Photo 3 Main House, view northwest



Photo 4 Main House, view southeast



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Photo 5 Main House, courtyard at northwest elevation, view east



Photo 6 Main House, overall landscape and hardscape at northwest elevation, view south



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Photo 7 Main House, north elevation, view south



Photo 8 Main House, east (left) and north (right) elevations, view southwest



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Photo 9 Main House, north adobe east elevation, view northwest



Photo 10 Main House, north adobe east elevation, view northwest



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Photo 11 Main House, south adobe east elevation, view southwest



Photo 12 Courtyard, east elevation between south adobe (right) and north adobe (left), view southwest



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Photo 13 Main House, entrance at south adobe, view west



Photo 14 Main House, interior at south adobe, view east



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Photo 15 Main House, interior at south adobe, view north



Photo 16 Main House, interior of south adobe, view of historic entrance opening at west elevation, view west



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Photo 17 Main House, interior of west wing dining room, view east



Photo 18 Main House, interior of kitchen, view east



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Photo 19 Main House, interior of family room, view southeast



Photo 20 Main House, interior at north adobe, with detail of adobe fireplace, view south



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Photo 21 Main House, interior at north adobe, view southwest



Photo 22 Woodshop, east (left) and north (right) elevations, view southwest



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Photo 23 Walnut and Olive Grove, view north; since 2020, most of the olive and walnut trees have been replaced with vineyards



Photo 24 Pool House and Pool, view northwest



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Photo 25 Shed, east elevation, view west

