

**PHASE 1 HISTORIC SITES/STRUCTURES REPORT  
for**

**1703 CHAPALA STREET, SANTA BARBARA, CALIFORNIA  
(APN 027-092-014)**

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November 14, 2016

## TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>1.0 INTRODUCTION</b> .....	1
<b>2.0 PROJECT DESCRIPTION</b> .....	1
<b>3.0 PREVIOUS STUDIES AND DESIGNATIONS</b> .....	1
<b>4.0 DOCUMENTS REVIEW</b> .....	3
<b>5.0 ENVIRONMENTAL SETTING</b> .....	4
<b>6.0 NEIGHBORHOOD SETTING</b> .....	4
<b>7.0 SITE DESCRIPTION</b> .....	8
7.1 Free Classic Subtype of the Queen Anne Style .....	10
7.2 The Hunt House .....	11
7.2.1 East Elevation, facing Chapala Street .....	11
7.2.2 South Elevation, facing West Valerio Street .....	14
7.2.3 West Elevation facing 114 West Valerio Street.....	16
7.2.4 North Elevation (Side Elevation facing 1709 Chapala Street) .....	18
7.3 Detached Garage.....	19
7.4 Designed Landscape .....	21
<b>8.0 HISTORICAL CONTEXT</b> .....	24
8.1 From the Founding of the Spanish Presidio to the early 20 <sup>th</sup> Century: 1782- 1903 .....	24
8.2 Walter LeRoy Hunt and Martha Hunt and 1703 Chapala Street:1903-1955 .....	24
8.3 1703 Chapala Street: 1955-2016.....	29
<b>9.0 SIGNIFICANCE EVALUATION</b> .....	29
9.1 Evaluation of Integrity .....	30
9.1.1 Establishing the Resource's Period of Significance .....	30
9.1.2 Application of the Integrity Criteria .....	31
9.1.3 Summary Statement of Integrity .....	33
9.2 Eligibility for Listing at the Local Level .....	33
9.2.1 Application of the Significance Criteria.....	33
9.3 Eligibility for Listing in the California Register of Historical Resources .....	37
9.4 Eligibility for Listing in the National Register of Historic Places.....	38
<b>10.0 SUMMARY STATEMENT OF SIGNIFICANCE</b> .....	33
<b>11.0 RESOURCES CONSULTED IN THE PREPARATION OF THIS REPORT</b> .....	39

## **1.0 INTRODUCTION**

This Phase 1 Historic Structures/Sites Report is for the property at 1703 Chapala Street, Santa Barbara, California (APN 027-092-014) (Figures 1 & 2). The property is developed with a two-story single family house, historically known as the Hunt House built in 1903 and a detached garage built in 1929. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the historical significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002). Prepared by Post/Hazeltine Associates, this Phase 1 HSSR follows the guidelines for historic property studies set forth in the City of Santa Barbara MEA.

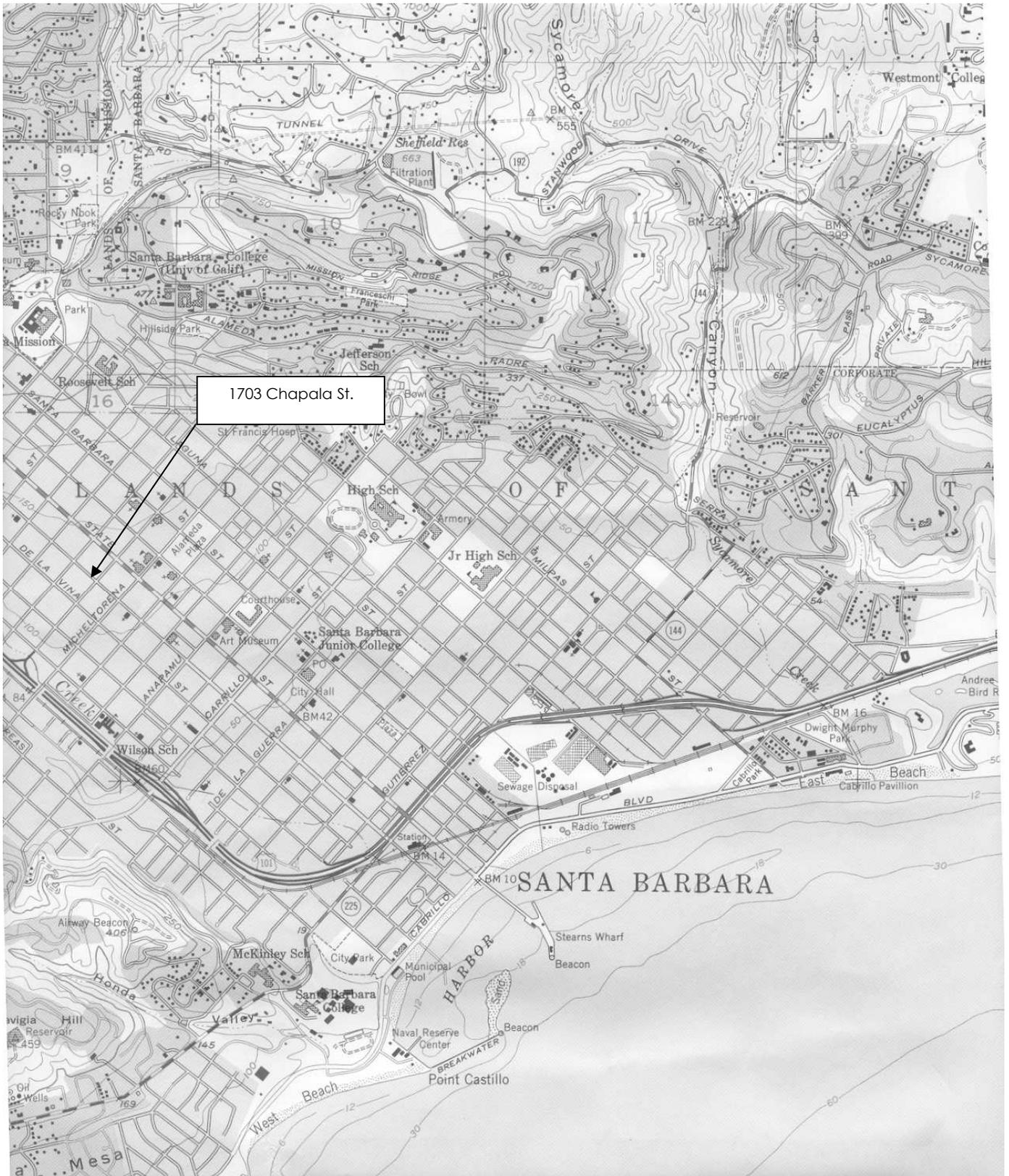
## **2.0 PROJECT DESCRIPTION**

This report provides an assessment of the property's potential historic significance (i.e. is the property or any of its improvements a significant historic resource for the purposes of environmental review). The applicant proposes alterations to the house which will be the reviewed in a separate Phase 2 Historic Structures/Sites Report.

## **3.0 PREVIOUS STUDIES AND DESIGNATIONS**

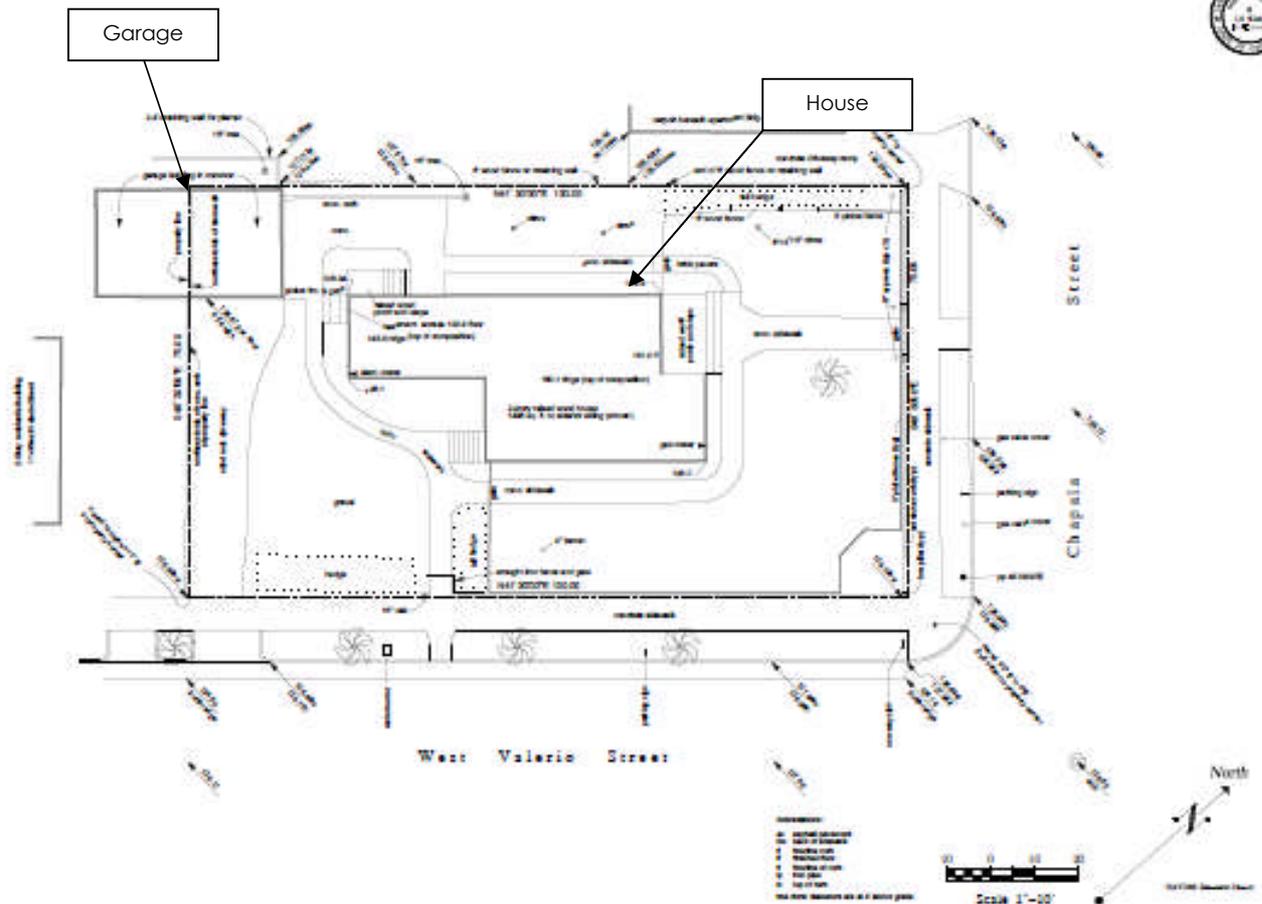
The property at 1703 Chapala Street was surveyed in 1980 as part of an architectural survey of the City's downtown. The property has not previously been determined to be eligible for listing as a City of Santa Barbara Landmark or Structure of Merit.

(see next page)



**Figure 1, Location Map**

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 1703 Chapala Street  
 Santa Barbara, California  
 November 14, 2016



**Figure 2, Site Plan, 1703 Chapala Street**

**4.0 DOCUMENTS REVIEW**

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 11):

City of Santa Barbara

Community Development Department, Planning Division:

Street File for 1703 Chapala Street.

Historic Architectural Survey files for the 1700 block of Chapala Street and the 00 and 100 blocks of West Valerio Street.

Potential Historic Resources List (updated July 1, 2016).

Santa Barbara Historical Museum, Gledhill Library

Preliminary Sketch of Santa Barbara 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical Museum, Gledhill

Library).

United States Coast Survey Map of Santa Barbara: 1852, 1870, and 1878.

1877 Bird's Eye View of Santa Barbara, California. Drawn and published by E. S. Glover.

1888, Bird's Eye View of Santa Barbara. *El Pueblo de las Rosas*. Published by E. S. Glover.

United States Geological Survey, Santa Barbara County Special Maps: 1903 and 1909 & 1917 Map of the City of Santa Barbara.

Sanborn Fire Insurance Company Map of Santa Barbara 1886, 1892, 1907, 1931, 1931 (updated to 1960).

#### Santa Barbara Public Library

Smith Photographic Collection.

Santa Barbara City Directories: 1875, 1895 and 1901-1965.

#### Santa Barbara Genealogical Society

Various files on Santa Barbara History.

City directories and voter rolls 1875-1900.

### **5.0 ENVIRONMENTAL SETTING**

The dominant landscape feature of the neighborhood is an alluvial fan formed by Mission Creek and Sycamore Canyon Creek on which the downtown portion of Santa Barbara is built. This extends from the mouth of Mission Canyon to the Pacific Ocean, and is the result of the accumulation of sediment over the last several hundred thousand years. For the past two centuries, the natural environment of the project area has been modified by a variety of human activities since Spain founded the Santa Barbara Presidio in 1782. Stock grazing, agriculture, and urban development have all had a role in this process. In the pre-contact period the vegetation was comprised of the coastal sage community, with riparian plant communities bordering creeks and estuarine sloughs along the waterfront. Human occupation and activity have largely eliminated these habitats over the past 234 years. Today, the neighborhood consists of a mix of single-family residences, duplexes and multiple-unit apartments with a commercial corridor along State Street.

### **6.0 NEIGHBORHOOD SETTING**

The City of Santa Barbara's General Plan defines the neighborhood the subject parcel as the "Oak Park" Area comprising 437 acres bounded by Mission Creek on the north, West Sola street on the south, State Street on the east, and Highway 101 on the west. The neighborhood is characterized by a mix of single-family houses built between circa 1880 and World War II, and post-World War II apartment buildings and condominium complexes. Commercial corridors exist along West Mission Street, Upper De la Vina Street and State Street below Mission Street. The area surrounding the intersection of Chapala and West Valerio streets is developed with a mix of bed-and breakfasts, single family and multi-family residential properties built between circa 1880 and the late 20<sup>th</sup> century (Figures 3 – 7).

100 block of West Valerio Street

North Side of Block

- 114 West Valerio Street, a two-story Spanish Colonial Revival style apartment building constructed in 1929;

- 122 West Valerio Street, a two-story apartment building constructed in 1964 with later alterations;
- 130 West Valerio Street, a two-story Mid-Century apartment building constructed in 1962; and
- 1700 De La Vina Street, a two-story apartment building constructed in the mid-20<sup>th</sup> century with later alterations.

#### South Side of Block

- 111 West Valerio Street, a shingle-clad two-story house built in c. 1894;
- 115 West Valerio Street, a shingle-clad two-story house (originally a service building for 111 West Valerio Street);
- 117 West Valerio Street, a one-story shingle-clad cottage built in early 20<sup>th</sup> century;
- 119 West Valerio Street, a one-story Craftsman style house built in early 20<sup>th</sup> century;
- 125 West Valerio Street, a two-story Italianate style house built in 1887;
- 129 West Valerio Street, a two-story Craftsman style house built in the early 20<sup>th</sup> century; and
- 1634 De La Vina Street, a two-story Craftsman style house built in the early 20<sup>th</sup> century.

#### 1700 Block of Chapala Street

##### West Side of Block

- 1709 Chapala Street, a two-story Mid-Century Modern apartment building built in 1960;
- 1717 Chapala Street, a two-story Mid-Century Modern apartment building built in the early to mid 1960s;
- 1721 Chapala Street, a two-story multi-unit building constructed in mid-20<sup>th</sup> century;
- 1725 Chapala Street, a two-story multi-unit building constructed in the mid 20<sup>th</sup> century;
- 1731 Chapala Street, a one-story multi-unit Minimal Traditional style building constructed in mid-20<sup>th</sup> century; and
- 1735 Chapala Street, a one-story Craftsman style house built in 1923.

##### East side of Block

- 82 West Valerio Street, a two-story Queen Anne style house built in the last quarter of the 19<sup>th</sup> century (now the Cheshire Cat Bed and Breakfast). This property includes gardens, parking and additional guest rooms in a separate building adjacent to Chapala Street;
- 1760 Chapala Street, a two-story multi-residential Mediterranean style building constructed in the 1970s;
- 1768 Chapala Street, a two-story, shingle-clad residential building; and
- 33 West Islay Street, a one-story Craftsman style house built in the early 20<sup>th</sup> century.

#### 00 Block of West Valerio Street

This block features the following Victorian era houses

On the north side:

- 70 West Valerio Street, a two-story Free Classic subtype of the Queen Anne style built in the early 20<sup>th</sup> century;
- 52 West Valerio Street, a two-story Queen Anne style house built in the early 20<sup>th</sup> century;
- 34 West Valerio Street, A two-story Italianate style house built in the last quarter of the 19<sup>th</sup> century.

On the south side:

- 1635 State Street, a Craftsman style house converted to commercial use(early 20<sup>th</sup> century);
- 9 West Valerio Street, a Craftsman style house converted to commercial use (early 20<sup>th</sup> century);
- 15 West Valerio Street, a Craftsman style house (early 20<sup>th</sup> century);
- 17 West Valerio Street, a Craftsman style house (early 20<sup>th</sup> century);
- 21 West Valerio Street, a Craftsman style house (early 20<sup>th</sup> century); and
- 29 - 35 West Valerio Street (1923).



**Figure 3, 1703 Chapala Street (looking northwest)**



**Figure 4, Looking northeast from 1703 Chapala Street to the North Side of the 00 Block of West Valerio St.**



**Figure 5, Looking towards the South Side of the 00 Block of West Valerio St.**



**Figure 6, Looking towards the South Side of the 100 Block of West Valerio St.**



**Figure 7, Looking South towards the 1600 Block of Chapala St.**

## **7.0 SITE DESCRIPTION**

Located on the northwest corner of the intersection of Chapala and West Valerio streets, the parcel at 1703 Chapala Street is located within un-sectioned Pueblo Lands. The

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1703 Chapala Street  
Santa Barbara, California  
November 14, 2016

approximately 75-foot by 130-foot, 0.23-acre parcel is rectangular in configuration. It is bounded on its north side by a two-story apartment building at 1709 Chapala Street, on its south side by the 100 block of West Valerio Street, on its west side by 114 West Valerio Street. The study parcel is developed with a two-story wood frame house set on a raised foundation composed of wood skirting and a below grade sandstone foundation, is set near the street frontage. A very low sandstone block retaining wall extends along the street frontage. Landscaping extends from the house to the sidewalk. Narrow side yards extend along house's north and south elevations, and a deeper rear yard extends from the rear elevation of the house to a fence that delineates the boundary with 114 West Valerio Street. A detached two-car garage is located at the northwest corner of the lot abutting the property line.



**Figure 8, East Elevation (street façade) and North (side) Elevations of 1703 Chapala St., Looking southwest**



**Figure 8a, Detail of interior sandstone foundation (below grade, unfinished basement) Looking north**

### 7.1 Free Classic Subtype of the Queen Anne Style

The house at 1703 Chapala Street built in 1903 can be classified as an example of the Free Classic subtype of the Queen Anne style. Popular between circa 1880 and 1910. The Queen Anne style was not a “monolithic” style, instead a number of subtypes existed during its 30-year heyday; among these was the Free Classic, a subtype that represented approximately 35% of Queen Anne houses (McAlester & McAlester 2000: 264). The Free Classic subtype became particularly popular after 1890 and mimicked some of the decorative features found in contemporaneous American Colonial Revival style houses. With its simplified detailing and modest scale and massing the Free Classic subtype can be seen in some ways as transitional between high style Queen Anne architecture of the previous decades and the succeeding Craftsman style, which almost completely eschewed decorative treatments of any type. By circa 1915 the Free Classic subtype, like other iterations of the Queen Anne style had largely disappeared, having been replaced in popular favor by the emerging Craftsman style.

This subtype, as the name implies, employed motifs inspired by Classical architecture such as columns influenced by the Doric or Tuscan orders in place of turned posts for porch supports, Palladian type windows and classically inspired pediments, cornices, friezes, and balustrades. Another popular motif was the use of moldings to create the illusion of wall panels. Surface treatments tended to be “visually quieter” than earlier iterations of the Queen Anne style with only one or two cladding materials rather than the exuberant mix of shingles and siding types found on earlier Queen Anne style houses. This transition to a simplified exterior surface treatment can be seen at 1703 Chapala Street, where the exterior walls are sheathed in narrow horizontal tongue-and-groove style siding, with decorative shingling confined to the

second floor. With the exception of the porch columns set on plinths, the character-defining motifs and treatments characteristic of the Free Classic subtype include the employment of moldings inspired by Classical precedents, the simple rectangular volumes and balanced arrangement of fenestration (see Figures 8 -10).

## **7.2 The Hunt House**

The wood frame house has a rectangular footprint composed of a two-story element (east elevation) set facing Chapala Street and a one-story wing housing the kitchen projecting off the rear (west) elevation (Figures 8 & 8b and see Figure 3). The house is supported by a sandstone block and concrete foundation. Several features of the house including the front wing's cubic two-story volume, moderately-pitched hipped roofs, bracketed eaves, porch supported by Classically-style pillars and balanced arrangement of wood sash windows surrounded by rectangular surrounds identifies it Free Classic subtype of the Queen Anne style. The house's exterior walls feature balloon framing while the below grade sandstone block foundation is capped by a raised wood posts clad in vertical board skirting (see Figure 8b). The exterior of the house's two-story block is clad in wide, horizontal tongue-and-groove wood siding on the first floor and patterned shingles on the second floor, which features a flaired based. The low-pitched hipped roof's extended eaves are supported by a wood frieze embellished with scrolled brackets. The Chapala Street facade features a recessed porch supported by classically inspired columns set on wood plinths (see Figure 8). The one-story rear wing off the rear of the building is capped by a hipped roof with an elevated porch at its west end.

A review of Sanborn Fire Insurance Maps and permits as well as an inspection of the house's construction fabric reveal the following regarding alterations and modifications to the building:

- General repairs and re-plastering (of the interior) were made after the Santa Barbara Earthquake (Permit A774, September 26, 1925);
- The rear wing was altered in 1937 when a permit was granted to remodel the kitchen; this included alterations to the fenestration (Permit A10629, February 9, 1937). The contractor for the project was "Mr. Danielson;" and
- In 1990 the wood shingle roof was replaced with a composition shingle roof (September 24, 1990).

### **7.2.1 East Elevation (Street facade, facing Chapala Street)**

This elevation, which is two-stories in height, is linear in configuration with a recessed porch at its north end (Figures 9 - 11 and see Figure 8). The raised porch's Tuscan-inspired columns, which are set on paneled wood plinths, supported a decorative cornice with dentil moldings. The porch shelters a glazed wood panel front door flanked by a two-light window. On its south side the front porch is flanked by a fixed one-light window. Classical style moldings separates the first floor from the second floor's flaired base. This floor's fenestration is composed of a slightly projecting corner bay window supported by corbels set at the south end of the elevation and a triple window with two-light glazing set at the north end of the elevation. A portion of a sandstone and concrete block foundation is exposed at the south end of the elevation. The roof features a centrally-placed gable element with a small rectangular vent.

### Alterations and Modifications to the East Elevation

- No substantial alterations appear to have taken place since the house was built in 1903.



**Figure 9, East Elevation (street façade) Detail of Pillar, Looking north**



**Figure 10, East Elevation (street façade) Detail of Sheathing, Trimwork and Fenestration, Looking south**



**Figure 11, East Elevation (street façade) Detail of Front Door, Looking south**

### **7.2.2 South Elevation (side elevation, facing West Valerio Street)**

This elevation is L-shaped in configuration with the main two-story block flanked on its west by a recessed one-story kitchen wing (Figures 12 - 13 and see Figure 3). On the first floor, the main block of the house features a centrally-placed oriel window flanked on either side by a balanced arrangement of wood sash windows. The second floor features paired sash windows set in slightly projecting bays at either end of the elevation with a smaller triple window set at the elevation's centerpoint. The recessed wing features a balanced arrangement of three wood frame windows (a paired sash, single-light hopper and a louver window).

#### **Alterations and Modifications to the South Elevation**

- As noted above, the fenestration of the kitchen wing was altered in 1937. At a subsequent date the louver glazing was installed in the window at the east end of this wing; and
- Glazing in a second floor window was replaced with louvers.



**Figure 12, South Elevation, detail of Two-Story Wing, Looking East**



**Figure 13, South Elevation, detail of One-Story Wing, Looking North**

### **7.2.3 West Elevation (rear elevation facing 114 West Valerio Street)**

This elevation is composed of the one-story kitchen wing flanked on its rear by the house's recessed two-story block (Figures 14 & 15). The fenestration of the one-story wing is composed of a bank of narrow, two-light windows that extend around the northwest corner of the wing. At the base of the raised foundation, a late 19<sup>th</sup> century paneled door set at the base of recessed set of steps provides access to the house's crawl space. On the first floor the fenestration of the two-story block is composed of a glazed wood panel door opening onto a raised staircase with "Victorian" style railings. On the second floor, fenestration is composed of a corner window at the south end of the elevation and a one-over-one sash window at the north end of the elevation. The base of the one-story wing features modern brick veneer.



**Figure 14, West Elevation, Looking east**



**Figure 15, West Elevation, Detail of Second Floor, Looking northeast**

## Modifications and Additions to the West Elevation

- The glazed wood panel door is a recent addition;
- The porch railings appear to be of recent vintage;
- The brick veneer on the base of the two-story wing is of recent origin; and
- The glazing that extends along most of the length of the kitchen wing may be associated with the alterations approved by the 1937 remodeling permit (A10629).

### 7.2.4 North Elevation (Side elevation, facing 1709 Chapala Street)

The north elevation is composed of the main two story block flanked on its west by the one-story tall kitchen wing (Figures 16 & 17 and see Figure 8). On its first floor, the two-story block features a slightly projecting rectangular bay window (the bay has a metal flue flanking its east side) flanked on its east by two one-over-one wood sash windows and a smaller one-light window. On the second floor fenestration is composed of a balanced arrangement of one-over-one wood sash windows and a smaller louvered window that provides light to a bathroom. The west end of the kitchen wing features a raised exterior porch leads to a multi-light wood panel door capped by a one-light transom and flanked on either side by glazing (one of the glazed openings flanking the door has been covered with a sheet of plywood). The remaining fenestration of the one-story wing is composed of a pair of two-light sash windows flanked on their east by a slightly larger one-over one wash window. At the bottom of the stairs a single-light window provides light to the crawl space.



**Figure 16, North Elevation, East end of Elevation, Looking southwest**



**Figure 17, North Elevation, West end of Elevation, Looking northeast**

### **Modifications and Additions to the North Elevation**

- The metal flue on the east side of the first floor's bay window appears to be a recent replacement of an older flue;
- The door at the west end of the elevation is a recent replacement; and
- The porch railings appear to be of recent construction.

### **7.3 Detached Garage**

A detached wood frame, stucco-clad two-car garage with a shed roof surrounded by a parapet is located at the northwest corner of the lot (Figures 18 - 19). The garage was built in 1929 by contractor Fred Roskop for Martha Hunt at a cost of \$300.00 (Permit A-4600, March 6, 1929). The garage shares a wall with a two-car garage on the adjoining property at 114 West Valerio Street, which was being built at the same time by Roskop under permit A-4599, March 2, 1929, for owner D C.G. Trail of Los Angeles. The garage features a tilt-up metal bay door on its south elevation and a wood panel door flanked by rectangular slider window (covered by a sheet of plywood) on its east elevation.

### **Modifications and Alterations to the Garage**

- The garage door was replaced sometime in the Post-World War II period with the existing metal unit.



**Figure 18, South and Partial East Elevations of Garage, Looking northwest**



**Figure 19, East Elevation of Garage, Looking northwest**

## 7.4 Designed Landscape

A border of rectangular sandstone blocks delineates the edge of the sidewalk on the Chapala Street and West Valerio Street frontages. A wood board fence extends along both street frontages (Figures 20 – 23 and see Figure 3). Concrete walkways extend from the sidewalk to the front porch on Chapala Street and additional concrete walkways extend around the north, south and west sides of the house. An asphalt-paved driveway leads from West Valerio Street to the garage's bay door. Plantings are confined to specimen shrubs and plants, a very tall Queen palm, an older citrus tree, a large tree on Chapala Street (type unknown) and two large Cypress flanking the front sidewalk. The lawns have recently been replaced with mulch. All of the fencing is less than 20 years of age.



Figure 20, Landscaping along Chapala Street, with Detail of Sandstone Edging, Looking west



**Figure 21, Landscaping Along Chapala Street, Looking west**



**Figure 22, Landscaping Along Chapala Street, Looking west**



**Figure 23, Landscaping Along Chapala Street, Looking west**

### **Modifications and Alterations to the Landscaping and Parcel**

The original state of the landscaping cannot be documented. As documented by the 1907 Sanborn Fire Insurance Map the lot originally extended west to include the parcel at 114 West Valerio Street. Sometime between 1907 and 1929 the Hunt's sold-off the west end of their lot which was developed by D. C. G. Trail with a two-story Spanish Colonial Revival style apartment building in 1929 (Permit A 4599, March 9, 1929). No architect or designer is recorded for this building. As noted above, the existing garage was built in 1929.

Based on their size, the unidentified tree on Chapala Street, Queen Palm and citrus tree were likely planted sometime during the first three decades of the 20<sup>th</sup> century. All of the other plantings including the Cypress trees appear to postdate circa-1950. The lot was once larger in size and encompassed what is now 114 West Valerio Street. The parcel was subdivided in circa-1930 to allow for the construction of the Spanish Colonial Revival style apartment

building at 114 West Valerio Street. It was at this time that the existing detached garage was built.

## **8.0 HISTORICAL CONTEXT**

### **8.1 From the Founding of the Spanish Presidio to the early 20<sup>th</sup> Century: 1782-1903**

During the Spanish Colonial/Mexican period (1769-1849) European settlement in Santa Barbara was concentrated primarily around the Presidio at what is now the intersection of Canon Perdido and Santa Barbara Streets. The Spanish established Santa Barbara not as a pueblo, but as a presidio governed by a military commandante. In order to support the soldiers and their families, a large tract of land was assigned to the Presidio for the maintenance of the fort and its inhabitants. This tract included what later would become the 1700 block of Chapala Street.

In 1821 Spanish rule of Santa Barbara ended and California became a Mexican territory, which it remained until the United States acquired California in 1848 as a result of the Mexican-American War. Very little development took place in the vicinity of West Valerio and Chapala streets between the early 1850s and the late 1870s, which remained either unimproved or devoted to agriculture. One of the first houses built in the area was the circa-1877 Italianate style house at 125 West Valerio Street, which for approximately 10 years remained the only house on the 100 block of the street. It was not until the railroad arrived in Santa Barbara in 1887 that the area surrounding the project parcel began to develop with single-family houses set on large lots. Among these were the Italianate style houses at 20 West Valerio Street (circa-1887) and 36 West Valerio Street (circa 1887-1889). By circa-1890 a Queen Anne style house had been built at 117 West Valerio Street; a few years later in c. 1894 a shingled house later owned by the architect Winsor Soule was built at 111 West Valerio Street. Between the late 1880s and World War I the surrounding neighborhood was popular with prosperous upper middle class families such as the Hunts as it was within easy distance of the downtown due to the construction of street car lines beginning in the late 1870s but far enough removed to maintain its desirability as a residential enclave. It was during this period that Walter LeRoy and Martha Hunt built their home at 1703 Chapala Street. The Hunt's home was one of four substantial examples of the Free Classic subtype of the Queen Anne Style built on the 00 and 100 blocks of West Valerio Street built between 1902 and 1903, these included, in addition to the Hunt's house, houses at 30, 32 and 36 West Valerio Street. The most exuberant of these was 36 West Valerio Street, with its canted corner towers and American Colonial Revival style porch with its almost "Chippendale" style pediment.

### **8.2 Walter LeRoy and Martha Hunt and 1703 Chapala Street: 1903 to 1955**

Members of the Hunt family had been active in Santa Barbara's commercial life since the 1860s when Charles C. Hunt, Walter Hunt's uncle and N. P. Austin opened a general store on State Street named Hunt and Austin (Phillips 1927: Vol. 1: 276). Charles Hunt's nephew, Walter Hunt, who was born in Racine, Wisconsin in 1856, came to California in 1872 to work in his uncle's store (Davis 1915: 354 & *Noticias* Vol. XLIX No 4/Vol. L, No. 1: 19-20) (Figure 24). Before leaving Wisconsin, Walter had worked as a merchant in Austin, Wisconsin, the one-time home of Charles Hunt's partner N.P. Austin (*Noticias* Vol. XLIX No 4/Vol. L, No. 1: 19-20). In 1883 Hunt married Ella Show, the sister of Walter Crockett Show, a local merchant. Shortly after their marriage the couple moved to Texas where they lived for two years before returning to Santa Barbara (Phillips 1927: Vol. 1 pg. 276). In 1889 Walter Hunt and his brother-in-law formed Show

and Hunt a mercantile partnership located in the 500 block of State Street (Davis 1915: 354). In 1893 Show and Hunt purchased the grocery department of mercantile owned by local merchants Austin and Trenwith and moved their store to 811 State Street (Phillips 1927: Vol. 1 pg. 276). Show and Hunt offered a diverse range of merchandise marketed through brochures, bulletins and chromolithographic calendars featuring the artwork of Santa Barbara artist Alexander Harmer (*Noticias* Vol. XLIX No 4/Vol. L, No. 1: 22-24). Harmer's artwork, which presented imagined scenes of life in Mexican-era Santa Barbara, were based on a series of large paintings commissioned by Hunt and Snow for their State Street store (*Noticias* Vol. XLIX No 4/Vol. L, No. 1: 22). In 1900 Walter's wife Ella died; the couple had no children.

In 1902, two years after his wife's death, Hunt married Martha Lowsley who was born in Lynchburg, Virginia on June 29, 1875 to Vincent and Willie-Ann (Swinney) Lowsley (Figures 25). The family moved to Santa Barbara sometime in the 1880s. In 1890 at the age of 15 she went to work as a bookkeeper for George Trenwith of Austin and Trenworth at his mercantile store in the 500 block of State Street (*Santa Barbara Morning Press* April 14, 1948: "Businesswoman Sets 'Longevity Record'"). According to her obituary, Martha was the first female accountant in Santa Barbara (*Santa Barbara News Press*: December 12, 1962: "Martha Lousley Hunt Succumbs Here at 87"). After Austin and Trenworth's grocery store was sold to Snow and Hunt she continued to work at the store until she and Walter Hunt were engaged. During her engagement, Martha worked as a cashier for the Arlington Hotel until the couple's marriage in June of 1902.



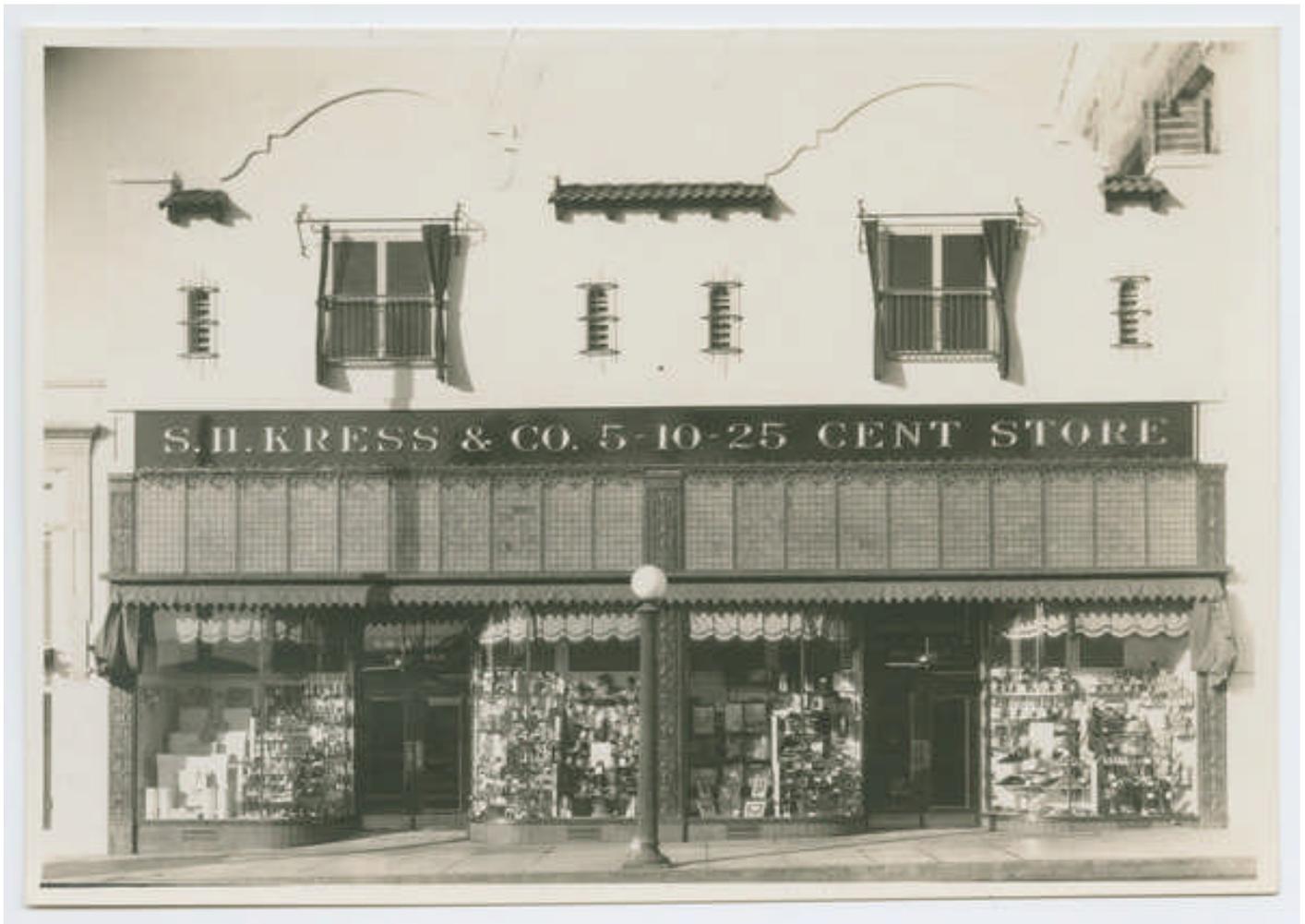
**Figure 24, Walter LeRoy Hunt (Phillips 1927)**



**Figure 25, Martha Hunt in 1948 (Santa Barbara Morning Press, April 14, 1948)**

On February 9, 1903 Walter Hunt received a permit to construct a two-story house at a cost of \$2,500.00 (Permit Log Book No. 1). The contractor for the project was E. F. Davidson. An architect or designer cannot be documented for the house. Members of the Hunt family would occupy the house for the next 47 years.

The couple would have four children: LeRoy born in 1904, Robert born in 1905, William Orville born in 1908, and Oswald born in 1913. In either 1908 or 1909 Walter Hunt bought-out his business partner's share in the store and formed Hunt Mercantile Company which occupied a 10,000 square-foot store at 811 - 813 State Street selling groceries, crockery, feed, baked goods from their own bakery and coffee roasted by the store (Davis 1915: 354) (Figure 26). We would like to note that Hunt's acquisition of his partner's share of the company is given in early sources as 1908 (Phillips 1927) or 1909 (Davis 1915). Walter Hunt also served as director of the Central Bank, president of the Merchants Credit Association, was as a member of the Chamber of Commerce and as a charter member of the Commercial Club (Phillips 1927: 279).



**Figure 26, Former Location of Hunt's Mercantile after its conversion into a S. H. Kress & Co. Store** (Specials Collections, Davidson Library, UCSB: Community Arts Association of Santa Barbara (Calif.). Plans and Planting Committee Collection)

By the mid-teens Martha Hunt had returned to work at Hunts Mercantile Company. Later, with her husband in declining health, Martha took over management of the firm. After Walter's death on December 25, 1923, she became executive head of the company, a role she would ably filled until she sold the firm to her son Leroy, in 1932 (Phillips 1927: 279, *Santa Barbara Morning Press*, April 14, 1948 and *Santa Barbara News Press* December 12, 1962). It was during Martha's tenure as executive head that Hunt's Mercantile Company moved to 1025 Chapala Street in 1926 (Figure 27). Between 1936 and early 1940s Martha lived at the family ranch in Ventura County. During World War II Martha returned to Santa Barbara to work as a bookkeeper for Hunt's China Store where she would work intermittently until 1961 (*Santa Barbara Morning Press*, April 14, 1948 and *Santa Barbara News Press* December 12, 1962).



**Figure 27, Former Location of Hunt's Merchantile at 1025 Chapala Street**

Martha Hunt died in Santa Barbara on December 8, 1962 after a 10-month illness (*Santa Barbara News Press* December 12, 1962).

In addition to her business interests, Martha Hunt contributed to the civic life of Santa Barbara as one of the original directors of the Visiting Nurse Association and as a member of Santa Barbara's first probation committee (*Santa Barbara News Press* December 12, 1962). After Martha Hunt moved to Ventura County in 1936 the family home at 1703 Chapala Street was occupied by her son LeRoy Hunt and his family. LeRoy Hunt, who was born at the family home on April 28, 1903, graduated from Santa Barbara High School before attending Stanford. After graduating from Stanford, he returned to Santa Barbara where he worked in his parents' store. In 1932 his mother sold LeRoy the family business which he renamed Hunts China Store. In 1948 he relocated the business from 1025 Chapala Street to 12-14 West Carrillo Street where it would remain until it closed in 1986 (Figure 28). In Santa Barbara, LeRoy served as president of the Retail Merchants Association between 1947 and 1949 and was a member of the local rotary club and the Santa Barbara Yacht Club (*Santa Barbara News Press*, October 10, 1989, Obituary for LeRoy Hunt). He married Mildred Danielson in 1932. The couple had two daughters, Christine and Dianne and a son LeRoy D. Hunt. LeRoy L. Hunt died in Santa Barbara on October 6, 1989.

(see next page)



**Figure 28, Hunt's China Shop at 14 East Carrillo Street in circa 1948**

### **8.3 1703 Chapala Street: 1955-2016**

The house remained in the Hunt family until it was sold sometime between 1951 and 1955 to Mrs. Ada B Phy. Phy would own the house until sometime in 1960 when the Santa Barbara City Directory lists the house as vacant. By 1965 the house was owned by Mrs. Dey Hehn. In 1969 the house was occupied by Arthur Camp. It was during this period that six lots on the 00 and 100 blocks of West Valerio Street and the 1700 block of Chapala Street began to be redeveloped with commercial buildings or multi-unit apartment buildings. Usually this included demolition of the existing houses and their replacement by two-story buildings in very reductive iterations of Mid-Century Modernism or the Minimal Traditional style. Commercial development was confined to the east end of the 00 block of West Valerio Street where a commercial building and restaurant were built during the 1960s. During this period two Craftsman style houses on the south side of the 00 block of West Valerio Street were converted to commercial use. The house at 1703 Chapala Street remained a single-family residence. Sometime between 1965 and 1975 Dmytro Martynuik purchased the study parcel. By 1999 the property was owned by Jim Myrtran. Since then there have been several owners. The parcel was purchased by the current owner in 2016.

### **9.0 SIGNIFICANCE EVALUATION**

This section of the report will evaluate whether the property is a significant historic resource for the purposes of environmental review.

## Previous Surveys

In 1980 the property was surveyed as part of a City of Santa Barbara Architectural and Historic Survey of the neighborhood (Survey Form 85-16, August 7, 1980, prepared by Rebecca Conard).

### **9.1 Evaluation of Integrity**

Integrity means that the resource retains the essential qualities that convey its historic and architectural associations. Built in 1903, the house at 1703 Chapala Street meets the 50-years-of-age criterion that is usually necessary for evaluation of a potential historic property. In order to evaluate the integrity of the house as a historic resource the seven aspects of integrity, as defined by the National Register, were applied to the building. The seven aspects of integrity are location, setting, feeling, association, design, workmanship and materials. The National Register guidelines define integrity in the following manner:

*The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. A property must resemble its historic appearance as well as retain materials, design features, and construction details dating from its period of significance. It must convey an overall sense of time and place. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or people (National Register Bulletin 15, 1999).*

#### The Seven Aspects of Integrity

1. Location (the building, structure or feature has not been moved).
2. Design (the combination of elements that create the form, plan, and style of a property).
3. Setting (the physical environment of a property).
4. Materials (the physical elements used at a particular period of time to create the property).
5. Workmanship (the physical evidence of craft used to create the property).
6. Feeling (the property's expression of a particular time and place).
7. Association (the link between a significant event or person and the property).

The relevant aspects of integrity depend upon the National Register criteria applied to the property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting, and association. A property nominated solely under Criterion C (architecture) would rely upon integrity of design, materials, and workmanship.

#### **9.1.1 Establishing the Resource's Period of Historic Significance**

For more than 80 years, members of the Hunt family played important roles in the commercial and civic life of the community; during much of this period the house at 1703 Chapala Street was their primary residence. Therefore, property's period of significance encompasses the time between 1903 when the house was built for Walter LeRoy Hunt and his wife Martha Hunt through the occupancy of their son LeRoy Hunt which ended in circa-1950.

## 9.1.2 Application of the Integrity Criteria

### 1) Integrity of location

*Integrity of location means that the resource and its major components remain at its original location.*

Built in 1903 the house has remained in place since its construction. The garage has remained in place since its construction in 1929. Therefore, the house and garage at 1703 Chapala Street have maintained their integrity of location.

### 2) Integrity of design (the combination of elements that create the form, plan, and style of a property)

*Integrity of design means that the resource accurately reflects its original plan.*

#### The house

The house has retained almost all of its original building fabric including its wood framing, roof assembly, sandstone block foundations, siding, trimwork, the front porch's pillars, plinths and parapet, most of its original windows and its glazed wood panel front door. Replacement material is largely confined to the replacement of several windows and two doors on the rear (kitchen) wing. Loss of original glazing on the main two-story block of the house is confined to a single window on the north elevation. Therefore, because the house has retained almost all of its original building materials in place and can still convey its original plan and appearance it has retained its integrity of design.

#### The Garage

With the exception of the replacement of the bay doors the garage has retained its original building fabric. Therefore, the garage has retained its integrity of design.

### 3) Integrity of Setting

*Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.*

The streetscape has undergone the following alterations since 1948:

- During the 1960s the house at 1709 Chapala Street was replaced with a two-story Mid-Century apartment building;
- Three multi-unit building were constructed on the west side of the 1700 block of Chapala Street between circa 1950 and 2000; and
- Two apartment buildings were built on the north side of the 100 block of West Valerio Street between circa 1950 and 1965.

Alterations to the streetscape in the post World War II period have altered the house's setting by removing single family houses buildings dating to the period of significance and replacing them with apartment buildings, which were not a characteristic building type for the area for the first five decades of the 20<sup>th</sup> century. However, since the surrounding blocks have retained most of their inventory of pre -World War II buildings including the residential buildings set on each corner of the intersection of Chapala Street and West Valerio Street, the all of the houses lining the south sides of the 00 and 100 blocks of West Valerio Street. Four late 19<sup>th</sup> through circa-1903 houses remain on the north side of the 00 block of West Valerio Street and two houses and a pre-World War II apartment building remain on the west end of the 100 block of West Valerio Street. Because the surrounding area has retained most of its stock of buildings constructed between the late 1870s and 1929, the setting of the study parcel retains its integrity of setting.

#### **4) Integrity of Materials**

*Integrity of Materials means the property retains most or all of the physical materials that date to its period of significance*

##### The house

The house has retained almost all of its building materials dating to the period of significance including its modified balloon framing, wood siding, wood frame windows and their glazing, glazed wood panel doors, the front porch's Tuscan-inspired columns, ornamental trimwork, roof structure, eaves and wood frieze with its decorative brackets. Therefore, the house has retained its integrity of materials.

##### The garage

With the exception of its original bay door(s), which have been replaced, the garage has retained its original construction materials including wood framing, stucco siding, window and door. Therefore, the garage has retained its integrity of materials.

#### **5 Integrity of Workmanship**

*Integrity of Workmanship means that the original character of construction details is present. These elements can not have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost.*

##### The house

The house has retained almost all of its original construction materials in place; consequently, the building can effectively convey the original quality of its workmanship. Therefore, the house has retained its integrity of workmanship.

##### The Garage

The garage which has retained most of its original building materials, can convey its original level of its workmanship. Therefore, the garage has retained its integrity of workmanship.

## **6) Integrity of Feeling**

*The property's expression of a particular time and place.*

The property at 1703 Street, which has retained its integrity of design, materials and workmanship, can effectively convey its appearance during the occupancy of the Hunt family between 1903 and c. 1950. While an apartment building was built on the north side of the property in the early 1960s and other apartment buildings were constructed in the neighborhood between circa-1955 and 1970, the surrounding streetscape has preserved the majority of its late 19<sup>th</sup> through circa-1920 housing stock in place. Consequently, the project parcel and its surrounding neighborhood can still convey its historic appearance and associations. Therefore, the property at 1703 Chapala Street retains its integrity of feeling.

## **7) Integrity of Association**

*The link between a significant event or person and the property*

The house at 1703 Chapala Street was the home of Walter LeRoy Hunt, long-time Santa Barbara merchant from 1903 until his death in 1923. It was the home of his wife, Martha who also played a leading role in the family business between 1903 and circa-1932. Finally, it was the home of their son LeRoy Hunt until circa-1950. During his 49-year residency in Santa Barbara County, Walter LeRoy Hunt was a leading merchant and also played a significant role as a community leader. Martha Hunt, who also had civic and philanthropic interests, served as executive head of the family firm between 1923 and 1932 and continued to play an important role in managing the company until the year before her death in 1962, can be considered an important historical figure in her own right. After taking over the family business in 1932, their son LeRoy continued the family's involvement in the commercial and civic affairs until his retirement in 1985. Given the Hunt family's more than 100-year involvement in the commercial and civic life of the community the property at 1793 Chapala Street has a direct association with potentially significant persons.

### **9.1.3 Summary Statement of Integrity**

As detailed above, the house at 1703 Chapala Street has retained its integrity of location, design, setting, materials, workmanship, and feeling.

## **9.2 Eligibility for Listing at the Local Level**

The following section of the report identifies the relevant criteria under which the property is eligible for listing as a significant historic resource at the local level.

### **9.2.1 Application of the Significance Criteria**

*(a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*

The house at 1703 Chapala Street is a substantially intact example of the Free Classic subtype of Queen Anne style; moreover, it forms a component of a substantially intact streetscape encompassing much of the 00 and 100 blocks of West Valerio Street that represents an important surviving example of an early 20<sup>th</sup> century residential streetscape important to the City's cultural

heritage. Also, as noted above, the house at 1703 Chapala Street had an approximately 47-year association with members of the Hunt family who made substantial contributions to civic and commercial life of Santa Barbara during the 19<sup>th</sup> and 20<sup>th</sup> centuries. Therefore, the property at 1703 Chapala Street meets Criterion a.

*(b) Its location as a site of a significant historic event;*

Extensive examination of records, including records on file at the Santa Barbara Historical Museum and the Santa Barbara Public Library, did not reveal any information linking the property at 1703 Chapala Street to a significant historic event. Therefore, the property at 1703 Chapala Street, which is not associated with a significant historical event, does not meet Criterion b.

*(c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;*

As noted above, the house at 1703 Chapala Street was the home of Walter LeRoy Hunt, long-time Santa Barbara merchant from 1903 until his death in 1923. It was the home of his wife, Martha who also played a leading role in the family business between 1903 and the early 1960s. Finally, it was the home of their son LeRoy Hunt until circa-1950. During his 49-year residency in Santa Barbara County, Walter LeRoy Hunt was a leading merchant and also played a significant role as a community leader. Martha Hunt, who also had civic and philanthropic interests, served as executive head of the family firm between 1923 and 1932 and continued to play an important role in managing the company until the year before her death in 1962 can be considered an important historical figure in her own right. After taking over the family business in 1932, their son LeRoy continued the family's involvement in the commercial and civic affairs until his retirement in 1985. Given the Hunt family's more than 100-year involvement in the commercial and civic life of the community and the family's approximately 47-year occupancy of the study parcel, the property at 1703 Chapala Street meets Criterion c.

*(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;*

The house at 1703 Chapala Street is an exemplar of the Free Classic subtype of the Queen Anne style. The style is closely associated with residential architecture in Santa Barbara between circa-1890 and the circa-1910; this was the period when Santa Barbara's first exclusively residential neighborhoods were developed as middle class and upper class residents moved out of the downtown core to the Upper East neighborhood and the blocks on the west side of State Street above Sola Street. Because the house exemplifies the Free Classic subtype of the Queen Anne style, is part of a potentially significant cluster of late 19<sup>th</sup> and early 20<sup>th</sup> century houses that have maintained their architectural integrity and is associated with important changes in residency patterns in the early 20<sup>th</sup> century, the property at 1703 Chapala Street meets Criterion d.

*(e) Its exemplification of the best remaining architectural type in a neighborhood;*

The neighborhood surrounding 1703 Chapala Street is characterized by a diverse range of commercial and residential architectural styles, including, Italianate, various iterations of the Queen Anne style, Craftsman, Spanish Colonial Revival and reductive versions of Mid-Century Modernism. The Free Classic subtype of the Queen Anne style is one of the defining

architectural styles found on the 00 and 100 blocks of West Valerio Street. Other important examples of this style include a row of three two-story houses on the north side of the 00 block of West Valerio Street. Therefore, the property at 1703 Chapala Street meets Criterion e.

*(f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;*

The designer or architect of the house at 1703 Chapala Street is not documented. The contractor was E. F. Edwards. While Edwards was a prominent contractor responsible for the construction of many building in the Santa Barbara region, there is no information indicating that the house at 1703 Chapala Street is an especially notable example of his work. Therefore, the property at 1703 Chapala Street is not eligible for listing as a City of Santa Barbara Landmark or Structure of Merit under Criterion f.

*(g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;*

The house at 1703 Chapala Street embodies the high standards of craftsmanship found in upper middle class residential architecture of the early 20<sup>th</sup> century. Moreover, the house's reductive architectural embellishments, which are in contrast to the highly patterned decoration of early Queen Anne style houses, exemplify the trend towards a simplified architectural schemes drawing on decorative motifs distantly inspired by American Colonial Revival style architecture during the first decade of the 20<sup>th</sup> century. Therefore, the property at 1703 Chapala Street which exemplifies the Free Classic subtype of the Queen Anne style meets Criterion g.

*(h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;*

The following properties located within a block of 1703 Chapala Street are either designated City of Santa Barbara Landmarks, Structures of Merit or have been added to the City of Santa Barbara Historic Resources List:

- 20 West Valerio St. Lunt/Callahan House (Potential List);
- 30 West Valerio St. Herbert Residence (Potential List);
- 32 West Valerio St. Eberle Residence (Potential List);
- 36 West Valerio St. (Potential List);
- 111 West Valerio St. (Structure of Merit);
- 212 West Valerio St. (Structure of Merit);
- 1632 Chapala St. (Structure of Merit); and
- 1802 Chapala St. (Structure of Merit).

The preservation of the house at 1703 Chapala Street, which is located on a corner lot, is an integral element of the streetscape for the house at 111 West Valerio Street as well as the four houses on the 00 block of West Valerio Street (20, 30, 32 & 36 West Valerio Street) which are listed in the City of Santa Barbara List of Potential Historic Resources and form a potentially significant cluster of late 19<sup>th</sup> and early 20<sup>th</sup> century residences. These resources form a distinctive assemblage which draws part of its significance from the integrity of surrounding properties dating to the same time period. Therefore, the property at 1703 Chapala Street is eligible for listing as a City of Santa Barbara Landmark under Criterion h.

*(i) It's unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*

The property, which is located on the northwest corner of the intersection of West Valerio and Chapala streets occupies a visually prominent location and has formed a component of a potentially significant streetscape for 113 years. Moreover, it forms part of an assemblage of Italianate, Queen Anne and Craftsman style residences located on or near the intersection built between circa-1877 and circa-1920. Therefore, the house at 1703 Chapala Street meets Criterion *i*.

*(j) Its potential of yielding significant information of archaeological interest;*

The application of this criterion is beyond the purview of this report.

*(k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation (Chapter 22.22.040, City of Santa Barbara Municipal Code; Ord. 3900; 1, 1977).*

The natural environment of the 100 block of West Valerio Street and the 1700 block of Chapala Street, as well as the surrounding neighborhood, has been profoundly modified by human activity over the last 234 years and no longer represents a substantially intact natural landscape. Therefore, the property at 1703 Chapala Street is not eligible for listing as a City of Santa Barbara Landmark or Structure of Merit under *Criterion k*.

#### Additional Criteria Listed in Chapter 2.3 (Section 5) of the MEA

The property at 1703 Chapala Street will also be assessed using the additional criteria listed in Chapter 2.3 (Section 5) of the MEA (Guidelines for Archaeological and Historic Structures and Sites, February 2002).

#### Application of the Additional Criteria

*5. Any structure, site or object associated with a traditional way of life important to an ethnic, national, racial, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.*

The house at 1703 Chapala Street is not associated with a traditional way of life. Therefore, the property at 1703 Chapala Street does not meet Additional Criteria 5.

*6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.*

The house at 1703 Chapala Street has maintain its integrity of location, design, materials, feeling, and association, and therefore, it can convey its appearance and historical associations dating to the first half of the 20<sup>th</sup> century. Moreover, it forms an integral element of an essentially intact cluster of houses on the 00 and 100 blocks of West Valerio Street that were built between circa-1877 and the early 1920s. Therefore, the house at 1703 Chapala

Street, which conveys an important sense of time and place and contributes to the integrity of the surrounding streetscape, meets Additional Criterion 6.

7. Any structure, site or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Museum and the Santa Barbara Public Library did not reveal any information indicating that the property at 1703 Chapala Street has the potential for yielding additional information relevant to historical, ethnographic, folkloric, or geographical research. The application of this criterion to archaeological deposits is beyond the purview of this report. Therefore, the property at 1703 Chapala Street does not meet Additional Criterion 7.

8: Any structure, site or object determined by the City to be historically significant or significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15054.5 (a)(3)].

The property at 1703 Chapala Street is not a designated City of Santa Barbara Landmark or Structure of Merit nor is it listed in the *City of Santa Barbara Potential Historic Resources List* (2015). Therefore, the property at 1703 Chapala Street does not meet Additional Criterion 8.

### **9.3 Eligibility for listing in the California Register of Historical Resources**

This section of the report provides a review of the property's eligibility for listing as a significant historic resource at the state level.

#### State Criteria

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

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

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

3.) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852) including the following:

a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

- b) *Is associated with the lives of persons important in our past;*
- c) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- d) *Has yielded, or may be likely to yield, information important in prehistory or history.*

Criteria 3b: As noted above in Section 9.2.1 of this report, the house at 1703 Chapala Street was the home of Walter LeRoy Hunt, a long-time Santa Barbara merchant and his wife, Martha. The couple played important roles in the commercial and philanthropic life of Santa Barbara during the late 19<sup>th</sup> through mid-20<sup>th</sup> century through their roles as merchants and supporters of local charities. It was during this period that California experienced substantial population and economic growth largely due to improvements in regional and national transportation systems which more closely linked California and Santa Barbara to the national economy. A characteristic feature of this period was the growing prominence of local merchants in the economic and philanthropic life of their communities. Given the Hunt family's more than 100-year involvement in the commercial and civic life of the community and the family's approximately 47-year occupancy of the study parcel, the property at 1703 Chapala Street meets Criterion 3b.

Criteria 3c: The house at 1703 Chapala Street is eligible for listing under Criterion 3c because the house exemplifies the type of the Free Classic subtype of the Queen Anne style houses that were built for California's upper middle class during the first decade of the 20<sup>th</sup> century. The Free Classic subtype (in addition to the American Colonial Revival) represented one of the first attempts to invest current architectural forms with motifs from America's architectural past. This architectural type, with its more reductive architectural detailing recalling elements of America's Colonial era architecture, also represents a departure from the highly decorated aesthetic that characterized earlier iterations of the Queen Anne style. This architectural type is a characteristic feature of California's residential architecture in the early 20<sup>th</sup> century, a period when the state's economy and population were rapidly expanding. Therefore, the house at 1703 Chapala Street, which is an important example of its architectural type, meets Criteria c.

#### **9.4 Eligibility for Listing in the National Register of Historic Places**

Also to be considered are the criteria for the National Register of Historic Places. (MEA Technical Appendix 1 VGB-10):

*The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:*

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

**Criterion d:** As noted above in Sections 9.2.1 and 9.3 of this report, the house at 1703 Chapala Street was the home of Walter LeRoy Hunt, a long-time Santa Barbara merchant and his wife, Martha. The couple played important roles in the commercial and philanthropic life of Santa Barbara during the

late 19<sup>th</sup> through mid-20<sup>th</sup> century through their roles as merchants and supporters of local charities. It was during this period that California experienced substantial population and economic growth largely due to improvements in regional and national transportation systems which more closely linked California and Santa Barbara to the national economy. A characteristic feature of this period both in California and the national as whole was the growing prominence of local merchants in the economic and philanthropic life of their communities. Given the Hunt family's more than 100-year involvement in the commercial and civic life of the community and the family's approximately 47-year occupancy of the study parcel, the property at 1703 Chapala Street meets Criterion b at the local level.

Criterion c: The house at 1703 Chapala Street is eligible for listing under Criterion C because it represents an almost intact example of the Free Classic subtype of the Queen Anne style that embodies the distinctive characteristics of its architectural type. Moreover, it is part of a larger assemblage of late 19<sup>th</sup> and early 20<sup>th</sup> century houses on the 00 and 100 blocks of West Valerio Street that is a distinguishable entity in its own right, which convey the appearance and character of California's upper middle class residential neighborhood during the early 20th century. Therefore, the house at 1703 Chapala Street meets Criteria c at the local level.

## **10.0 SUMMARY STATEMENT OF SIGNIFICANCE**

### The House

The house at 1703 Chapala Street is eligible for listing as a City of Santa Barbara Landmark under Criteria a, c, d, e, g, h, i, and Additional Criterion 6. The house is also eligible for listing in the California Register of Historical Resources under Criterion 3d and the National Register of Historic Places under Criterion c. Therefore, the house at 1703 Chapala Street is considered a significant resource for the purposes of CEQA review. Because of its historical associations and architectural significance the house is eligible for listing as a City of Santa Barbara Landmark. It is recommended that a Phase 2 Historic Structures/Sites Report be prepared to evaluate potential project impacts to the significant historic resources identified in this report.

### Garage

The garage, which does not embody a high level of architectural significance nor make a substantial contribution to the setting of the house or streetscape, is not a significant historic resource for the purposes of environmental review.

## **11.0 LIST OF RESOURCES AND BIBLIOGRAPHY**

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

City of Santa Barbara Community Development Department, Records Management Division:  
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### **Additional Sources**

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Photographic Files for the 00 and 100 blocks of West Valerio Street and the 1700 block of Chapala Street  
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Santa Barbara City Directories and Registers 1878 to 1991

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City Directories 1915 -1991

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