

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

**For**

**610-612 AND 618 CASTILLO STREET**

**(APN 037-113-032 & APN 037-113-028)**

**Santa Barbara, California**

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## **1.0 INTRODUCTION AND REGULATORY SETTING**

This Phase 1 Historic Structures/Sites Report is for the properties at 610-612 Castillo Street (APN 037-113-032) and 618 Castillo Street (APN 037-113-028), Santa Barbara, California (Figures 1 & 2). The California Environmental Quality Act (CEQA) states 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 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)). This Phase 2 Historic Structures/Sites Report was prepared by Pamela Post, Ph. D. (senior author) and Timothy Hazeltine of Post/Hazeltine Associates.

### **1.1 Previous Designations and Assessments**

A potential historic district encompassing 50 contributing properties, six potentially contributing properties and three non-contributing properties on the 600 and 700 blocks of Castillo Street, the 300 and 400 blocks of West Ortega Street, the 400 blocks of Ruth Avenue and Dibblee Avenue and the 300 and 400 blocks of Cota Street was added to the City of Santa Barbara Potential Historic Structures/Sites List on May 22, 2013, as the Castillo Street Historic District-West. The properties at 610-612, 618 Castillo Street are included in the designation as a contributing property to the proposed historic district (Appendix A, Proposed Castillo Street Historic District).

## **2.0 PROJECT DESCRIPTION**

The applicant proposes to develop the parcels at 610-612 Castillo Street and 618 Castillo Street with a multi-unit residential project. The project is in the initial stages of development consequently conceptual plans have not been finalized. In order to provide guidance to the applicant who proposes the construction of multi-unit residential units on the study parcels, the focus of this Phase 1 HSSR is to additional analysis to determine data and analysis of the project parcels. The Phase 2 HSSR will facilitate the owner's ability to minimize impacts to significant historic resources located on or adjacent to the project parcels. Specifically, this report will provide further data to augment the 2011 survey form prepared by Applied Earthworks, which did not include an evaluation of the cottage behind 610 Castillo Street, the garage behind 612 Castillo Street or the garage behind 618 Castillo Street. Moreover, the survey did not include the type of in-depth analysis of the houses at 610-612 and 618 Castillo Street needed to identify the building's contributing and non-contributing architectural features; finally, there appears to be some ambiguity regarding the status of the house at 610 Castillo Street and whether this building should be considered a significant historic

resource either on the individual level or as a contributor to the surrounding potential historic district.

### **3.0 DOCUMENTS REVIEW**

The following resources and information sources were consulted during the preparation of this report (a complete list of research sources are listed in Section 12):

#### City of Santa Barbara

Community Development Department, Planning Division:

Street Files for 610-612 and 618 Castillo Street  
Street File for 326 West Cota Street  
Planning Files for 610-612 and 618 Castillo Street  
Planning File for 326 West Cota Street  
Historic Architectural Survey forms for the 300 block of Castillo Street  
DPR 523 Primary and BSO Forms for 610-612 and 618 Castillo Street, Proposed Castillo Street Historic District.

#### 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, 1907, 1931, 1931 (updated to 1958).

#### 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 1875-1925

## **4.0 ENVIRONMENTAL AND NEIGHBORHOOD SETTING**

### **4.1 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 of the Lower Westside neighborhood 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 232 years. Today, the neighborhood consists of a mix of single-family residences, duplexes, multiple-unit apartments and commercial businesses.

### **4.2 Neighborhood Setting**

The project parcel is located in the approximately 198-acre West Downtown neighborhood which is bounded on its north by West Sola Street, on its south and west by U.S. 101 Freeway and on its east by De la Vina Street, West Ortega Street and Chapala Street. The neighborhood is characterized by a mix of commercial and residential development, with a concentration of commercial buildings along West Carrillo Street, Chapala Street and the 800 and 900 blocks of De la Vina Street. Residential development includes single-family and multiple occupancy houses, multi-unit apartments and condominiums (Figures 3 -4a). Many of the neighborhood's older houses have been converted into multiple-unit residential buildings. Most of the neighborhood's residential units were constructed between circa-1880 and circa-1940, including the parcels at 610-612 Castillo Street and 618 Castillo Street. The predominant architectural styles and types found in the neighborhood are Italianate, Folk Victorian, Vernacular, Craftsman Spanish Colonial Revival, utilitarian type post World War II multi-unit residential building and multi-residential buildings constructed in late 20<sup>th</sup> iterations of early 20<sup>th</sup> century architectural styles such as the Craftsman style. Beginning in the post-World War II period, a number of the block's late 19<sup>th</sup> and early 20<sup>th</sup> century houses have been demolished and replaced by multi-unit apartment or condominium units; this development pattern has been a characteristic feature of many of the City's older residential neighborhoods including the West Downtown.

## **5.0 SITE DESCRIPTION**

The parcels at 610-612 Castillo Street and 618 Castillo Street are located within

un-sectioned Pueblo Lands. 610-612 Castillo Street is a 150-foot-long by 75-foot wide, 0.26-acre parcel with a rectangular configuration. It is bounded on its north side by the lot at 618 Castillo Street, on its south side by the lots at 326, 332 and 336 West Cota Street, on its east side by 320 West Cota Street and on its west side by the 600 block of Castillo Street. The parcel is developed with two detached houses, a detached cottage and a detached five-car garage.

The parcel at 618 Castillo Street is a 150-foot long by 50-foot wide, 7,405 square-foot long rectangular lot. It is bounded on its north side by the lot at 620 Castillo Street, on its south side by the lot at 610-612 Castillo Street, on its east side by the lot at 304 West Cota Street and on its west side by Castillo Street. The parcel is developed with a single-family house and a detached garage and storeroom.

### **5.1 The Property at 610-612 Castillo Street**

The parcel is developed with two detached one-story wood frame houses with the street addresses of 610 and 612 Castillo Street and a small, one-story, detached cottage located to the rear of the house at 610 Castillo Street (see Figure 2). A detached five-bay garage is located behind the house at 612 Castillo Street. Access to the rear of the lot is via an asphalt-paved driveway extending along the north property line. The Castillo Street frontage is delineated by a poured-in-place concrete wall scored to mimic the appearance of coursed masonry blocks.

#### **House at 610 Castillo Street (built 1941)**

Built in 1941 the wood frame, single-story Minimal Traditional style house has an essentially rectangular footprint with a small wing built in 1965 projecting off the rear of the house. The house is set on a continuous concrete perimeter foundation sheathed in plywood panels, with post-and-piers supporting the interior walls. Wide horizontal wood clapboard siding covers the exterior walls with "dog-eared" wood board siding sheathing the house's front-facing gables. The house's moderately-pitched complex gable roof, which features shallow eaves, is covered in composition shingles.

#### **West Elevation (street façade)**

The street façade is essentially L-shaped in configuration with a recessed three-quarters length front porch capped by a side gable roof flanked on its south by a projection set under a front facing gable (Figures 5 & 6). Latticed posts set at either end of the porch support the roof. The porch shelters a multi-light French style front door which is flanked on its north by a large rectangular window with a fixed transom in its upper register. At the east end of the elevation a one-over-one wood sash window is set beneath the front facing gable. Decorative wood shutters flank either side of the street façade's windows.

#### North Elevation (side elevation facing 612 Castillo Street)

This elevation is composed of the original house built in 1941 which is capped by a front-facing gable with flush eaves and a rear wing built in 1965 which is capped by a side gable roof with moderately projecting eaves (see Figure 6). The fenestration of the original wing of the house is composed of two one-over-one wood sash windows flanked on their east by a glazed wood door set beneath a shallow shed roof. The fenestration of the rear wing is composed of two wood sash windows.

#### South Elevation (facing 332-336 West Cota Street)

This elevation is linear in configuration; its fenestration is composed of a series of rectangular wood frame windows (Figures 7 & 8). A glazed wood panel door capped by a small shed roof is set near the west end of the elevation.

#### West Elevation (rear elevation)

The rear elevation is composed of the addition built in 1965 (Figure 9). It features a main roof sheathed in horizontal siding and subsidiary gable roof covered in "dog-ear" vertical boards with flush eaves. Fenestration is composed of a two-light metal slider and a square louvered window.

#### Alterations and Modifications to the House at 610 Castillo Street

- **1965:** Bedroom and bathroom addition to the rear of house in 1965 (City of Santa Barbara Building Permit #12811, April 2, 1965);
- At an unknown date decorative wood shutters were added to the street façade's windows; and
- At an unknown date, the concrete foundations were sheathed in plywood panels.

#### **Detached Cottage behind 610 Castillo Street (built circa-1903-1907)**

This wood frame single-story cottage is rectangular in configuration. Its exterior walls are sheathed in a variety of siding types including narrow, horizontal tongue-and-groove, wide horizontal tongue-and-groove, plywood sheeting and horizontal wood boards and wood shingles (Figures 10-13). Fenestration is composed of a series of rectangular windows of varying dimension. Glazing types include fixed wood frame one-light, metal louvers, and multi-light wood sash. The roof incorporates front gable and shed types; both covered in composition shingle roofing. The presence of a variety of siding and window types is indicative of the extensive series of alterations made to this building since its original construction. The front double gabled shallow-pitched roof is covered in composition shingles.

The south elevation is the primary façade and features a series of three doors including a glazed front panel front door located near the west end of the elevation; this door is flanked on its east by two multi-light doors and a number of rectangular louvered windows. This elevation is sheathed in three different siding types including narrow tongue-and-groove, horizontal wood plank and wood shingles. The west elevation facing towards Castillo Street features a main front gable roof with a subsidiary gable over a small addition. The remainder of the elevation is composed of a shed-roofed addition and a small enclosed closet for a hot water heater. The north elevation, which is set close the five-car garage behind 612 Castillo Street, is sheathed in two types of horizontal tongue-and-groove siding and features two louvered windows. The rear (east) elevation is sheathed in vertical wood planks and has no doors or windows.

### Alterations and Modifications to the Cottage

The following alterations have been made to the cottage since its construction:

- Built sometime between 1903 and 1907 the cottage was historically associated with the property at 326 West Cota Street where it is depicted on the 1907 Sanborn Fire Insurance Company map as a garage located at the northeast corner of that parcel. In 1962 a lot line adjustment was made to merge a 75-foot by 25-foot segment of the existing lot at 326 West Cota Street with the adjoining parcel at 610 Castillo Street (Letter to Mr. and Mrs. Sam Davilla from Charles W. Washburn, Planning Director, February 21, 1962). While the same letter identifies the cottage as a “hobby room and attached carport” an earlier letter from the Public Works Department to the Lot Split Advisory Agency identifies the building as a “garage and cottage” (Letter from W. W. Wills, Public Works Director to the Lot Split Advisory Committee dated February 13, 1962). According to a site plan prepared in 1961 for alterations to the house at 610 Castillo Street identifies the cottage as a “1 Br. House” (Plot Plan for a Bedroom Add. For Sam Davilla, 610 Castillo Street, December 1, 1961 (the permit was granted on February 21, 1962); and
- **After 1961:** Subsequent alterations were made after 1961, these changes which are not recorded by permits, included the insertion of an exterior closet housing a water heater at the south end of the west elevation; the construction of a small shed-roofed addition off the west elevation and the insertion of glazed doors, a flush panel door and louvered windows on the south and north elevations. Headers set above the existing doors and windows on the south elevation indicate the location of sliding or swing-type bay doors that provided access to the interior of the garage.

### **The House at 612 Castillo Street (built circa-1903-1907)**

The house is set on a raised post-and-pier foundation sheathed in vertical board siding on the north, south and east elevation and rectangular latticework and

wood boards on the west elevation. The wood frame single-story house is rectangular in configuration and is capped by a combination hipped and shed roof covered in composition shingles. The roof's shallow eaves are boxed and the roof's top plate is embellished with a wood plank frieze. Siding consists of wide, horizontal tongue-and-groove boards on the west, south and north elevations and vertical wood boards on the east elevation. Fenestration is comprised of double-hung sash and casement type windows. A full length porch extends the length of the street façade (west elevation).

#### West Elevation (Street Façade, facing Castillo Street)

The west elevation is linear in configuration with a full-length porch supported by four chamfered wood posts embellished with decorative scrollwork supporting a shed roof (Figure 14). A wood railing incorporating an arched motif extends along the north, south and west sides of the porch. The centrally-placed six-panel front door is flanked on either side by narrow, two-over-two wood sash windows with narrow glazing bars.

#### Alterations and Modifications to the West Elevation

The following alterations have been made to the west elevation since its construction:

- The front door has been replaced (date unknown); and
- The porch's rafters have been replaced (this did not alter the configuration or exterior appearance of the porch) (date unknown).

#### North Elevation (facing 618 Castillo Street)

The north elevation is linear in configuration with the original wing of the house flanked on its east by two shed-roofed additions (Figure 15 and see Figure 14). Fenestration consists of two, narrow two-over-two wood sash windows with narrow glazing bars on the original wing of the house and a one-light window set in the shed-roofed addition at the east end of the elevation. What was originally a screened porch at the east end of the elevation has been enclosed with sheets of plywood.

#### Modifications and Additions to the North Elevation

The following alterations have been made to the north elevation since its construction:

- A shed-roofed addition was made to the east end of the original wing of the house sometime before 1907, but after the original house was built;
- A screened porch was added to the east end of the elevation sometime after 1930, no permit could be found for this alteration; and

- Subsequently, the porch's screening was removed and replaced with plywood sheeting (date unknown).

#### East Elevation (Rear Elevation)

The east (rear) elevation is linear in configuration. A screened porch runs three-fourths of the length of the elevation (Figure 16). This addition is composed of two-shed roofed elements, with south end of the elevation featuring narrow vertical board siding capped by steeply pitched shed roof set at right angles to the main shed roof. This element is flanked on its north by a screened porch sheathed in wide, vertical wood planks. The porch's fenestration consists of a wood door opening on a shallow wood deck. The door is flanked on its north by a narrow wood frame window and on its south by three rectangular opening covered in screening.

#### Modifications and Additions to the East Elevation

The following alterations have been made to the east elevation since its construction:

- A small shed-roofed addition was made off the south end of the original wing of the house sometime before 1907, but after the original house was built;
- A screened porch was added to elevation sometime after 1930, no permit could be found for this alteration; and
- The existing porch appears to be less than 30 years of age (date unknown).

#### South Elevation

The south is linear in configuration. Fenestration consists of three, two-over-two wood sash windows with thick glazing bars on the original wing of the house (Figure 17). The shed roof additions located at the east end of the elevation features two, small wood frame windows on the south elevation and a smaller one-light wood frame window on the west-facing elevation of this wing.

#### Modifications and Additions to the South Elevation

The following alterations have been made to the south elevation since its construction:

- A shed-roofed addition was made to the east end of the original wing of the house sometime before 1907, but after the original house was built;
- A smaller shed-roofed addition was made sometime after 1930, no permit could be found for this alteration; and
- The three window in the original wing of the house have had their sash

replaced with new sash with thicker glazing bars than the original windows (original windows of this type are preserved on the house's north elevation). A date for this alteration is not recorded by permits, although based on the details of the replacement sash it would appear to have taken place within the last 30 years.

### **Detached Five-Car Garage behind 612 Castillo Street (built 1926)**

Built in 1926 (Permit A-1910) this detached, wood-frame, five-bay garage with a rectangular footprint is located to the rear of the lot (Figure 18). The garage is sheathed in wide, wood plank and board-and-batten siding and is capped by a shed roof. Five garage bays extend the length of the west elevation facing towards Castillo Street. Two of the garage bays preserve their original wood plank double doors while the remaining bay doors have been replaced with tilt-up metal doors.

#### **Alterations and Additions to the Five-Car Garage**

The following alterations have been made to the garage since its construction:

- Three of the original bay doors were replaced with metal doors sometime in the post World War II period, no permit could be located for this alteration.

### **Landscaping and Hardscape on the Property at 610-612 Castillo Street**

Hardscape consists of a concrete retaining wall extending the length of the street frontage, which is scored to mimic the appearance of coursed masonry. At the north end of the retaining wall a sloped asphalt-paved driveway leads to a paved parking area in front of the detached garage. Fencing includes wood plank and chain link types. The parcel's landscaping consists of narrow planter beds along the sides of the house and expanses of turf in the front yards facing Castillo Street and the rear yards. Much of the rear of the lot is paved with asphalt.

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

The existing landscaping is less than 50 years of age.

## **5.2 The Property at 618 Castillo Street**

The lot is developed with a single-family house and a detached one-car garage and storeroom (see Figure 2).

## **The House (Built 1905)**

Built in 1905 for Mrs. Katie Doone (Permit Log Book, November 10, 1905), the house at 618 Castillo Street is designed in the Free Classic Subtype of the Queen Anne style. The wood frame, story-and-a-half house is set on a raised concrete foundation. Narrow, clapboard style siding sheath covers the exterior walls while the raised foundation is sheathed in a combination of vertical board and clapboard siding. The house is capped by a complex gable on hipped roof with a secondary front gable on the street façade (west elevation), dormers on the north and east elevations and a hipped roof on the east elevation. The boxed eaves feature decorative rafter tails. The rafter tails rest on a wood board frieze. Fenestration is composed of one-over-one wood sash windows. Architectural detailing including moldings, porch columns and trimwork is broadly within the Free Classic style.

### West Elevation (Street Façade, facing Castillo Street)

The street façade is linear in configuration with a recessed three-quarter's length porch supported by Tuscan-inspired columns set on a parapet, flanked on its east by a bay window capped by a secondary front-facing gable (Figures 19 & 20). Fenestration is composed of a glazed four panel front door flanked on its south by a one-over-one wood sash window and on its north by the bay window with its centrally-placed one-light window with a leaded glass transom flanked on either side by one-over-one wood sash windows. Concrete steps with metal railing provide access from a concrete walkway linking the house to the street to the front door.

### Alterations and Modifications to the West Elevation

The following alterations have been made to the west elevation since its construction in 1905:

- The house was moved approximately 11 feet towards Castillo Street in 2005 (BLD2005-00339). It was at this time that the concrete steps and metal railings were installed.

### South Elevation (facing 612 Castillo Street)

The south elevation is composed of the original wing of the house flanked at its east end by a shallow recessed element capped by a second floor porch (Figure 21 and see Figure 20). The fenestration of the original house is composed of a series of three, one-over-one wood sash windows. The recessed portion of the elevation features a smaller one-over-one wood sash window. The main combination gable and hipped roof features two shed-roofed dormers sheathed in wood shingles, which feature triple windows. At the east end of the elevation a second floor porch set into a hipped roof, is surrounded by a parapet

sheathed in wood shingles.

#### Modifications and Additions to the South Elevation

The following alterations have been made to the west elevation since its construction in 1905:

- The house was moved 11 feet towards Castillo Street in 2005 (BLD2005-00339). It was at this time that the roof dormers and the addition at the east end of the elevation were built.

#### East Elevation (Rear Elevation, facing 304 West Cota Street)

The east elevation features a complex roof composed of a second floor porch set into a hipped roof and a front gable with a centrally placed double French door opening on the deck (see Figure 21). The first floor has no doors or windows.

#### Modifications and Additions to the East Elevation

The following alterations have been made to the east elevation since its construction in 1905:

- The house was moved approximately 11 feet towards Castillo Street in 2005 (BLD2005-00339). It was at this time that the first floor addition and the second floor deck and its double French doors were added.

#### North Elevation (Facing 620 Castillo Street)

The north elevation is L-shaped in configuration with a shallow bay window capped by a front-facing gable set near the west end of the elevation (Figures 22 & 23). The roof is complex with shed, hipped, gable, and gable-on-hipped elements. Fenestration is composed of a glazed panel door at the east end of the elevation opens onto a small porch. The remainder of the fenestration is composed of a two-light wood slider and one-over-one wood sash windows.

#### Modifications and Additions to the North Elevation

The following alterations have been made to the north elevation since its construction in 1905:

- The house was moved 11 feet towards Castillo Street in 2005 (BLD2005-00339). It was at this time that the first floor addition and the second floor deck and first floor porch were added to the east end of the elevation.

### **Detached Garage/Storage Room at 618 Castillo Street (Built after 1907)**

The one-bay detached garage and storage room has a rectangular footprint. Set on a concrete slab foundation, its exterior is clad in manufactured vertical board style siding and plywood sheeting (Figure 24). The roof is a combination front gable and shed type. The west elevation facing towards Castillo Street is the primary elevation. It features a set of double doors opening into the garage and a person door providing access to the storage room.

#### **Modifications and Additions to the Garage/Storage Room**

The following alterations have been made to the north elevation since its construction:

- The garage/storage room, which included an office and unpermitted bathroom, was reduced in size to its current configuration in 2005 (BLD2005-00339). The slab foundations for the demolished sections of the building are still in place. A precise date for its construction could not be determined as a building permit or an entry in the Permit Log Book (1902-1925) could not be located. A review of Sanborn Fire Insurance Company maps reveals the original garage was built sometime between 1907 and 1930.

### **Sandstone Retaining Wall (circa-1905)**

A sandstone retaining wall extends along the street frontage. The wall is composed of roughly-dressed sandstone blocks, with a centrally placed set of steps. The wall was likely constructed in 1905 when the house was built.

#### **Modifications and Additions to Retaining Wall**

The retaining wall does not appear to have been substantially altered since its construction.

### **5.3 Free Classic Subtype of the Queen Anne Style**

The Free Classic subtype of the Queen Anne style was popular between circa-1880 and 1910. Its character-defining elements of the style include steeply pitched gabled or hipped roofs, patterned wood siding, asymmetrical facades with partial or wrap-around porches and richly detailed millwork. More elaborate Queen Anne style houses were often embellished with turrets or towers. Expanses of planer wall surface were avoided through the incorporation of bays, towers, overhangs, and projections, and the use of contrasting wall cladding such as horizontal or vertical siding with a variety of wood shingles such as fish scale or scalloped. Frequently, gable pediments, corbels, porch posts and doors were even more elaborately embellished with scrollwork and carved

reliefs. 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).

This subtype, as the name implies, employed motifs inspired by classical architecture such as classical style columns (Doric or Tuscan orders among the most popular) 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” with only one or two materials rather than the exuberant mix of shingles and siding found on earlier Queen Anne style houses. This transition to a simplified exterior surface treatment can be seen on houses where the exterior walls are sheathed in narrow horizontal tongue-and-groove style siding, with decorative shingling confined to a small front-facing gable. 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 Craftsmen 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. The house at 618 Castillo Street is an example of the Free Style Subtype of the Queen Anne style.

#### **5.4 Vernacular Type**

Built between the last quarter of the 19<sup>th</sup> century and circa-1940, vernacular type (National Folk Style) houses employed standardized balloon framing, compact floor plans and wood sheathing. Architectural embellishments were confined to ornamental trim on the porch or decorative knee braces. The dominant siding material was either horizontal clapboard or board-and-batten. In the earlier period window types were almost exclusively double hung sash and styles dating from circa- 1880 to 1910 often mimicked the emphasis on verticality found in the Italianate and Queen Anne styles. By the beginning of the 20<sup>th</sup> century, the vernacular type was strongly influenced by the emerging Craftsman style. The house at 612 Castillo Street is an example of vernacular type architecture.

#### **5.5 Minimal Traditional Style**

Featuring compact floor plans, reductive detailing and an emphasis on low horizontal massing with gabled or and traditional construction materials, such as wood framing, wood or metal windows and wood siding or stucco the Minimal Traditional style can be considered a transitional style that links the Period Revival

movement with the emerging California Ranch Style. This style enjoyed its greatest popularity between the late 1930s and the early -1950s. Minimal Traditional style houses featured traditional floor plans and gable or hipped roofs. Architectural detailing is usually confined to very schematized motifs inspired by the American Colonial Revival, or in a few cases, the Spanish Colonial Revival style. Exterior cladding is most often stucco, although in some instances, such as the house at 610 Castillo Street, wood siding was used. While Minimal Traditional style houses often featured combination of metal framed fixed and operable casement types, wood frame sash types such as the windows on the house at 610 Castillo Street were not uncommon.

## **6.0 HISTORICAL CONTEXT**

### **6.1 From the Founding of the Spanish Presidio to Statehood: 1782-1848**

Long before the Spanish Presidio was founded in 1782, a Chumash village existed near the mouth of Mission Creek. This settlement was inhabited for at least 800 years prior to the arrival of the Spanish. When an exploratory party of Spanish soldiers, commanded by Gaspar Portola, arrived in 1769, the village had a population of approximately 600 individuals. The village was known as *Syuxtun* (the word *Syuxtun* means "the road that branches") and was the residence of *Yanonalit*, the most powerful Chumash chief at the time (Agren 1997: 2). By 1797, *Syuxtun*'s population had shrunk to 125; six years later the village had been abandoned completely, the remaining inhabitants having moved to the neophyte village at Mission Santa Barbara.

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 600 block of Castillo Street.

In 1821 Spanish rule of Santa Barbara ended, and California became a Mexican territory. For the next several decades California developed slowly, and it was not until the end of the 1830s that the lucrative hide and tallow trade made some of its families, including several in Santa Barbara, wealthy. However, this prosperity resulted in little substantial growth in Santa Barbara, which remained a small enclave of adobe houses clustered around the remnants of the presidio. Throughout the Mexican era, there was almost no development along what later would become Castillo Street.

## **6.2 The Americanization of Santa Barbara: 1848-1888**

With the end of Mexican rule in 1848, California came under the control of the United States. Two years later, in 1850, the territory joined the Union as its 31st state. Just a year after statehood Santa Barbara was incorporated as an American city. One of the first acts of the new common council was to authorize a survey of the city. The survey established a grid of streets and blocks, delineated existing private property and surveyed the extensive landholdings that the City of Santa Barbara had inherited from the former Mexican pueblo. Carried out by Colonel Salisbury Haley in 1851, the survey established the orthogonal street grid that has since delineated much of the City's downtown area. Among the streets platted out by Haley were West Ortega, West Cota and Castillo streets. Though surveyed in 1851, it would be many years before the street was graded through.

It was during the 1850s, 1860s and 1870s that the City began to transfer former pueblo lands to private ownership. City residents wishing to acquire land petitioned the Common Council, which could grant up to 40 acres, generally at a very reasonable cost. During this period there was a great deal of land speculation. As in other areas of the City, the 600 Block of Castillo Street, which included parcels in Block 214, changed ownership several times during the period between 1850 and the late 1860s. While there was a great deal of real estate speculation during this period, the City remained small with development barely extending above Anapamu Street. In fact, significant growth would not occur until after the completion of Stearns Wharf in 1872.

The magnitude of change, propelled in large measure by the construction of Stearns Wharf, can be seen by comparing the Coast Survey Maps of 1870 and 1878. In 1870, only two of the blocks on the east side of State Street, between De La Guerra and Cota Streets, had been developed with buildings. Just eight years later, in 1878, much of State Street, between Carrillo Street and Haley Street, had been developed with commercial enterprises. Above Carrillo Street, development was less intensive, with the most notable buildings being the Santa Barbara County Courthouse (built 1872-75) in the 1200 block of Anacapa Street and the Arlington Hotel (1875) located at the corner of West Victoria and State streets. Transportation between the waterfront and downtown improved in 1876, when a mule trolley provided transportation between the base of State Street and the Arlington Hotel. The construction of the wharf, coupled with the nascent development of the area's tourist and resort industry and the anticipated arrival of the Southern Pacific Railroad, sparked the first of several speculative real estate booms that Santa Barbara was to experience during the late 19<sup>th</sup> century. Throughout the early- to mid-1870s, this area of the West Downtown Street was gradually developed with one- and two-story houses. However, the 600 block of Castillo Street, which had not been graded, remained largely undeveloped into the late 1870s. The speculative boom that had momentarily fueled the City's growth proved short-lived and was quickly followed by a depression that

postponed for a decade the completion of a railroad linking Santa Barbara with Southern California. The city, like the rest of the country, was to endure a depression that lasted into the early 1880s.

### **6.3 Santa Barbara and the West Downtown Neighborhood: 1888-1909**

The economic downturn caused by the 1878 Depression had dissipated by the mid-1880s when Southern California entered into the first of its periodic real estate booms, due largely to the completion, in 1887, of the Southern Pacific Railroad line between Santa Barbara and Los Angeles. The completion of this segment of the line helped stimulate Santa Barbara's prosperity and energized its popularity as a resort destination (Graham et al. 1994: 23-24). By 1907 most of the parcels located on the east and west sides of the 600 block of Castillo Street had been developed with single-family residences and accessory buildings such as stables, sheds and outbuildings. By this date, development in the West Downtown neighborhood focused on the construction of modest, one-story houses for Santa Barbara's lower middle class and working class rather than the more diverse mix of housing for both the working and merchant classes that had characterized the neighborhood during the late 19<sup>th</sup> century. This transition occurred at a time when distinctive neighborhood residency patterns, largely based on ethnicity, class and income, were emerging. For example, by this time many of the community's Hispanic and Asian residents were centered in the vicinity of the former Presidio at the intersection of East Canon Perdido Street and Santa Barbara Street.

By the beginning of the 20<sup>th</sup> century, Santa Barbara was undergoing another spate of development fostered by the completion, in 1901, of the Southern Pacific Railroad's *Coastline* linking Santa Barbara with San Francisco to the north. With the completion of their new rail yard in the lower Eastside in 1905, the Southern Pacific became one of Santa Barbara's major employers with a workforce of over 100. The rail line also helped to boost Santa Barbara's resort industry. In 1902, the 600-room Potter Hotel opened on the City's waterfront. The Potter employed over 400 workers and was, for many years, the City's largest employer. The resort industry, as well as other large employers like the Southern Pacific Railroad Company, drew many new residents to Santa Barbara. As a result of this influx, the City experienced a speculative housing boom. In the early decades of the 20<sup>th</sup> century the West Downtown Neighborhood was developed with the type of modest housing stock sought by Santa Barbara's burgeoning lower middle class and working class residents. It was during this period that the house at 612 Castillo Street (built sometime between 1903 and 1907) and the house at 618 Castillo Street (built 1905) were constructed. Much of the new housing took the form of modest bungalows and cottages. It was during this period that the emerging popularity of the automobile began to affect development patterns with the first purpose-built garages being built and existing sheds and outbuildings being converted into garages.

#### **6.4 Development of the West Downtown Neighborhood: 1910-1945**

Due to its proximity to Santa Barbara's commercial core, the West Downtown neighborhood experienced continued residential growth throughout the teens, 1920s and 1930s. Most of this growth focused on the construction of modestly sized houses, bungalow courts and apartments, or the subdivision of larger, existing homes into multiple-unit housing. It was during this period, in 1926, that the existing five-car garage was built to the rear of the property at 610-612 Castillo Street. By 1930, the surrounding neighborhood, including the 600 block of Castillo Street, was almost completely built-out with modestly-scaled, single-family residences, duplexes and residential courts. In 1941 Mr. and Mrs. E. G. Kitchen were granted a permit to construct a 773, square-foot wood frame Minimal Traditional style house at 610 Castillo Street (now located on the same parcel as 612 Castillo Street). Constructed by contractor Perry C. Taylor, the one-bedroom cottage cost \$2,700.00 (Permit # B-6001, June 24, 1941). This cottage at 610 Castillo Street was the last residential unit built on the east side of the 600 Block of Castillo Street until the 1990s.

#### **6.5 Development of the West Downtown Neighborhood: 1946-2016**

Like many of the city's older residential neighborhoods, the West Downtown neighborhood experienced an increase in residential population density during the postwar period, particularly between the early 1950s and early 1970s. This was largely accomplished through the demolition and replacement of existing single-family houses by apartment buildings, many of them designed in reductive iterations of the Modernist style. With their stucco cladding, low-pitched or flat roofs, aluminum-framed windows and attenuated references to Mid-Century Modernist architectural themes, they visually conflicted with the architectural forms of the prewar period. Usually two or three stories in height, with minimal setbacks, these new buildings presented a stark contrast to the neighborhood's historic development pattern. As density increased in the West Downtown neighborhood, middle-class families began to move out of the City's older residential neighborhoods into new, single-family, suburban tracts opening on the Mesa, the San Roque neighborhood and the Goleta Valley. Further development did not occur until the 1990s when a multi-residential complex was built at 620 Castillo Street. Other nearby multi-residential unit projects during the 1980s and 1990s included a 3-unit apartment building at 326 West Cota Street built in 1986-1987.

#### **6.6 Construction History of the Parcel at 610-612 Castillo Street**

##### **House at 610 Castillo Street (built 1941)**

The single-story, Minimal Traditional style house at 610 Castillo Street was built in 1941 by Mr. & Mrs. E. G. Kitchen; contractor was P. C. Taylor (City of Santa Barbara Building Permit #B-6001, June 24, 1941). The Kitchens lived there until at

least 1945 (1942-1945 Santa Barbara City Directories). Subsequent owners/tenants included Arthur T. Dominguez (1951-1960 Santa Barbara City Directories); Sam and Adela Davila (1961-1992 Santa Barbara City Directories); Adela Davila (1992-2001 Santa Barbara City Directories); vacant (2002); Petersen Living Trust (2005 Santa Barbara City Directory).

#### Additions/Alterations to 610 Castillo Street

- **1965:** A bedroom and bathroom were built off the rear of house in 1965 (City of Santa Barbara Building Permit #12811, April 2, 1965).

#### Detached Cottage Behind 610 Castillo Street

The cottage is located on what was originally the rear portion of the lot at 326 West Cota Street; it was originally built as a storeroom and garage sometime after 1907 and before 1930. Sometime during the early to mid 1960s it was converted to residential use.

#### **House at 612 Castillo Street (built sometime between 1903 - 1907)**

The single-story vernacular type house at 612 Casillo Street was built sometime after 1903, but no later than 1907 (Sanborn Fire Insurance maps for 1903 and 1907). One of the first occupants of the house at 612 Castillo Street were Charles M. Hubel and Jacob Hubel who are first documented as living in the house in 1911 (1911 Santa Barbara City Directory). Charles was a bartender and Jacob owned the Louvre Salon on State Street. Both men were living the prior year at 329 West Cota Street (Jacob) and at 330 West Cota Street (Charles) 1909-1901 Santa Barbara City Directories). Charles and Jacob lived in the house at 612 Castillo Street until at least 1912. By 1920 the house was occupied by R. N. Jimenez (1920 Santa Barbara City Directory); two years later, in 1922, Charles D. Walker, a grocer, is listed as a resident of 612 Castillo Street. Walker continued to live there until at least 1926 (1922-1926 Santa Barbara City Directories). In 1933 the house was occupied by William and Minnie Naughton (1933 Santa Barbara City Directory). Two years later, in 1935, Mrs. Della O. Russell purchased the house; she continued to live there until at least 1970 (1935-1970 Santa Barbara City Directories). By 1975 the occupant was Victor Tristan followed by owner Rocky Martinez who lived in the house on and off from at least 1981 until at least 2002 (1975-2002 Santa Barbara City Directories).

#### Additions/Alterations to 612 Castillo Street

- **1926:** Five-car garage (18 feet by 50 feet in dimension) was built in 1926 to the rear of the parcel (City of Santa Barbara Building Permit #A-1910, April 27, 1926); and
- **2004:** Re-roof with new composition roof (City of Santa Barbara Permit #BLD92-2504, November, 17, 1992), owner: Adela Davila.

## 6.7 Construction History of the House at 618 Castillo Street (built in 1905)

The single-story house at 618 Castillo Street, designed in the Free Classic subtype of the Queen Anne style, was built in 1905, on lot 16 (APN 037-113-028) at a cost of \$2,100.00; contractor for the house was C. L. Bond (Building Permit Log Book, November 10, 1905). The original owner was Mrs. Katie Doone, who continued to own the property until circa-1910-1911 (1911 Santa Barbara City Directory). Subsequent owners/tenants included John J. Vogel a cigar manufacturer (1911-1912 Santa Barbara City Directories); Samuel Hammnerman (1920-1922 Santa Barbara City Directories ); C. D. Walker, a grocer (1926); William T. Hogan, a carpenter and his wife, Hilda (1933 Santa Barbara City Directory); E. Limpus (1940 Santa Barbara City Directory); J.R. Anderson, a painter and his wife, Esther (1941 Santa Barbara City Directory); Antone Petersen (1945 Santa Barbara City Directory); Mrs. Antone Petersen, widow (1951-1965 Santa Barbara City Directories); Antone Petersen House & Window Cleaning (1970-1981 Santa Barbara City Directories); no return (1985); Sandi Tolley, tenant (1990 Santa Barbara City Directory); Luis Jose Hernandez, tenant (1995 Santa Barbara City Directory); Gal Groman, owner (1987-2004 Santa Barbara City Directories); and Mark & Stephan Morando, owners (2004-2006 Santa Barbara City Directories and Haines Directories).

### Additions/Alterations to 618 Castillo Street

- **1937:** Repair piers under house and put in new continuous concrete foundation (City of Santa Barbara Permit #A-10972);
- **1983:** Re-roofed, July 19, 1983; and
- **2004-2005:** Relocate single-family dwelling 11 feet toward the front of the property and construct new foundation. Add a 180 square-foot first floor addition, a 761 square-foot second floor addition and 133 square-foot deck. In addition two shed dormers were added to the second floor's street façade.

## 7.0 EVALUATION AND ANALYSIS

This section of the report will provide a summary of the significance findings of a 1978 historic and architectural survey and a subsequent historic property survey completed in 2011 and will determine if 610-612 and 618 Castillo Street retain the same level of integrity they possessed when they were evaluated by Applied Earthworks in 2011.

### Previous Assessments

In 1978 the parcels at 610-612 and 618 Castillo Street were surveyed as part of a City of Santa Barbara Architectural and Historic Survey of the neighborhood. In 2011 the property was re-surveyed by Applied Earthworks, Inc. as part of a larger survey of a potential historic district centered on Castillo Street. As part of their

study, Applied Earthworks prepared Department of Parks and Recreation Primary Records (DPR 523a) and Department of Parks and Recreation Building Structure and Object Records (DPR 523b) for the properties at 610-612 and 618 Castillo Street. Applied Earthworks, Inc. concluded that the parcels at 610-612 Castillo Street and 618 Castillo Street retained embodied sufficient architectural significance and association with the proposed district's historic themes to qualify as contributing properties to a proposed Castillo Street Historic District and for listing on an individual level as City of Santa Barbara Structures of Merit under criterion d: *Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation* (please note that while the DPR523b form gives the relevant criterion as 3d, it should be Criterion d) *and under additional criterion 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* (Applied Earthworks 2011: DPR 523a and DPR 523b forms for 610-612 Castillo Street and 618 Castillo Street). Post/Hazeltine Associates would like to note that the DPR forms did not specifically identify the garage or cottage at 610-612 Castillo Street as contributors or the garage/storeroom at 618 Castillo Street as contributors to the designation.

## **7.1 Re-Evaluation of Integrity**

Integrity means that the resource retains the essential qualities that convey its historic and architectural associations. Built between circa-1903 and 1941, the buildings at 610-612 and 618 Castillo Street meet the 50-years-of-age criterion that is usually necessary for evaluation of potential historic properties. In order to evaluate the integrity of resources located on the project parcels 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 as: follows:

*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.

## **7.2 Establishing the Resource's Potential Period of Historic Significance**

Applied Earthworks identified the period of significance as 1890 to 1925 (Applied Earthworks DPR 523b forms for 610-612 Castillo Street and 618 Castillo Street: 2011). It was during this period that the Lower Westside's fields and orchards were transformed into a mixed residential/commercial neighborhood built-out in a range of architectural styles including, among others, Italianate, Folk Victorian, Craftsman and Spanish Colonial Revival. By the time of the 1925 Santa Barbara earthquake, the neighborhood had developed a distinctive streetscape characterized by long, narrow lots developed with houses placed perpendicular to the street. Another characteristic feature was the presence of a number of small commercial businesses including a dairy outlet on the 800 block of Castillo Street and a corner store at the intersection of Bath Street and the 300 block of West Ortega Street. Today, parts of the West Downtown neighborhood, including the 300 block of West Ortega Street and substantial portions of the streetscape of the 600 block of Castillo Street, have preserved many of the features that characterized the neighborhood between the late 19th century and the mid-1920s. These include its orthogonal grid of narrow streets, sandstone curbs and a diverse array of residential units in a range of architectural styles dating to the neighborhood's period of significance.

### **7.2.1 Application of the Seven Aspects of Integrity**

The seven aspects of integrity listed below will be applied to the property:

#### **1) Integrity of location**

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

The properties at 610-612 and 618 Castillo Street, which are the focus of this study, have not undergone any substantial modifications since they were surveyed and determined eligible for listing as City of Santa Barbara Structures of Merit in 2011 and for listing as contributors to the proposed Castillo Street Historic

District. Therefore, the properties at 610-612 Castillo Street and 618 Castillo 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.*

### 610-612 Castillo Street

The two houses, cottage and five-car detached garage have not undergone any exterior alterations since they were surveyed in 2011. Therefore, they retain the same level of integrity they possessed when they were surveyed.

Because the rear elevations of the houses at 610 and 612 Castillo Street and the garage and cottage were not specifically evaluated in 2011 the following provides an evaluation of their existing level of integrity.

House at 610 Castillo Street: The rear elevation is composed of an addition built in 1965. The addition emulates the house's original architectural style but has completely encapsulated the original rear elevation; therefore, the rear elevation of the house at 610 Castillo Street does not retain its integrity of design.

House at 612 Castillo Street: The existing rear elevation is composed of two shed-roofed additions constructed sometime between 1903 and 1907, which originally had an L-shaped configuration. Sometime after circa-1950 the rear wing was extended to the east to create a linear configuration that sheltered a screened porch with an exterior deck. Because of these alterations the rear elevation of the house at 612 Castillo Street does not retain its integrity of design. We would like to note that the street façade (west elevation) retains its original siding, fenestration and porch posts while three of the sash windows on the south elevation have been replaced in a manner that largely matches the original two-over-two windows. The north elevation has retained its integrity of design because it has retained most of its original materials. Therefore, the street façade and the portions of the north and south elevations that are capped by the hipped roof, which have retained almost all of their original materials or have replacement materials that largely match the original, retain their integrity of design.

Detached Five-Car Garage: Alterations since its construction in 1926 are confined to the replacement of three pairs of the original bay doors with tilt-up metal doors. The remainder of the building appears to have retained most of its original building materials. The loss of three pairs of the original doors and their replacement with metal doors has substantially impacted the building's integrity of design.

618 Castillo Street: As noted in the 2011 DPR form the house was altered in 2004-2005. These alterations were not considered to have substantially diminished the building's integrity of design. The 2011 DPR form did not note that the house was moved forward approximately 11 feet closer to the sidewalk. These alterations did not substantially alter the building's integrity of design since the house retained the bulk of its historic building materials and design features. Therefore, the house at 618 Castillo Street has retained its integrity of design.

Detached Garage/Storage Room: the early 20<sup>th</sup> century garage/storage building was substantially altered sometime after 1930 when a series of additions were made. In 2004-2005 the building was reduced in size to abate its non-conforming setbacks. Because of these changes the building does not retain 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 setting has undergone the following alterations since the end of the period of significance (1890-1925):

- The garage at 618 Castillo Street was reduced in size in 2004-2005;
- All of the project parcels' original landscaping has been removed;
- The demolition of two early 20<sup>th</sup> century residences at 620 Castillo Street and their replacement by a 17-unit apartment complex in the 2000s;
- The demolition of the original house at 326 Castillo Street and its replacement by a three-unit apartment in 1986; and
- The installation of bulb-outs at the intersection of the 300 block of West Ortega Street and Castillo Street within the last six years.

These changes have left most of the block's historic housing stock in place. Moreover, the project parcels and their immediate setting have retained the same overall level of integrity they possessed when the street was surveyed by Applied Earthworks in 2011. Therefore, the properties at 610-612 Castillo Street and, 618 Castillo Street have retained their 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*

#### 610-612 Castillo Street

The two houses, cottage and five-car detached garage have not undergone

any substantial exterior alterations since they were surveyed in 2011. Therefore, they retain the same level of integrity they possessed when they were surveyed by Applied Earthworks.

Because the rear elevations of the houses at 610 and 612 Castillo Street and the garage and cottage were not specifically evaluated in 2011 the following provides an evaluation of their existing level of integrity.

House at 610 Castillo Street: The rear elevation is composed of an addition built in 1965. While the addition emulates the house's original architectural style, it has completely encapsulated the rear elevation; therefore, the rear (east) elevation of the house at 610 Castillo Street does not retain its integrity of materials. The street façade (west elevation) and side elevations (north and south elevations retain almost all of their original construction materials including siding, doors and windows. Therefore, these elevations retain their integrity of materials.

House at 612 Castillo Street: Sometime after circa-1950 the rear wing was extended to the east to create a linear configuration that sheltered a screened porch with an exterior deck, which removed or obscured building materials dating the period of significance. Because of these alterations the rear (east) elevation of the house at 612 Castillo Street does not retain its integrity of materials. The street façade (west elevation) and side elevations (north and south elevations retain almost all of their original construction materials including siding, doors, windows and porch posts. Therefore, these elevations retain their integrity of materials.

The Cottage: The cottage was extensively altered on a number of occasions between 1925 and the present. These alterations converted what had originally been a storage room and garage to residential use. The changes, including the insertion of new siding, windows and doors are so extensive that the building does not retain its integrity of materials.

Detached Five-Car Garage: Alterations since its construction in 1926 are confined to the replacement of three pairs of the original bay doors with tilt-up metal doors. The remainder of the building appears to have retained most of its original building materials. The loss of the original doors and their replacement with metal doors has impacted the building's integrity of materials.

### 618 Castillo Street

618 Castillo Street: As noted in the 2011 DPR form the house was altered in 2004-2005. These alterations were not considered to have substantially diminished the building's integrity of materials. Therefore, the house at 618 Castillo Street has retained its integrity of materials.

Detached Garage/Storage Room: the early 20<sup>th</sup> century garage/storage building was substantially altered sometime after 1930 when a series of additions were made. In 2004-2005 the building was reduced in size to abate its non-conforming setbacks. Because of these changes the building does not retain its integrity of materials.

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

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

610-612 Castillo Street: The house at 610 Castillo Street, the house at 612 Castillo Street, and the detached garage behind 612 Castillo Street retain sufficient original construction fabric to convey their original level of workmanship. The cottage behind 610 Castillo Street does not retain sufficient of its original building materials to convey its original level of workmanship. Moreover, the buildings have retained the same level of integrity of workmanship they possessed when the property was evaluated by Applied Earthworks in 2011. Therefore, the buildings have retained their integrity of workmanship.

618 Castillo Street: The house at 618 Castillo Street has retained almost all of its original construction fabric. Therefore, the house, which can still convey its original level of craftsmanship, retains its integrity of workmanship. Moreover, the house has retained the same level of integrity of workmanship it possessed when the property was evaluated by Applied Earthworks in 2011. Therefore, the house at 618 Castillo Street has retained their integrity of workmanship. The garage/storage room which was substantially reduced in size in 2004-2005 retains little of its historic fabric. Therefore, it does not retain its integrity of workmanship.

### **6) Integrity of Feeling**

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

The streetscape has preserved a relatively intact assemblage of late 19<sup>th</sup> and early 20<sup>th</sup>-century houses, including on the east side of the street, the houses at 610-612 Castillo Street, 618 Castillo Street, the house at 333 West Ortega Street and the house at 336 West Cota Street and all nine houses on the west side of the street. The loss of two houses at 620 Castillo Street and the construction of a house at 610 Castillo Street in 1941 have not substantially diminished the resource's ability to convey its period of significance (circa 1890-1925). Therefore, the streetscape of the 600 block of Castillo Street including the house at 610 Castillo Street and the house at 618 Castillo Street retain their integrity of feeling.

## **7) Integrity of Association**

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

The houses at 610-612 Castillo Street and the house at 618 Castillo Street were not associated with a historically significant event or person(s). However, the house at 612 Castillo Street and the house at 618 Castillo Street do have an association with broad themes of local history, specifically, the period between the mid 1870s and the mid-1920s when Santa Barbara was transformed from a Hispanic town into an American city. Therefore, the house at 612 Castillo Street and the house at 618 Castillo Street have retained their integrity of association for this historic theme, which for the Castillo Street Historic District spans the period between 1890 and 1925 according to the Applied Earthworks study. The house at 610 Castillo Street which was built in 1941, the cottage behind the house at 610 Castillo Street, which was converted from a garage and hobby room to residential use sometime after 1965, as well as the garage behind 612 Castillo Street, which was built in 1926, after the district's period of significance, are non-contributors to this historic theme.

### **7.2.2 Summary Statement of Integrity**

As detailed above, the parcels at 610-612 Castillo Street and 618 Castillo Street have retained the same level of integrity for location, design, setting, materials, workmanship and feeling that they possessed when the parcels were evaluated by Applied Earthworks in 2011.

## **8.0 STATEMENT OF SIGNIFICANCE**

### **8.1 Previous Designations**

The eligibility of the parcel at 610-612, and the parcel at 618 Castillo Street for listing as a significant historic resource was evaluated in 2011 by Applied Earthworks, Incorporated. The project parcel at 610-612 Castillo Street and the project parcel at 618 Castillo Street were determined to be contributors to the Potential Castillo Street Historic District with designation of 5D1 (contributor to a district that is listed or designated locally) and individually eligible for listing as City of Santa Barbara Structures of Merit under Criterion d and Additional Criterion 6. The properties were added to the City of Santa Barbara Potential Historic Resources List in 2013.

Because the parcels retain the same level of integrity they possessed when they were surveyed in 2011, they maintain their eligibility for listing as a City of Santa Barbara Structure of Merit and their status as contributors to the Castillo Street Historic District. While the properties retain the same level of integrity they possessed in 2011, it is the conclusion of this report that the house at 612 Castillo Street, the house at 618 Castillo Street and the sandstone retaining wall at 618

Castillo Street are significant historic resources for the purposes of environmental review (see section 8.2 for a list of the properties' contributing and non-contributing elements). As detailed below in Section 8.2, the house at 610 Castillo Street, built in 1941, the cottage behind 610 Castillo Street built as a garage and storeroom in the early 20<sup>th</sup> century and modified into a cottage after 1961, the garage behind 612 Castillo Street built in 1926, and the garage/storeroom behind 618 Castillo Street built between 1907 and 1930 and later modified in the early 2000s, were either built after the district's period of significance (1890-1925) (such as the garage behind 612 Castillo Street), do not represent important examples of their architectural type or cannot be associated with a important designer or architect (such as the Minimal Traditional style house at 610 Castillo Street or the vernacular type garage behind 612 Castillo Street) or have been so substantially altered that they can no longer effectively convey their original appearance or design (such as the cottage behind 610 Castillo Street). Therefore, these buildings are not considered to be contributors to the potential historic district or individually eligible for listing as significant historic resources.

## **8.2 The Properties' Contributing and Non-Contributing Elements (Figures 25-26)**

### **610-612 Castillo Street**

#### Contributing:

- The house at 612 Castillo Street including its north, south and west elevations excluding the shed-roofed additions at the rear of the house.

#### Non-Contributing:

- The house at 610 Castillo Street was built in 1941, 16 years after the district's period of significance (1890-1925). This building, which was not designed by an architect or noted designer, does not represent an exemplar of the Minimal Traditional style, nor does it have important historical associations. Instead it was likely designed by a local contractor to a standard level of craftsmanship and design common to many working class house's built during the first five decades of the 20<sup>th</sup> century;
- The concrete retaining wall along Castillo Street, which likely postdates the district's period of significance, does not embody outstanding attention to design, detail or finish;
- The detached cottage which was transformed from a garage and storeroom into residential use sometime in the early to mid 1960s;
- The detached garage built in 1926, postdates the surrounding historic district's period of significance (1890-1925). Moreover, the cottage, which was extensively altered when it was converted from a garage into a dwelling sometime during the mid-20<sup>th</sup> century does not embody an outstanding level of design or attention to detail that would make it

- individually eligible for listing as a significant historic resource; and
- The existing landscaping, which postdates the period of significance and is less than 50 years of age.

### **618 Castillo Street**

#### Contributing:

- The house at 618 Castillo Street including its north, south and west elevations excluding the additions on the rear elevation (east elevation) and the dormer windows and hipped-roofed addition and second floor porch at the rear of the house; and
- The sandstone retaining wall facing Castillo Street which was likely installed in 1905 when the house was built.

#### Non-Contributing:

- The dormers and rear addition (east elevation) made to the house in 2004-2005;
- The detached garage/storage room which was reduced in size in 2004-2005; and
- The existing landscaping, which is less than 50 years of age.

### **8.2.1 Summary Statement of Significance**

- The house at 610 Castillo Street is not individually eligible for listing as a significant historic resource and is not a contributor to the Castillo Street Historic District because it postdates the district's period of significance;
- The cottage behind 610 Castillo Street is not individually eligible for listing as a significant historic resource and is not a contributor to the Castillo Street Historic District;
- The house at 612 Castillo Street, excluding its non-historic alterations and additions enumerated in Section 8.2 of this report, is individually eligible for listing as a significant historic resource and is a contributor to the Castillo Street Historic District;
- The garage behind the house at 612 Castillo Street is not individually eligible for listing as a significant historic resource and is not a contributor to the Castillo Street Historic District because it postdates the period of significance and has been altered;
- The concrete retaining wall which appears to postdate 1925 and is not an exemplar of its type, is not individually eligible for listing as a significant historic resource and is not a contributor to the Castillo Street Historic District;
- The house at 618 Castillo Street, excluding its non-historic alterations and additions enumerated in Section 8.2 of this report, is individually eligible for

- listing as a significant historic resource and is a contributor to the Castillo Street Historic District;
- The garage behind 612 Castillo Street is not individually eligible for listing as a significant historic resource and is not a contributor to the Castillo Street Historic District because it no longer retains its integrity of design or materials; and
  - The sandstone retaining wall which makes a substantial contribution to the streetscape is individually eligible for listing as a significant historic resource and is a contributor to the Castillo Street Historic District; and
  - None of the landscaping is more than 50 years of age and is therefore, not a potential contributor to the Castillo Street Historic District.

## 9.0 CONCLUSIONS

As noted in Section 8.2.1 of this report, the house at 612 Castillo Street (excluding post-1925 alterations and the rear wing) and the house and sandstone retaining wall at 618 Castillo Street (excluding post 1925 alterations) are significant historic resources for the purposes of CEQA review and are eligible for listing as City of Santa Barbara Structures of Merit and are contributors to the potential Castillo Street Historic District-West Downtown. The house at 610 Castillo Street, the cottage behind 610 Castillo Street, the garage behind 612 Castillo Street, the garage/storage room behind 618 Castillo Street and the concrete retaining wall in front of 610-612 Castillo Street are not significant historic resources for the purposes of environmental review. A Phase 2 Historic Structures/Sites Report is recommended for these parcels if future projects propose alterations to the identified significant historic resources or their setting.

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# Maps & Figures

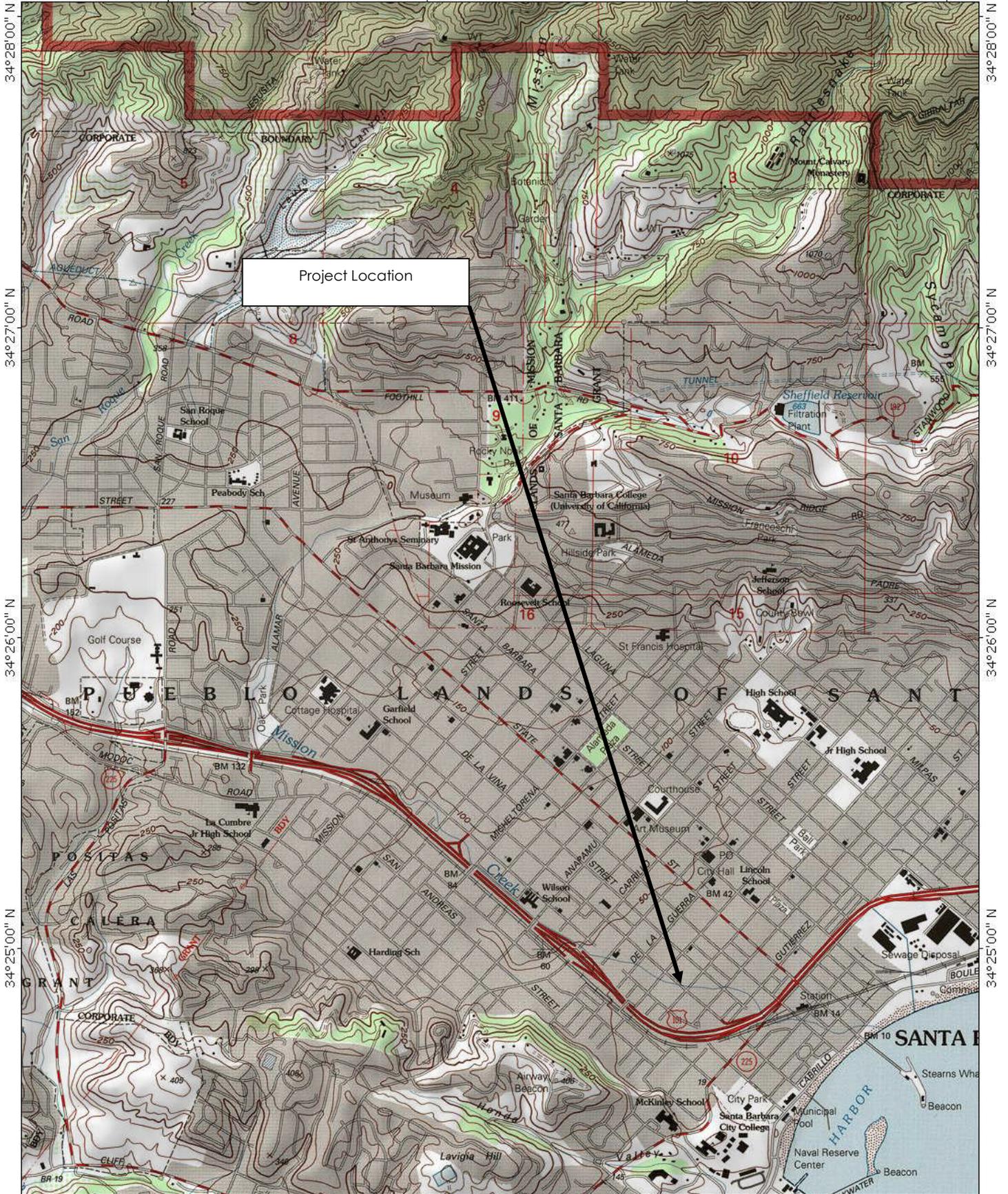


Figure 1

Location Map for 610-612 and 618 Castillo Street

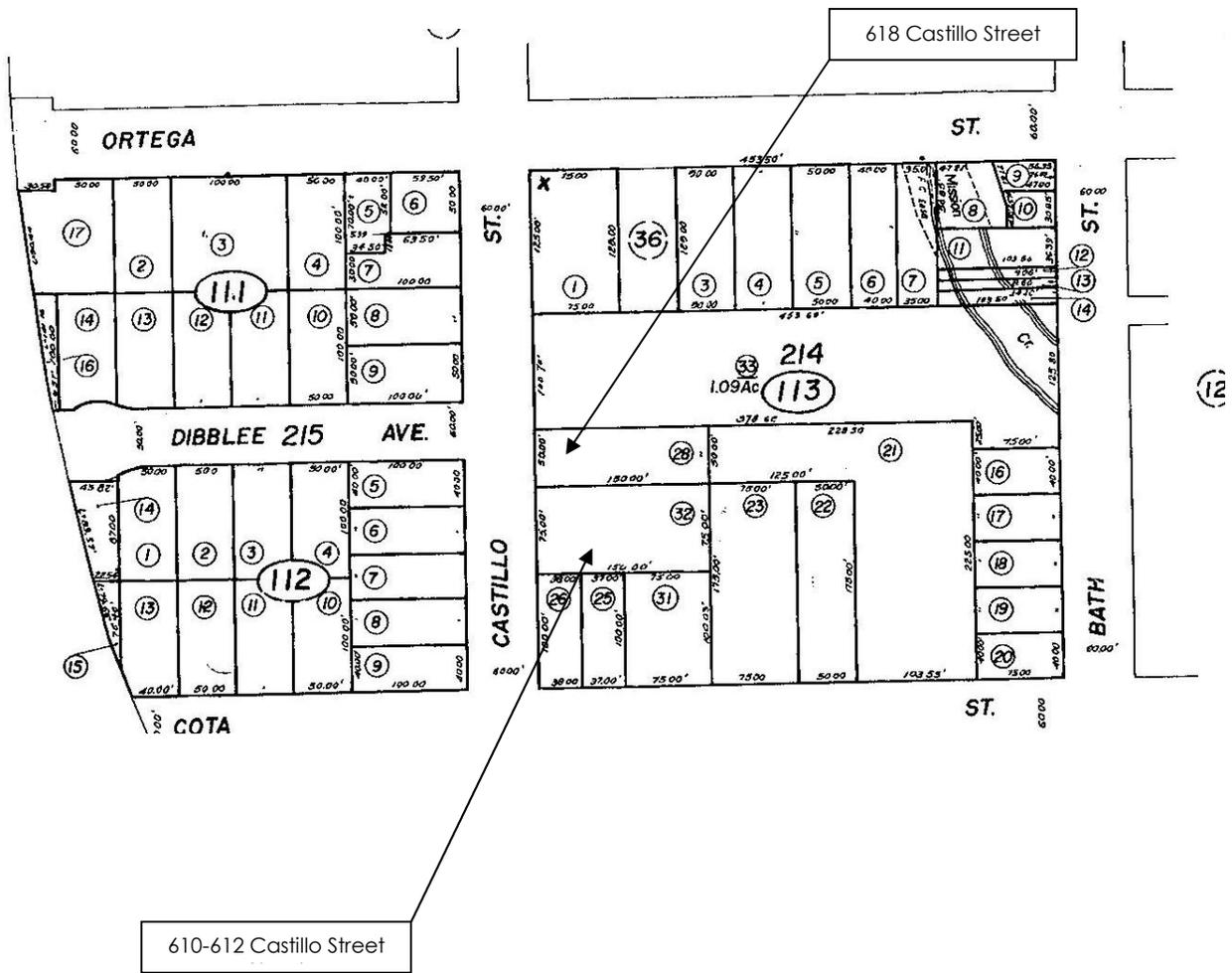


Figure 2  
 Assessor's Parcel Map for 610-612 Castillo Street (APN 037-113-032) and 618 Castillo Street (APN 037-113-028)



Figure 3  
Context Photograph, looking towards 620 Castillo Street, looking north

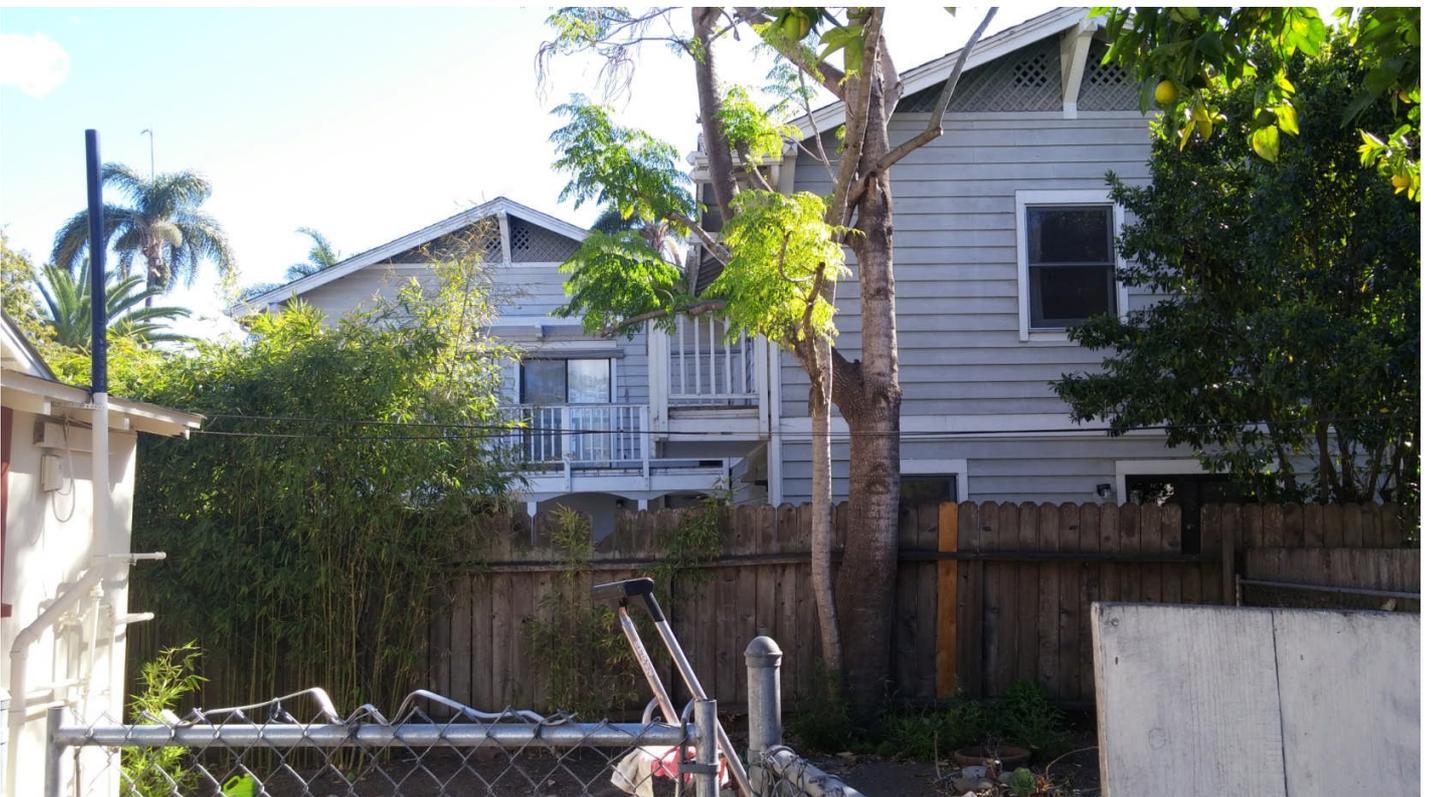


Figure 4  
Context Photograph looking towards 326 West Cota Street, looking south



Figure 4a  
Context Photograph, 600 Block of Castillo Street, looking south



Figure 5  
West Elevation of 610 Castillo Street, looking east



Figure 6  
North Elevation of 610 Castillo of Street, looking southeast



Figure 7  
South Elevation of 610 Castillo of Street, looking east



Figure 8  
South Elevation of 610 Castillo Street, looking west



Figure 9  
East Elevation of 610 Castillo of Street, looking northwest



Figure 10  
West and Partial South Elevation of Cottage at 610 Castillo of Street, looking northeast



Figure 11  
North Elevation of Cottage at 610 Castillo of Street, looking south



Figure 12  
South Elevation of 610 Castillo Street, looking east (east end of elevation)



Figure 13  
South Elevation of the Cottage at 610 Castillo of Street, looking west (east end  
of elevation)



Figure 14  
West and North Elevations of the House at 612 Castillo of Street, looking southeast



Figure 15  
North Elevation of the House at 612 Castillo of Street, looking southeast



Figure 16  
East Elevation of House at 612 Castillo of Street, looking west



Figure 17  
South Elevation of House at 612 Castillo of Street, looking northeast



Figure 18  
West Elevation of the Garage at 612 Castillo of Street, looking southeast



Figure 19  
West Elevation of the House at 618 Castillo of Street, looking east



Figure 20  
West Elevation and Partial South Elevation of the House at 618 Castillo of Street,  
looking north



Figure 21  
South Elevation and East Elevation of the House at 618 Castillo of Street, looking  
north



Figure 22  
North Elevation of the House at 618 Castillo Street, looking west



Figure 23  
North Elevation of the House at 618 Castillo Street, Detail of Bay Window, looking west



Figure 24  
Garage/Storage Room behind the House at 618 Castillo Street, looking  
southeast



Figure 25  
Site Plan



Figure 26  
 Topographic Map depicting Contributing  
 and Non-Contributing Buildings and  
 Features

# **APPENDIX A**

Proposed Castillo Street- West  
Downtown Historic District



*The Proposed Castillo Street Historic District includes properties on streets that branch off the 600 and 700 blocks of Castillo Street between Highway 101 and Bath Street. Those streets include Ruth Avenue, West Ortega Street, and Dibblee Avenue.*

## INTRODUCTION

The Castillo Street Historic District is representative of a change in design preference in architecture from the Victorian period to the Arts and Crafts period. Many transitional buildings in the area illustrate the phases of this transformation over time. The district's contributing properties are all residential. The dominant architectural style is Folk Victorian with a few examples of traditional Craftsman bungalows. Mature trees, sandstone curbing, sandstone retaining walls, and hitching posts on the northeast corner of West Ortega Street and Castillo Street contribute to the historic character of the district.

# Proposed Castillo Street Historic District

*The Historic District has been added to City's List Of Potential Historic Resources but has not been designated by the Historic Landmark Commission or City Council.*



## HISTORY

Period of significance: 1890-1925

Originally, the Castillo Street Historic District area was cultivated land owned by Thomas B. Dibblee. Upon his death in 1895, the land was sold, and by 1904 a residential tract was created with the dividing street named Dibblee Avenue. In 1905, Carl William Dewlaney created a residential tract with a dividing street named Ruth Avenue after his mother Ruth Ann Dewlaney. At the time, the cost of constructing a modest home was \$900 or less, with the total investment for the homeowner anywhere from \$1,000 to \$2,000. Thus, from 1904 to 1906, 50 dwellings were constructed on the 73 lots within the two subdivided blocks and an additional 17 dwellings were constructed between 1907 and 1918.

The Castillo Street Historic District is an area reflective of the architectural movements of the early twentieth century. The dwellings constructed in the district are primarily Folk Victorian style with a few Queen Anne and Craftsman styles. The Folk Victorian buildings are often transitional in style as they may take on Queen Anne or Craftsman embellishments but remain Folk Victorian in overall form. This neighborhood is the product of the average working class citizen and a symbol of financial success for each homeowner.

