

1.0 INTRODUCTION AND REGULATORY FRAMEWORK

This Historic Sites/Structures Report (HSR) is for 1820, 1822, and 1826 De la Vina Street, Santa Barbara, California (APN 027-022-022, 027-022-023 and 027-022-024) (Figures 1 – 2a). The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. Principal No. 8 of the City of Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the significance of a property and the significance of impacts to historical resources that may result from a development project 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* (January 2002)). The HSR will determine the significance of the three parcels and their eligibility for listing as City of Santa Barbara Landmark or Structure of Merit, as well as nomination to the California Register of Historical Resources and the National Register of Historic Places. If the three parcels are determined to be historically significant the report will assess the significance of the proposed project's impact on the historic resources identified in this report. Prepared by *Post/Hazeltine Associates*, the HSR follows the guidelines for such studies as set forth in the City of Santa Barbara MEA.

2.0 PROJECT DESCRIPTION

A multi-unit condominium development has been envisioned for the three parcels. Preliminary project plans has not been finalized for the project parcels. Therefore, the study is limited to an assessment of the historic significance of the three project parcels.

3.0 DOCUMENTS REVIEW

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

City of Santa Barbara:

Street Files for 1820, 1822 and 1826 De la Vina Street
Planning Files for 1820, 1822, and 1826 De la Vina Street

Santa Barbara Historical Society, 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 Society, 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.

C.1887 Bird's Eye View of Santa Barbara. 1898 Bird's Eye View of Santa Barbara.

United States Geological Survey, Santa Barbara County Special Maps: 1903 and 1909 Bird's Eye View of Santa Barbara. *El Pueblo de las Rosas*. Published by E. S. Glover

1917 Map of the City of Santa Barbara

Santa Barbara Public Library

Eldon Smith Collection

Santa Barbara City Directories: 1899-1991.

4.0 ENVIRONMENTAL SETTING

Before the arrival of the Spanish in the late eighteenth century, the vegetation was comprised of oak woodland, the Coastal Sage Community, with riparian plant communities along the Mission Creek. The dominant landscape feature of the area is the massive alluvial fan that extends from the base of Mission Ridge to the Mesa. This geological feature is a result of the accumulation of decomposing sedimentary residues from the Santa Ynez Mountains deposited over the alluvial fan by the flow of Mission and Sycamore Creeks and a number of small subsidiary streams. Over the centuries, the creeks have moved over the entire width of their alluvial fans, depositing sediment and building the fan to its present-day level. The natural environment of the Oak Park neighborhood has been modified by a variety of human activities since Spain founded the Santa Barbara Presidio in 1782, followed by Mission Santa Barbara, in 1786. Human occupation and activity have largely replaced these habitats with urban development over the past two hundred and twenty years. Stock grazing, agriculture, and urban development have all played a role in this process.

5.0 NEIGHBORHOOD CONTEXT

The 1800 block of De la Vina Street is located within the downtown's 437-acre Oak Park neighborhood, which is bounded on the north by Mission Creek, on the south by West Sola Street, on the east by State Street and on the West by U. S. 101. Development in area is characterized by older homes, apartments, small condominium projects, and institutional development. Above Mission Street health care related development includes Cottage Hospital, Sansum Clinic, physicians' offices, and other medical related development. Institutional and recreational uses include Schott Center and Oak Park.

Beginning in the 1860s the neighborhood surrounding the project area was developed with small farms and scattered residential development. During the late nineteenth century residential development in the area began to intensify. However, it was not until after 1900 that a large number of houses began to built in the area. By the early 1930s the area had been essentially built-out with small to medium-sized single-family houses. The neighbor remained relatively unchanged until after World War II. However, like many downtown neighborhoods, the demand for additional residential units led to the demolition of older residences and their replacement with multi-unit apartment buildings. Today, the 1800 block of De La Vina Street is comprised of an eclectic mixture of Victorian era, Craftsman, and Period Revival style houses, as well as small apartments and condominiums, the majority built between the late nineteenth century and the post World War II period.

6.0 HISTORICAL CONTEXT

Spanish Settlement through the Late Nineteenth Century (1782 to 1898)

Long before the Spanish Presidio was founded a Chumash village existed near the mouth of Mission Creek. This settlement was inhabited for at least eight hundred 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 six hundred 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, the population of *Syuxtun* had shrunk to one hundred and twenty-five inhabitants; 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 (1769-1848) European settlement was concentrated around the Presidio at what is now the intersection of Canon Perdido and Santa Barbara Streets. Initially, the Spanish established Santa Barbara, not as a pueblo, but as a fort (presidio) governed by a military commandante. In 1786, four years after the establishment of the presidio, the Franciscans, under Father Fermin Lasuen, established Mission Santa Barbara, near what is now the present day intersection of Los Olivos and Laguna Streets. In order to sustain the Franciscans and their neophytes a large tract of land was granted to the mission, including the area that was later to become the 1700 block of Paterna Road. During the Spanish period, in what would later become the Oak Park neighborhood, the area was used for grazing.

In 1822 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 hide and tallow trade made some California families, including several in Santa Barbara, wealthy. However, this prosperity resulted in little substantial change to the growth of the City, which continued to remain an enclave of adobe houses clustered around the remnants of the Presidio. Far reaching economic and demographic changes would not occur until after California was ceded by Mexico to the United States in 1848.

6.2 The Americanization of Santa Barbara (1850-1872)

Initially, there was little impact to Santa Barbara after American sovereignty was established in California. Growth and development in the City would not, in fact, increase to any degree until the late 1860s. The 1850 Santa Barbara County tax assessment roles still reflected the Hispanic dominance of the local economy. In the census, 33 of the 45 wealthiest property owners, with assets in excess of \$5,000, had Spanish-surnames (Camarillo 1967: 26). By 1860 floods, drought, and declining profits from the cattle trade had begun to diminish the wealth of many of the established Spanish/Mexican families, particularly those who derived their profits from ranching. Now non-Spanish-surnamed individuals, many of whom monopolized the merchant trade, began to rise in prominence (Camarillo 1967: 29). These recently arrived Anglo settlers were determined to transform Santa Barbara into an American community and by

the early 1870s, it was obvious that Hispanics were losing political and economic control to the increasingly more numerous and powerful members of the Anglo community.

The 1800 block of De La Vina Street remained undeveloped until the 1860s when Henry Penry and his wife, Ann, purchased a 10-acre parcel encompassing two city blocks, bounded by Chapala Street, West Mission Street, De La Vina Street, and West Islay Street. Originally from the United Kingdom, Henry Penry, immigrated to the United States in the 1840s, where he initially settled in Ohio with his wife, Anne. While in Ohio, the couple had a son, Henry and a daughter, Sarah Ann. Sometime after 1852 the Penry's returned to Great Britain where they lived for several years. In 1868 the family, including their now married daughter Sarah Ann Dowell and her husband, Richard, as well as the Penrys' son, Henry, returned to the United States with the intention of settling in Nevada. However, they soon changed their minds and, instead, moved to Santa Barbara where they purchased, in that same year, a 10-acre tract of land. Soon after Henry Penry began construction of a one-story brick house, located on the southeast corner of De la Vina Street and West Pedregosa Street, reputedly at the insistence of Ann Penry who wanted a brick house like those found in England, rather than the city's more commonly constructed houses of wood or adobe (*Santa Barbara News Press*, August 18, 1946: C-2). Completed in 1868 Penry's house is considered the second oldest surviving brick house in Santa Barbara (the house is located at 131 West Pedregosa Street). Little is known of Henry Penry other than he was variously listed over the years as a laborer and ranchero (1877 City Census; 1890 City Directory). Penry's son, Henry, was bricklayer, an occupation he continued to practice until the end of the nineteenth century when becomes a plasterer (1896 City Directory). It is possible, because of his skill as a bricklayer, that the younger Penry built the house at 131 West Pedregosa Street.

Henry and Anne Penry made numerous improvements to their property, including, in addition to the brick house, the construction of a barn, several outbuildings and fenced corrals. Sometime between 1868 and the early 1880s Penrys built a large two-story Italianate style house with a false front (Extensively altered, the house still exists at 1830 De la Vina Street). A photograph taken at the time De la Vina Street was graded through (sometime between 1878 and the early 1890s) depicts the Italianate style house, orchards, livestock fences, and outbuildings at what is now the property at 1820 and 1826 De la Vina Street (The Penry farm also is depicted on the 1898 Bird's Eye Map which shows the property developed with a one-story brick house, and a barn on West Pedregosa Street and a larger two-story house at 1830 De la Vina Street).

Like the Penry property, the surrounding Oak Park neighborhood continued to remain semi-rural throughout much of the last quarter of the nineteenth century until 1887, when following the completion of Southern Pacific Railroad's line between Santa Barbara and Los Angeles, a speculative land boom was set off in the city. In haste to take advantage of the spiraling real estate market several new subdivisions were recorded by land speculators who hoped to profit from the expected economic upsurge. With the completion of a reliable rail link between Los Angeles and Santa Barbara, the city soon became a desirable resort destination for wealthy families from the Midwest, East Coast, and Europe; in response, several new resort hotels were built and existing hotels, such as the

Arlington Hotel, expanded. It was during this same period that the Penry's subdivided their property, selling the southeastern corner of their property to several individuals, including Dr. H. W. Moore, who, in circa 1886, built a large Queen Anne style house near the southeast corner of Chapala Street; shortly after two other houses are constructed nearby (1898 Birdseye map) (a barn and smaller hipped roof house shown on the same birdseye map and located near mid-block, may have been part of the Penry property).

Intensive development of the Oak Park neighborhood began to take place with the construction of Cottage Hospital. Established through the philanthropic efforts of several of Santa Barbara's most prominent women residents the hospital opened its doors on December 8, 1891 (Tompkins 1989: 113). The opening of Cottage Hospital, as well as the extension of the city's streetcar line to its facility spurred the residential development of the surrounding area, including Oak Park Village. Built as a speculative venture by a group of investors from Los Angeles, the subdivision was promoted to prospective purchasers as an upper class "whites only" enclave (Palmer 1999: 6; Tompkins 1989: 115-116). The speculative venture ultimately proved to be a financial failure and subsequently much of it was acquired as a public park. As a result by the time of Henry Penry's death, in 1895, and that of his wife, Anne, three years later, the area was still characterized as semi-rural, an area consisting primarily of small farms, undeveloped property and a few isolated scattering of single-family houses.

By the beginning of the twentieth century the semi-rural nature of the area had begun to change, once again as the result of the completion of rail line, in this case Southern Pacific Railroad's *Coastline* route, linking, in 1901, Santa Barbara with San Francisco, helping, again, to boost the city's resort industry. A year later, the 600-room Potter Hotel was built to accommodate tourists who could now reach Santa Barbara by rail from the north, as well as the south. The Potter employed over 400 workers and was for several 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's Westside, Lower Eastside, and Oak Park neighborhood, experienced a modest, but steady, housing boom. This new construction consisted primarily of single-family houses built in the Craftsman Style or vernacular tradition. It was shortly after this time that the Penry children sold additional parcels of their parent's farm. Among the purchasers were Reverend Earl Tubbs Lockard and his wife, Grace, who, in 1906, bought three parcels that comprise what are now the properties at 1820, 1822, 1826 De la Vina Street and 114 West Pedregosa Street.

6.3 The Lockard Family (1906-1934)

Earl Tubbs Lockard was born in Lucerne County, Pennsylvania, in 1849. After serving two years in Union Army during the Civil War, Lockard attended Hamilton College in Oneida New York where he graduated with a Bachelors Degree in 1877. After graduation Lockard served as principal of East Side High School in Joliet, Illinois. A few years later Lockard returned to Hamilton College where he received his Masters Degree. In 1880 Lockard ended his teaching career and entered the Union Theological Seminary in New York; three years later in 1883, he received his divinity degree as a

Presbyterian minister. Within a few years Lockard had moved to California where he served as an evangelist for the Los Angeles Presbytery whose jurisdiction included the Santa Barbara area. While serving as a minister in the Carpinteria area Lockard met Grace Hall Barnard, who he married in November of 1871 in the Carpinteria Presbyterian Church.

Grace Hall Barnard was born in Bloomington, Illinois in 1861. In the mid-1860s the Barnard family moved to California where Grace's father W. C. Barnard owned the first woolen mill on the West Coast. Sometime in the 1870s the Barnard family moved from Los Angeles to the Coty Ranch in Carpinteria, which they had recently purchased. In 1885, after attending school in the Carpinteria area, Grace went to San Francisco where she studied art in the studio of the noted painter William Keith. According to her granddaughter, Keith considered Grace a promising art student (Bristol 1998: 2). In 1886 after a year in San Francisco, Grace returned to Carpinteria. A year later in 1887 she married Earl Lockard.

After their marriage Earl Lockard briefly served as pastor in Dixon California. Over the next eighteen years Reverend Lockard served as a traveling pastor for various posts in the Santa Barbara area including Los Olivos, Los Alamos, Santa Ynez, and Cayucos. Between 1900 and 1905 he served as an evangelist for the Presbytery of Los Angeles. In 1906, Reverend Lockard took a position with the presbytery in Santa Barbara, where he also served as Chaplain for Starr King Post 52. Grace continued to paint landscapes as well as offer art lessons. Grace also played an active role in a number of local organizations including the Art Study Club, the Women's Club, Women's Relief Corps, and Women's Temperance Union.

Shortly after purchasing the property on De la Vina Street, the Lockards and their children moved into their newly built home at 1822 De la Vina Street. Some eight years later, in 1914, the Lockards built a one-and-half-story Craftsman Style house on the adjacent lot at 1826 De la Vina Street (City of Santa Barbara Survey form, September 4, 1980). According to the City Directory the Lockards continued to reside at 1822 De la Vina Street while renting out the house at 1826 De la Vina Street. Among the renters were Warren H. Russell, public relations representative for the American Film Studios (1921), the Reverend J. P. Sherwood, Associate Pastor at the First Methodist Episcopal Church, (1928), and Herbert and Jenny Hill (both teachers) (1926).

During the early part of their occupancy the Lockards ran a dairy on the property (Bristol, 1998: 9). The Lockards had several children the most prominent being E. Keith Lockard, a notable Santa Barbara architect. E. Keith Lockard lived at the family home at 1822 De la Vina Street until 1919 in that year his occupation is listed as draftsman for architect, Winsor Soule (It should be noted that there is no documentation that E. Keith Lockard was responsible for the designs of the houses built by his parents at 1822 and 1826 De la Vina Street). Earl Lockard retired from the ministry in 1922, continuing to live in the house at 1822 De la Vina Street until Grace's death in 1932 (Lockard, 1998: 10). Shortly after Lockard move from De la Vina Street to a house at 119 West Pedregosa Street, designed and built for him by his son, E. Keith Lockard. The family rented the houses at 1822 and 1826 De la Vina Street until Lockard died in Santa Barbara in 1934.

6.4 Later History of 1820, 1822, and 1826 De la Vina Street (1934 – 2007)

1820 De la Vina Street

A garage/outbuilding was located on the property until sometime after 1945. The existing cottage at 1820 De la Vina Street was moved to its current location in 1955. Since that time it has been rented to tenants.

1822 De La Vina Street

After the death of Earl Lockard the Lockard family rented the house at 1822 De la Vina Street. Initially built in 1906 as a single-family house it was subsequently divided into a duplex. Early tenants include Mrs. A. N. Moody (1938-1946) and Mrs. M. E. Allen (1943-1944). In 1945 the property was sold to Charles A. Forward and his wife Mabel. At the time the Forwards purchased the property improvements comprised a one-and-half story duplex and a storeroom. In 1945 the Forwards partially demolished the storeroom and replaced it with a 10-foot by 19-foot garage, some of it partially built of material salvaged from the storeroom (Permit C-647). Later that year the Forwards built a one-story wing off of the southeast corner of the house. The Forwards continued to own the property until 1957 when it was sold to Robert J. Wood Jr. who owned it until sometime after 1960. Subsequently it was purchased by the Nicklin family who also owned the adjacent parcel at 1826 De la Vina Street. The Nicklin family continues to own the property today.

1826 De La Vina Street

Built in 1914, the single-family house at 1826 De la Vina Street subsequently was divided into a duplex, and rented to a variety of tenants between 1934 and circa 1947. Some of the early tenants include Carroll A. Bone, writer (1935), Vernon Whitney, service station attendant (1938), and Edward Fisher, salesman for Pacific Mercantile (1942). In 1948 the property was sold to Henry M. Nicklin, a dentist. Members of the Nicklin family, who continued to live at 1826 De la Vina Street until recently, still own the property today.

5.4 The Craftsman Style

The house at 1822 De la Vina Street is a modest example of the Craftsman tradition, while the house at 1826 De la Vina Street is a more highly developed version of the stylistic aesthetic.

The Arts and Crafts movement originated in England in the mid-nineteenth century. While it is most remembered for its popularization of a new aesthetic style, the movement also encompassed (primarily in Great Britain) serious attempts at social and political reform. The Arts and Crafts movement was largely popularized through the writings of such Victorian era critics as, John Ruskin, who championed the development of a new artistic and architectural style that emphasized the use of natural materials, handcrafting, and the rejection of mechanized production. In England the designer,

painter and architect William Morris was instrumental in developing its design aesthetic. The style, with its use of handcrafting and references to the aesthetic principles of medieval, pre-Renaissance England, enjoyed great popularity among the British intelligentsia. The new style advanced through Ruskin's writings and other proponents of the movement, soon found adherents in the United States and eventually became one of the most popular architectural styles for single-family houses, between the years 1890 and 1925.

In Southern California a number of architects and builders, including Santa Barbara architects, Francis Underhill and Samuel Ilsley, did much to advance Arts and Crafts architecture in the area. While drawing on attributes of the Arts and Crafts tradition, Southern California architects also were open to other stylistic influences, including the bungalow houses of India and vernacular Japanese architecture. The *Ho-Ho-Den* pavilion, built for the 1893 World Columbian Exposition in Chicago, was one of the first times Americans were able to see Japanese architecture. The building proved to be influential to a number of American architects, including Frank Lloyd Wright. Wright, who drew inspiration from both the Arts and Crafts movement and the vernacular architecture of Japan, incorporated these stylistic characteristics in the design of his Prairie Style houses (built between 1899 and 1910).

While architects, such as Frank Lloyd Wright in Oak Park and the Greene and Greene Brothers in Pasadena, did much to popularize the new style among the wealthy and upper middle classes, it was through pattern books, shelter magazines, and the distributors of factory-built houses, such as Sears and the Aladdin Company, that the Craftsman style was made accessible to the working and middle classes. In Santa Barbara factory built houses were also sold by local lumber mills such as the Santa Barbara Planning Mill (Palmer 1999: 13). This new style eschewed the elaborate decorative treatments, formal floor plans and complex volumes that had characterized the preceding Victorian styles, in favor of schemes emphasizing simple, reductive detailing, natural finishes, open floor plans, and horizontally-emphasized one or two-story exteriors.

7.0 SITE DESCRIPTION

7.1 1822 De La Vina Street

Built in 1906 this one-and-half-story Craftsman style house is clad in a combination of board-and-batten and clapboard siding. The foundation is set on post-and-piers with a sandstone cobble perimeter foundation. Fenestration is primarily wood casement and slider type windows. The side gable roof's deeply overhanging eaves are supported by triangular braces. The entrance porch is set on the house's south elevation.

West Elevation (Street Façade)

The west elevation is linear in configuration. At its south end a set of concrete steps, flanked by sandstone abutments lead from a concrete walkway to the entrance porch. The steps are flanked by a bay window and a two-light slider set at the north end of the elevation. A dormer window is set at the centerpoint of the side gable roof. The base of the elevation is clad in narrow horizontal clapboards.

Alterations and Modifications to the West Elevation

The bay window, steps and abutments appear to be alterations that post-date the original construction of the house. No permit could be located for these alterations. The clapboard siding at the base of the elevation also appears to be a later alteration.

South Elevation

The south elevation is L-shaped in configuration with a shed roof porch supported by wood posts at its west end. Board-and-batten siding covers the first floor with narrow horizontal siding filling the gable. The porch shelters a front door, flanked by wood frame windows. At the east end of the elevation a small wing, capped by a gable roof shelters a living room and kitchen built in 1945. The addition has its own entrance door which is flanked on either side by one-over-one wood sash windows. Two wood frame sliders are set in the second floor of the elevation. Wood lattice work vents are set at the gable peak.

Modifications and Additions to the South Elevation

The existing porch represents a later alteration to the building. The original porch may have been more steeply pitched, as the siding just above the existing porch does not match the original siding. A large window, located to the east of the front door, is a later alteration. An addition was constructed off of the southeast corner of the house in 1945. The gable's two windows and the plaster infilling around the gable vents also appear to be a later alteration.

East Elevation (rear elevation)

The east elevation (rear elevation) is U-shaped in configuration with a front gable wing at the south end of the elevation, flanked by a smaller wing and capped by front gable roof at the north end of the elevation. Fenestration consists of an asymmetrical arrangement of wood sash and casement windows. A small porch, set in the recessed section of the elevation, shelters a wood paneled door. Another wood paneled door is set in the projecting wing at the north end of the elevation and a wood paneled and glazed door is located in the recessed section of the north elevation.

Modifications and Alterations to the East Elevation

Originally this elevation was linear in configuration. Sometime between the house's construction in 1906 and 1921 a small wing was built off of the north end of the elevation. In 1945 a gable-roofed wing was built off of the south end of the elevation.

North Elevation

The north elevation is L-shaped in configuration and is capped by an asymmetrical gable roof. Large triangular braces support the roof's overhanging eaves. Fenestration is composed of an asymmetrical arrangement of wood casement windows, flanked on the east by a wood paneled door and by smaller wood framed windows. A slightly recessed wing, capped by a side gable roof, projects from the east end of the elevation.

Modifications and Alterations to the North Elevation

Sometime after the initial construction of the house the east end of the elevation was extended (date unknown). A small wing was built off the east end of the elevation, between the time of the initial construction of the house and 1921.

Garage and Storage Room

A rectangular garage, with an attached storage room, is located to east of the house. The board-and-batten garage is capped by a moderately pitched front gable roof. The roll-up style door is placed on the building's east elevation. Fenestration consists of salvaged wood frame windows.

Modifications and Alterations to Garage and Storage Room

The garage was built in 1945; the storage room was built sometime between 1921 and 1945 and was partially demolished when the garage was built. The surviving remnant of the storeroom is attached to the garage's west elevation.

7.2 1826 De la Vina Street

Built in 1914, the house at 1826 De la Vina Street is a one-and-half-story Craftsmen style house is capped by an intersecting gable roof; siding is comprised of a combination of narrow wood clapboard and wood shingle. Fenestration consists primarily of one-over-one wood sash windows. The roof's projecting eaves are supported by triangular braces. The projecting front porch is capped by a secondary front gable roof, supported by wood posts set on sandstone piers. A shed-roofed addition projects from the house's south elevation. A larger addition, set off of the house's east elevation, links the house with an attached one-bay garage.

West Elevation (Street Façade)

The west elevation is L-shaped in configuration with a projecting front porch, capped by a secondary front gable roof set at the south end of the elevation. The porch's parapet, staircase wing walls, and foundation consist of dressed sandstone blocks. Sandstone blocks also support the porch's battered wood piers. The front porch shelters a front door, flanked by large wood framed windows and a secondary entrance door set at the south end of the elevation. A wood casement window is set near the north end of the elevation. A multi-light fixed window is set in the porch's gable peak.

Modifications and Alterations to the West Elevation

The recessed wing at the south end of the elevation was constructed after 1955.

South Elevation

The south elevation is L-shaped in configuration. The main block of the house is flanked on the east by wings constructed in the post World War II period. Fenestration of the main block consists of wood frame windows. Large triangular braces support the second roof's extended eaves. One-story wings that project from the east end of the elevation are clad in board-and-batten style siding and horizontal wood siding. Fenestration consists of a combination of wood framed windows and metal framed units.

Modifications and Alterations to the South Elevation

The shed-roofed wing, one-story wings, and garage that project from the east end of the elevation represent additions made in the post World War II period.

East Elevation

The original east elevation has been encapsulated by a number of one-story wings. The original house is clad in horizontal siding and shingles with triangular braces supporting the roof's extended eaves. The one-story wings are clad in horizontal siding and board-and-batten style siding. A one-bay garage projects from the south end of the elevation. The garage is flanked by a shed-roofed wing clad in horizontal siding. To the north of the garage are two small storage buildings.

Modifications and Alterations to the East Elevation

The garage and other wings that project from the south end of the elevation appear to represent additions made in the post World War II period.

North Elevation

The north elevation is L-shaped in configuration, with the main block of the house flanked on the east by one-story recessed wings and a garage wing. The fenestration of the original house is composed of wood frame windows. Large triangular braces support the overhanging eaves.

Modifications and Alterations to the North Elevation

The garage and other wings that project from the east end of the elevation represent additions made in the post World War II period.

1820 De la Vina Street

This small one-story cottage will be described in a more general manner than other resources in the project area since it was moved onto the property in the post World War II period. The house is clad in horizontal wood siding and fenestration is comprised

primarily of one-over-one wood sash windows. It is capped by a side gable roof covered in horizontal wood siding. The front door, which is sheltered by a gabled porch roof, is set on the cottage's west elevation. A secondary entrance is set in a small addition set at the east end of the south elevation.

Modifications and Alterations to the Cottage at 1820 De la Vina Street

The cottage was moved onto the property in the post World War II period and postdates the property's period of significance (1906-1934; the occupancy of the Lockard family). The cottage appears to have been constructed in the early twentieth century. When it was moved to its current location it was provided with a concrete foundation and a porch was added to the building's west elevation.

8.0 EVALUATION AND ANALYSIS

This section of the report will determine the historic significance of 1820, 1822, 1826 De la Vina Street as well as their physical and visual integrity. The historic significance of the properties will be evaluated using the criteria set forth in the City of Santa Barbara's Master Environmental Assessment (MEA), the State Historic Resources Code and the National Register of Historic Places. The evaluation will determine if the houses qualify for designation as City of Santa Barbara Landmarks or Structure of Merits, placement on the State Register of Historic Places or nomination to the National Register of Historic Places. The integrity of the houses will be evaluated through the application of the integrity criteria developed by the National Park Service.

The properties at 1820, 1822, and 1826 De la Vina Street are not designated City of Santa Barbara Landmarks or Structures of Merit. Following a historical resources survey in 1980 the property at 1822 De La Vina Street was listed on the City of Santa Barbara's potential historic resources/sites list. None of the properties are listed in the California Register of Historical Resources or the National Register of Historic Places.

8.1 Evaluation of Integrity

Integrity means that the resource retains the essential qualities of its historic character. The houses at 1820, 1822 and 1826 De la Vina Street meet the 50-years-of-age criterion usually necessary for evaluation. Properties must retain sufficient integrity to convey the essential features of their appearance during their period of significance. The seven aspects of integrity are location, setting, feeling, association, design, workmanship and materials. The National Register defines 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.

8.2 Establishing the Resource's Potential Period of Historic Significance and Historic Themes

The house's period of significance comprises the occupancy of Earl Tubbs Lockard and Grace Lockard (1906-1934).

8.3 Application of the Integrity Criteria to 1820, 1822, and 1826 De la Vina Street

The properties will be evaluated using the seven aspects of integrity listed below:

1) Integrity of Location

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

Both the houses at 1822 De la Vina Street and 1826 De la Vina Street have remained in place since their construction in the early twentieth century. Therefore, they retain their integrity of location.

The house at 1820 De la Vina Street which was moved onto the property in the post World War II period, has not retained its integrity of location and does not require further evaluation.

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.

1822 De La Vina Street

The house has undergone a number of alterations that have impacted its integrity of design. These include the addition of wings to the house's south and east elevations, the replacement or alteration of the front porch and alterations to the house's cladding. The front elevation was altered when the bay window was added. Therefore, the building no longer retains its integrity of design.

1826 De la Vina Street

The house has retained almost all of its original fenestration, front porch, masonry work, and cladding. Its original plan while somewhat obscured on the east and south elevations, retains sufficient integrity to convey its original scheme. Therefore, the house 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.

1822 and 1826 De la Vina Street

The construction of multi-unit residential development to the south and east of the parcels, the construction of garages and the relocation of a cottage to 1820 De la Vina Street have somewhat diminished both properties' integrity of setting. However, the 1800 block of De la Vina Street has retained sufficient integrity to convey its early twentieth century appearance. Therefore, the properties 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

1822 De la Vina Street

The house has retained the majority of its original fabric, including much its original sheathing and some of its windows. Additions to the rear of the house have obscured or removed some of the historic fabric. Alterations to the fenestration have somewhat diminished the integrity of the remaining fenestration. However, since the house's primary street façade, as well as its north elevation have retained the majority of their original building materials the house has retained its integrity of materials.

1826 De la Vina Street

The house has retained almost all of its original fabric, including its sheathing, windows, and doors. Additions to the rear of the house have obscured or removed some historic fabric. However, the primary street façade, north, and most of the south elevations remain intact. Therefore, the house 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.

1822 De La Vina Street

The house has retained some of its character-defining elements, including some of its windows, siding, and architectural details, such as its triangular braces. However, alterations to the south and east elevations, have limited the significance of the house as an example of early twentieth century Craftsman design has been significantly diminished. Therefore, the house, which cannot convey its original level of craftsmanship and character, no longer retains its integrity of workmanship.

1826 De La Vina Street

The house's character-defining elements, including its windows, stonework, siding, and architectural details, remain in place. Therefore, the house, which can convey its original level of craftsmanship and character, has retained its integrity of workmanship.

6) Integrity of Feeling

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

1822 and 1826 De la Vina Street

The 1800 block of De la Vina has undergone a number of alterations, including the construction of apartments and condominiums since World War II. Notwithstanding these alterations the streetscape preserves a range of architectural styles encompassing the period between 1868 and the 1930s. The preservation of many of the streetscape's original buildings, as well as related features, such as sandstone retaining walls, contributes to the streetscape's expression of a particular time and place. Therefore, the nearby streetscape maintains its integrity of feeling.

7) Integrity of Association

The link between a significant event or person and the property

The ability of the properties at 1822 De la Vina Street and 1826 De la Vina Street to convey their association with the Henry Penry family, who owned the undeveloped land prior to the parcels being purchased by the Earl and Grace Lockard in 1906, have been significantly diminished by additions and alterations subsequently carried out by the Lockards. Both the properties at 1822 De la Vina Street and at 1826 De la Vina Street, however, have preserved sufficient integrity to convey their association with members of the Lockard family who owned both properties during their period of significance (1906-1934).

8.3.1 Summary Statement of Integrity

1820 De la Vina Street

The property, which was developed after World War II, has not retained its integrity of Location, Design, Setting, Materials, Workmanship, Feeling and Association. Therefore, the property has not maintained sufficient integrity to require an evaluation of its potential significance.

1822 De la Vina Street

The house, built in 1906, has retained its integrity of Location, Setting, Materials, Feeling, and Association. Therefore, the property has maintained sufficient integrity to require an evaluation of its potential significance.

1826 De la Vina Street

The house which was built in 1914 has retained its integrity of Location, Setting, Design, Materials, Workmanship, Feeling, and Association. Therefore, the property has maintained sufficient integrity to require an evaluation of its potential significance.

9.0 ASSESSMENT OF SIGNIFICANCE

The criteria used by the City of Santa Barbara, State of California and the National Register of Historic Places will be used to assess the potential historic and architectural significance of the property:

9.1 Criteria for Designation of City Landmarks and Structures of Merit

The following criteria are used in determining the historic and architectural significance of buildings in the City of Santa Barbara:

In considering a proposal to recommend to the City Council any structure, natural feature, site or area for designation as a landmark, the Committee shall apply any or all of the following criteria:

- (a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*
- (b) Its location as a site of a significant historic event;*
- (c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;*

- (d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;*
- (e) Its exemplification of the best remaining architectural type in a neighborhood;*
- (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;*
- (g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;*
- (h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;*
- (i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*
- (j) Its potential of yielding significant information of archaeological interest;*
- (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).*

9.1.1 Previous Designations

The property at 1822 De la Vina Street is listed in the City of Santa Barbara Potential Landmark or Structure of Merit list, which also lists the property as eligible for listing in the California Register of Historical Resources. The properties at 1820 and 1826 De la Vina Street are not listed in or nominated to the California Register of Historical Resources or the National Register of Historic Places. Please note that 1820 De la Vina Street was moved onto the property in the post World War II period and lacks sufficient integrity to qualify for further evaluation.

9.1.2 Application of the Criteria to the Properties at 1822 and 1826 De la Vina Street:

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

1822 De la Vina Street

The house at 1822 De la Vina Street is a reductive example of the Craftsman Style. References to the style include the emphasis on horizontality and gable roof with overhanging eaves supported by rafter tails. While the house incorporates some elements of the Craftsmen Style, other features, such as its board-and-batten siding and woos framed sash windows, are essentially vernacular in design and lack reference to a particular architectural style. However, alterations to the house after its period of significance (1906-1934) have significantly impacted its ability to convey its original design. These modifications are especially significant since they have altered character-defining elements of the house, such as its front porch. Moreover, the significance of Earl Lockard and his wife, Grace, to community history does not rise to the level of importance that would make the house eligible for listing under Criterion a. Therefore, the house at 1822 De la Vina Street, does not qualify for listing as a City of Santa Barbara Landmark under Criterion a.

1826 De la Vina Street

The house at 1826 De la Vina Street is an example of the Craftsman Style. References to the style include the emphasis on horizontality and gable roof with overhanging eaves supported by rafter tails, the prominent front porch supported by battered posts, and the extensive use of sandstone for the porch, piers, and parapets. In its design the house incorporates many traditional elements of the Craftsman Style which have been deftly synthesized to form a good example of this particular architectural style. The house has undergone some alterations, including the construction of one-story wings on the south and east elevations. While these alterations have somewhat impacted the integrity of the house, it, nevertheless, retains sufficient architectural integrity to convey its original design. Therefore, the house at 1826 De la Vina Street is eligible for listing as a City of Santa Barbara Structure of Merit under Criterion a.

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

1822 De la Vina Street

Extensive examination of records, including records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Society, Gledhill Library, and the Santa Barbara Public Library, did not reveal any information linking the property at 1822 De la Vina Street to a significant historic event. Therefore, the property, which is not associated with a significant historical event, does not qualify for listing Criterion b.

1826 De la Vina Street

Extensive examination of records, including records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Society, Gledhill Library, and the Santa Barbara Public Library, did not reveal any information linking the property at 1826 De la Vina Street to a significant historic event. Therefore, the property, which is not associated with a significant historical event, does not qualify for listing 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;

1822 De la Vina Street

Built in 1906, the house at 1822 De la Vina Street was the house initially occupied by Earl and Grace Lockard. While Lockard was a minister and his wife a painter of minor note, there is no information to indicate that their contributions to the culture and development of the City were of such note that the house at 1822 De la Vina Street would be eligible for listing as a historic resource. Therefore, the property at 1822 De la Vina Street does not qualify for listing under Criterion c.

1826 De la Vina Street

Built in 1914, the house at 1826 De la Vina Street was the second house built by Earl and Grace Lockard. Occupied briefly by the Lockards it primarily was used as a rental unit. While Lockard was a minister and his wife a painter of minor note, there is no information indicating that their contributions to the culture and development of the City were of such note that their home would be eligible for listing as a historic resource. Therefore, the property at 1826 De la Vina Street does not qualify for listing under Criterion *c*.

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

1822 De la Vina Street

The surrounding neighborhood is characterized by a range of architectural styles, including Craftsman, Spanish Colonial Revival, vernacular, and Folk Victorian. The house at 1822 De la Vina Street is a reductive example of the Craftsman Style, however, its ability to convey this association has been significantly compromised by subsequent alterations and additions to the house, including the replacement of the porch, insertion of additional fenestration, and the construction of wings off of the south and east elevations. Because of these changes the house can no longer convey its original architectural scheme. Therefore, the house at 1822 De la Vina Street is not eligible for listing under Criterion *d*.

1826 De la Vina Street

The surrounding neighborhood is characterized by a range of architectural styles, including Craftsman, Spanish Colonial Revival, vernacular, and Folk Victorian. The house at 1826 De la Vina Street is good example of the Craftsman Style and retains almost all of its character defining elements, including its overall plan, exterior cladding, roof, porch, masonry and architectural details. Therefore, the house at 1826 De la Vina Street is eligible for listing as a City of Santa Barbara Structure of Merit under Criterion *d*.

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

1822 De la Vina Street

The house at 1822 De la Vina Street, designed in the Craftsman style, is in a neighborhood characterized by a number of historic architectural styles including Craftsman, as well as Folk Victorian, National Folk, and Spanish Colonial Revival. However, the house, which has undergone substantial modifications, is not an important example of its architectural type, and does not, in its design, exemplify the best remaining example of the Craftsman Style in the neighborhood. Therefore, the house at 1822 De la Vina Street is not eligible for listing under Criterion *e*.

1826 De la Vina Street

The house at 1826 De la Vina Street, designed in the Craftsman style, is in a neighborhood characterized by a number of architectural styles including Craftsman, as well as Folk Victorian, National Folk, and Spanish Colonial Revival. The house at 1826 De la Vina Street has retained its architectural integrity and represents one of the better examples of the Craftsman Style in the neighborhood. Therefore, the house, at 1826 De la Vina Street is eligible for listing under 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;

1822 De la Vina Street

Since the house at 1822 De la Vina Street was built in 1906, the architect, E. Keith Lockard, born in 1892, the son of Earl and Grace Lockard, was too young to have been associated with its design. Furthermore, there is no indication that the house was the work of an important designer, architect, or creative individual. Therefore, the house at 1822 De la Vina Street is not eligible for listing under Criterion *f*.

1826 De la Vina Street

Built in 1914, there is no information linking the design of the house at 1826 De la Vina Street to the architect, E. Keith Lockard, or any other important designer, architect or creative individual. Therefore, the house at 1826 De la Vina Street is not eligible for listing under Criterion *f*.

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

1822 De la Vina Street

The house at 1822 De la Vina Street was built using stock building materials of the day, including milled lumber and pre-fabricated windows. The house does not embody an important interpretation of the Craftsman Style. Instead, it employs a few stock motifs of the Craftsman style, such as its roof braces to as characteristic of the style. Some elements of the design, including the use of both horizontal clapboard and board-and-batten siding on the exterior walls, are somewhat awkwardly handled and do not embody the attention to architectural detail found in more sophisticated interpretations of the style. Therefore, the house, which does not represent a significant example of the Craftsman Style, does not qualify for listing under Criterion *g*.

1826 De la Vina Street

While house at 1826 De la Vina Street was built using stock building materials of the day, including milled lumber and pre-fabricated windows, it also incorporates hand-worked elements, such as sandstone masonry. The house also employs a range of Arts and Crafts motifs, including its prominently designed porch, battered posts, extended

eaves, Arts and Crafts style door, and sandstone masonry that fully express the Craftsman style. Therefore, the house at 1826 De la Vina Street, which represents an important example of the Craftsman Style, qualifies for listing as City of Santa Barbara Structure of Merit under Criterion *g*.

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

1822 De la Vina Street

No designated landmarks are located adjacent to 1822 De la Vina Street. Therefore, the property does not qualify for listing under Criterion *h*.

1826 De la Vina Street

No designated landmarks are located adjacent to 1826 De la Vina Street. Therefore, the property does not qualify for listing under Criterion *h*.

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

1822 De la Vina Street

The property at 1822 De la Vina Street has formed a visual feature of the neighborhood for approximately 100 years. Located mid-block on the 1800 block of De la Vina Street the house in its design and location does not possess a unique location or the level of architectural significance that would make it eligible for listing under Criterion *i*.

1826 De la Vina Street

The property at 1826 De la Vina Street has formed a visual feature of the neighborhood for approximately 100 years. Located mid-block on the 1800 block of De la Vina Street the house is perhaps the best example of the Craftsman Style on the block. Therefore, the house at 1826 De la Vina Street embodies sufficient architectural significance to make it eligible for listing as a City of Santa Barbara Structure of Merit under 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).

1822 De la Vina Street and

The natural environment of the 1800 block of De la Vina Street and its surrounding neighborhood has been profoundly modified by human activity over the last 225 years and no longer represents an intact natural landscape. Therefore, the property at 1822 De la Vina Street is not eligible for listing under Criterion *k*.

1826 De la Vina Street

The natural environment of the 1800 block of De la Vina Street and its surrounding neighborhood has been profoundly modified by human activity over the last 225 years and no longer represents an intact natural landscape. Therefore, the property at 1826 De la Vina Street is not eligible for listing under Criterion *k*.

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

The properties at 1822 and 1826 De la Vina 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).

- 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.*
- 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.*
- 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.*
- 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)].*

Application of the 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.*

1822 De la Vina Street

The property at 1822 De la Vina Street is not linked with a traditional lifeway associated with the community or groups associated with the historical and cultural development of Santa Barbara. Except at the very broadest level, the property is not illustrative of the cultural, social, political, economic or industrial development of Santa Barbara. Therefore, the property at 1822 De la Vina Street does not meet Additional Criterion 5.

1826 De la Vina Street

The property at 1826 De la Vina Street is not linked with a traditional lifeway associated with the community or groups associated with the historical and cultural development of Santa Barbara. Except at the very broadest level, the property is not illustrative of the cultural, social, political, economic, or industrial development of Santa Barbara. Therefore, the property at 1826 De la Vina Street does not meet Additional Criterion 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.

1822 De la Vina Street

The house at 1822 De la Vina Street lacks sufficient integrity or architectural significance to meet Additional Criterion 6.

1826 De la Vina Street

The house at 1826 De la Vina Street is a good example of the Craftsman style and has preserved sufficient integrity to convey its architectural style, as well as significantly contributing to the overall visual character of the surrounding streetscape. Therefore, the house at 1826 De la Vina Street is eligible for listing as City of Santa Barbara Structure of Merit under 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.

1822 De la Vina Street

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Society, and the Santa Barbara Public Library did not reveal any information to indicate that the property at 1822 De la Vina Street has the potential for yielding additional information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research. Therefore, the property at 1822 De la Vina Street does not meet Additional Criterion 7.

1826 De la Vina Street

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Society, and the Santa Barbara Public Library did not reveal any information

to indicate that the property at 1826 De la Vina Street has the potential for yielding additional information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research. Therefore, the property at 1826 De la Vina 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)].

1822 De la Vina Street

The property at 1822 De la Vina Street is listed in the City of Santa Barbara Potential Historical Resources List, which also states the property is potentially eligible for listing in the California Register of Historical Resources. Generally, listed resources are presumed to be significant for the purposes of CEQA review. However, there is some question as to whether the evaluation of this potential resource meets the requirements of *State CEQA Guidelines Section 15054.5 (a) (3)* since: 1) the survey is more than ten years old and; 2) the designation does not detail why the property was found eligible for listing at the state level. However, pending review by the City of Santa Barbara the property at 1822 De la Vina Street is presumed to be eligible for listing under Additional Criteria 8.

1826 De la Vina Street

The property at 1826 De la Vina Street is not a City of Santa Barbara Landmark or Structure of Merit, nor is it listed on the City of Santa Barbara Potential Historical Resources List, nor has the property been found eligible for listing in the California Register of Historical Resources. Therefore, because the property at 1826 De la Vina Street is not a listed resource, it is not eligible for listing under Additional Criteria 8.

9.1.4 Summary Statement of Eligibility for Listing as a City of Santa Barbara Landmark or Structure of Merit:

1820 De la Vina Street

The property at 1820 De la Vina Street is not eligible for listing as a significant historic resource at the city level.

1822 De la Vina Street

The property at 1822 De la Vina Street potentially meets only Additional Criteria 8 at the city level.

1826 De la Vina Street

The property at 1826 De la Vina Street is eligible for listing as a City of Santa Barbara Structure of Merit under Criteria a, d, e, g, and i. and Additional Criteria 6 at the city level.

9.2 Evaluation of Eligibility for listing in the California Register of Historical Resources

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 SS5024.1, 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 architecturally, 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 SS5024.1, Title 14 CCR, Section 4852) including the following:*
 - 3a Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*
 - 3b Is associated with the lives of persons important in our past;*
 - 3c 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;*
 - 3d Has yielded, or may be likely to yield, information important in prehistory or history.*

Criterion 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 SS5024.1, Title 14 CCR, Section 4850 et seq.).

1822 De la Vina Street

According to the City of Santa Barbara the property at 1822 De la Vina Street is listed in the California Register of Historical Resources. Therefore, the property potentially meets Criterion 1.

1826 De la Vina Street

The property at 1826 De la Vina Street is not listed in nor has it been determined to be eligible for listing in the California Register of Historical Resources under Criterion 1.

Criterion 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.

1822 De la Vina Street

The property at 1822 De la Vina Street is not a City of Santa Barbara Landmark or Structure of Merit, however, it is listed in the City of Santa Barbara Potential Historic Sites/Structures List. Therefore, the property at 1822 De la Vina Street qualifies for designation at the state level under Criterion 2.

1826 De la Vina Street

The property at 1826 De la Vina Street is not listed in the City of Santa Barbara Potential Historic Sites/Structures List, nor is it a City of Santa Barbara Landmark or Structure of Merit. Therefore, the property at 1826 De la Vina Street does not qualify for designation at the state level under Criterion 2.

Criterion 3a: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

1822 De la Vina Street

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Society, Gledhill Library, and the Santa Barbara Public Library, did not reveal any information that linked the property at 1822 De la Vina Street with a significant historic event. Therefore, the house at 1822 De la Vina Street, which is not associated with a significant historical event, does not qualify for designation at the state level under Criterion 3a.

1826 De la Vina Street

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Society, Gledhill Library, and the Santa Barbara Public Library, did not reveal any information that linked the property at 1826 De la Vina Street with a significant historic event. Therefore, the house at 1826 De la Vina Street, which is not associated with a significant historical event, does not qualify for designation at the state level under Criterion 3a.

Criterion 3b: Is associated with the lives of persons important in our past;

1822 De la Vina Street

The property at 1822 De la Vina Street was not associated with historically notable individuals; therefore, the property does not qualify for designation at the state level under Criterion 3b.

1826 De la Vina Street

The property at 1826 De la Vina Street was not associated with historically notable individuals; therefore, the property does not qualify for designation at the state level under Criterion 3b.

Criterion 3c: 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;

1822 De la Vina Street

As detailed in the discussion of local significance the house at 1822 De la Vina Street does not embody sufficient architectural significance to qualify for designation at the state level under Criterion 3c.

1826 De la Vina Street

While the house at 1826 De la Vina Street is eligible for listing at the local level it would appear to lack sufficient architectural significance to qualify for designation at the state level under Criterion 3c.

Criterion 3d: Has yielded, or may be likely to yield, information important in prehistory or history.

1822 De la Vina Street

The property at 1822 De la Vina Street is not the location of recorded archaeological deposits. Therefore, the property at 1822 De la Vina Street is not eligible for listing at the state level under Criterion 3d.

1826 De la Vina Street

The property 1826 De la Vina Street is not the location of recorded archaeological deposits. Therefore, the property at 1826 De la Vina Street is not eligible for listing at the state level under Criterion 3d.

Summary Statement of Eligibility at the State Level

1820 De la Vina Street

The property at 1820 De la Vina Street is not eligible for listing as a significant historic resource at the State level.

1822 De la Vina Street

The property at 1822 De la Vina Street is potentially eligible for listing at the State level only under Criteria 1 and 2.

1826 De la Vina Street

The property at 1826 De la Vina Street is not eligible for listing as significant historic resource at the State level.

9.3 National Register Criteria for Evaluation

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.

Application of the Criteria

(a) That is associated with events that have made a significant contribution to the broad patterns of our history

1822 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1822 De la Vina Street is not eligible for listing because of an association with historic events. Therefore, the property at 1822 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion a.

1826 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1826 De la Vina Street is not eligible for listing because of an association with historic events. Therefore, the property at 1826 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion a.

(b) That is associated with the lives of persons significant in our past

1822 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1822 De la Vina Street is not eligible for listing because of an association with a historically significant person or persons. Therefore, the property at 1822 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion b.

1826 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1826 De la Vina Street is not eligible for listing because of an association with a historically significant person or persons. Therefore, the property at 1826 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion b.

(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;

1822 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1822 De la Vina Street is not eligible for listing because of it represent the work of an important creative individual or because it represents an important architectural type. Therefore, the property at 1822 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion c.

1826 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1826 De la Vina Street is eligible for listing as a Structure of Merit because it represent an important architectural type in a particular neighborhood. However, the house does not rise to the level of architectural significance that would make it eligible for listing in the National Register of Historic Places under Criterion c.

(d) That has yielded, or may be likely to yield, information important in prehistory or history.

1822 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1822 De la Vina Street is not eligible for listing because of an association with archaeological deposits. Therefore, the property at 1822 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion d.

1826 De la Vina Street

As noted in the application of the City of Santa Barbara criteria the property at 1826 De la Vina Street is not eligible for listing because of an association with archaeological deposits. Therefore, the property at 1826 De la Vina Street is not eligible for listing in the National Register of Historic Places under Criterion d.

9.4 Summary Statement of Significance under the National Register of Historic Places

1820 De la Vina Street

The property at 1820 is not eligible for listing in the National Register of Historic Resources.

1822 De la Vina Street

The property at 1822 De la Vina Street is not eligible for listing in the National Register of Historic Resources.

1826 De la Vina Street

The property at 1826 De la Vina Street is not eligible for listing in the National Register of Historic Resources.

10.0 SUMMARY AND CONCLUSIONS

The Historic Structures/Sites Report prepared by *Post/Hazeltine Associates* has determined that the following:

1820 De la Vina Street

The house is not eligible for listing as a historic resource at the City, State or National level.

1822 De la Vina Street

In the professional opinion of *Post/Hazeltine Associates* the house at 1822 De la Vina Street is not eligible for listing as a historic resource at the City level. However, since the

property was placed on the City of Santa Barbara's Potential List it is considered to meet Additional Criteria 8 at the local level and Criteria 1 and 2 at the State level. Based on the conclusions of this report *Post/Hazeltine Associates* recommends that the property be removed from the City of Santa Barbara Potential List and from the potential listing at the State level.

1826 De la Vina Street

In the professional opinion of *Post/Hazeltine Associates* the house at 1826 De la Vina Street is eligible for listing as a City of Santa Barbara Structure of Merit. This designation is restricted to the original footprint of the house and does not include the wings added to the house in the post World War II period. While the house is eligible for listing at the local level, it appears to lack sufficient significance for listing at the State or National level.

11.0 LIST OF SOURCES CONSULTED AND BIBLIOGRAPHY

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