

Ronald L. Nye, Ph.D.

Historian

September 30, 2009

Trudi Carey, The Carey Group, Inc.
5325 Calle Real
Santa Barbara, CA 93111

**Re: Letter Report Historical Assessment: 457-459 Hope Avenue, Santa Barbara,
CA - APN 057-170-012**

Dear Ms. Carey:

The purpose of this Letter Report Historical Assessment is to determine, to the extent possible in this limited scope of work, whether: 1) the buildings located at the above-referenced addresses are historically or architecturally significant under Santa Barbara County guidelines, and 2) if so, whether the proposed project would cause any potentially significant impacts to a historic resource. The property owner proposes to demolish the existing buildings and erect nine single-family homes. The scope of work for this assessment encompassed site visits, limited historical research, interviews, document analysis and the preparation of this report. Research included a review of information found at the County Planning and Development Department, and County Clerk-Recorder, online federal census reports, local history volumes, maps and other materials at the Gledhill Library and Public Library.

Field Inventory

The 2.92-acre property contains three dwellings comprised of one residence with an apartment (457 and 457a) and a second single-family residence (459). Each residence has a detached garage. There are also five miscellaneous outbuildings on the property.

459 Hope Avenue

This is the older of the two residences and was likely built during the period 1890-1910 in a vernacular style. It is situated in the approximate center of the property, east of the 457 Hope Avenue house, and is the closer of the two to Hope Avenue. The house is a single-story, L-shaped building with a hipped roof and composition roofing. It is sided with horizontal false bevel boarding above vertical plank skirting that is sheathed with stucco. There is a cutaway porch on the southeast corner that includes two turned posts and one turned pilaster. The fenestration on the original rectangular shaped portion of the house consists mostly of wood-framed and wood-sashed fixed, single-hung, double-hung and sliding windows. The south elevation features three single-hung windows that include small fixed sashes with diamond-shaped glazing. A shed-roofed addition is located on the northeast corner of the building. It has aluminum roofing, plywood siding and skirting, aluminum-sashed windows and an aluminum door. Other alterations to the original building include the enclosure of a cutaway porch on the northwest corner; the removal of two windows on the west elevation; and the application

of stucco over the building's wood plank skirting. A lean-to addition with stucco siding on the northwest corner contains a door that accesses a small cellar beneath the house. An apparent cistern, with rounded concrete walls and a concrete lid, sits in the ground a few feet to the west of the lean-to.

A one-story, shed-roofed garage is located a few feet to the south of the residence. It has plywood and vertical plank siding and composition roofing. The roof is notched on its south elevation to accommodate a low-hanging oak tree limb. An enclosed shop is located on its north end. Two west-facing open bays with asphalt flooring adjoin the shop. The derelict building's roof sags and its walls lean to the side. Two detached storage units are located on the north side of the house. One, made of aluminum, has collapsed. The other shed, which is intact, is composed of composite-board siding and contains a double door made of plywood on its north elevation.

457 Hope Avenue

This house is a very simplified Tudor Revival style residence probably erected in the late 1920s. It is single-story, irregularly-shaped and features a cross-gabled roof with steeply-pitched slopes. The house has composition shingle roofing and stucco siding. Most of the original wood window sashes have been replaced with aluminum sashes. The main, or south, elevation contains a shed-roofed front porch with a modified arched entrance, a gable end with three vertical vent holes and two horizontally oriented plate glass windows. A small shed-roofed addition is located on the southeast corner of the house. The residence's two largest gable ends face east and west. The east-facing gable contains aluminum sliding window sashes and the west-facing gable features both sliding and double hung sashes of the same material. A small wood-framed porch with a wood landing and steps and a door containing a louvered window is located near the northeast corner of the building. Two gabled wing additions extend to the north from the northern elevation, the largest of which is partially cantilevered and is held aloft by three 4"x4" posts on piers. The west elevation contains a stucco-sheathed chimney.

A front-gabled detached two-car garage with stucco siding and an aluminum door is located near the northeast corner of the residence. It has a small shed-roofed addition with plywood walls on its north elevation. There are three outbuildings located near the western end of the property in the vicinity of the stucco-sided residence. An all-aluminum rusting storage shed with a roll-up door sits on a concrete pad several yards to the southwest of the house. A few yards to the north is a ramshackle wood-sided chicken house and pen with stucco-covered skirting and aluminum-screened openings shaded by corrugated vinyl roofing. A one and one-half story tractor shed with aluminum siding and roofing, telephone pole framing and an open bay facing east is adjacent to the chicken house on its north side.

Building History

The early history of the study property is not fully discernable from sources readily available within this scope of work. Real estate maps indicate that someone with the surname Dewlaney owned the property in 1900 and in 1915 and 1916 its owner was surnamed Burns. It is possible that Dewlaney or Burns built the older of the two residences, 459 Hope Avenue, since it was built between 1890 and 1910. Although the full names of Dewlaney and Burns were not found in accessible documents, research identified no one from their era with the same surnames who are considered historically important.¹ The next owners, William F. and Alice Eggers, acquired the property in 1921. The Eggers moved to Santa Barbara from South Dakota to retire. Mr. Eggers, who had been a school teacher and a farmer, planted lemon trees on the east and west sides of the original house. The Eggers lived on the property until their deaths. Alice died in 1941 and William died in 1942.² The Eggers are not recognized as persons who have made significant contributions to the culture or development of Santa Barbara.

One of the Eggers' daughters, Edith, and her husband, William F. Dickerson, also relocated from South Dakota and joined her parents as residents on the property in 1927. The rear house on the property, 457 Hope Avenue, was built about this time for the Eggers' daughter and son-in-law. William Dickerson was the plant superintendent for many years at the Golden State Company dairy and Edith worked as a clerk in a women's clothing store. The Dickersons lived in the same house until they died: Edith in 1954 and William in 1959.³ The Dickersons are not recognized as persons who have made significant contributions to the culture or development of Santa Barbara.

The Eggers family retained ownership of the study property until recently. The two houses were occupied by a series of short-term residents, some of whom were family descendants, from the time of the Eggers' and Dickersons' deaths through the 1970s. According to the city directories the occupants were employed at jobs such as retail clerk, carpenter, grocery clerk, mechanic, secretary and janitor. No occupations were listed for several of the residents.⁴ None of the occupants who succeeded the original Eggers and Dickersons are recognized as persons who have made significant contributions to the culture or development of Santa Barbara.

¹ W. W. Burton & Co., "Map of Santa Barbara and Vicinity," 1900, and Louis G. Dreyfus, "Map of Santa Barbara and Vicinity," 1915 and 1916, Gledhill Library; U.S. federal census records, 1870, 1880, 1900 and 1910, as reviewed at Ancestry.com; County Clerk-Recorder indexes and real property documents.

² Robert W. Stallings, neighbor and a relative of the Eggers, interviewed by Trudi Carey, August 31, 2009; Louis G. Dreyfus, "Map of Santa Barbara and Vicinity," 1922, Gledhill Library; "Retired Rancher Dies at 87," *Santa Barbara News-Press*, July 21, 1942.

³ Stallings interview; *Santa Barbara News-Press* death notices: Edith Dickerson, December 23, 1954 and William Dickerson, March 26, 1959.

⁴ Santa Barbara city directories, 1920-1980, Santa Barbara Public Library.

Significant alterations and additions have been made to both residences. A shed-roofed addition with aluminum roofing, plywood siding and skirting, aluminum-sashed windows and an aluminum door was built on the northeast corner of the house at 459 Hope Avenue. Other alterations to the same residence include the enclosure of a cutaway porch on the northwest corner; the removal of two windows on the west elevation; and the application of stucco over the building's wood plank skirting. Changes to the rear house, 457 Hope Avenue, include a shed-roofed addition on the southeast corner of the house; the replacement of most if not all wood window sashes with aluminum sliding and double hung sashes; and two long gabled wing additions that extend to the north from the northern elevation.

Significance Criteria

According to County of Santa Barbara guidelines⁵, to qualify as a significant historical resource, a property must:

- A) Possess integrity of location, design, workmanship, material, and/or setting.
- B) Generally, but not in all cases, be at least fifty years old.
- C) Demonstrate one or more of the following association-related criteria:
 - 1. Be associated with an event, movement, organization or person that/who has made an important contribution to the community, state or nation.
 - 2. Was designed or built by an architect, engineer, builder, artist or other designer who has made an important contribution to the community, state or nation.
 - 3. Is associated with a particular architectural style or building type important to the community, state or nation.
 - 4. Embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface materials or method of construction or technology.
 - 5. Is associated with a traditional way of life important to an ethnic, national, racial or social group, or to the community at large.
 - 6. Illustrates broad patterns of cultural, social, political, economic or industrial history.
 - 7. Is a feature (i.e., structure, building, structural element, object, tree, garden, etc.) or a cluster of features that convey a sense of time and place that is important to the community, state or nation.
 - 8. Is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore or cultural geography.

⁵ "County of Santa Barbara, Resource Management Department, Cultural Resource Guidelines, Historic Resources Element," Revised, January 1993.

To evaluate a resource, each of the above elements is assessed and given a significance ranking, from 1 through 3 and E, corresponding to the terms low (1), good (2), high (3), and exceptional (E). Each element is ranked separately. The overall level or threshold of significance is determined by the average of its individual rankings. The resultant level of significance is used to determine what treatment a resource should be given within the planning process. An exceptional rating in any element indicates that the resource should receive special consideration, usually preservation, in the planning process. A good or high rating indicates that the resource is significant, and should be recognized, but not necessarily through preservation. A low rating indicates that the resource is not considered significant for planning purposes.

Assessment of Historical Significance

The County of Santa Barbara criteria for significance were applied to the residences at 457 and 459 Hope Avenue and the following findings were made: The houses earn a low score in historical integrity because they have not retained the essential qualities of their historic character as measured by five components: they remain in their original *location* but the neighborhood *setting* has changed from rural to suburban. They have not retained integrity of *design* because incompatible additions and alterations have impaired their ability to reflect their original vernacular (459) and reductive Tudor Revival (457) styles. The residences have not retained their integrity of *materials* and *workmanship* because many of their original physical elements and construction details, such as window sashes, porches and skirting have been changed or were of average quality to begin with. The 457 house earns a good mark in age because it is 75-100 years of age and the 459 house rates a high grade for its approximate age of 100 years or over. Both residences earn a low score in the important event or person association criterion because the property is not the site of a significant event and none of their known owners or occupants are recognized as historically significant in local history. Likewise, they score low in the designer criterion because their architects or builders are not known.

The houses rate a low score in the criterion on architectural style because neither has retained stylistic attributes associated with good examples of their types. They have both undergone several alterations that are incompatible with their original styles. They earn a low score for their construction methods and use of materials because they were built using common techniques and standard materials. The houses rate a low score in association with broad historical themes because their altered exteriors preclude a direct or central association with the theme of suburban development on Santa Barbara's eastern boundary. Finally, since they are not high quality examples of the reductive Tudor Revival or rural vernacular styles the homes are incapable of conveying a meaningful sense of time and place or of a semi-rural landscape dating to an earlier era. The houses thus rate a low in this criterion.

The two houses' adjacent garages and their associated outbuildings on the property merit low overall scores under County criteria. None have retained historical integrity, have a strong association with an important historical event or person, are good

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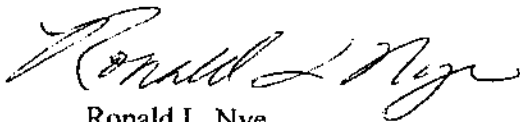
examples of an architectural style or have the ability to convey an important sense of time and place.

In summary, the two houses and associated garages and outbuildings earn a low overall significance rating and do not qualify as historic resources under County guidelines.

Proposed Project Impact Assessment

The proposed project would demolish the two residences and the remaining buildings on the property and erect nine single-family homes. This study has found that the buildings do not qualify as historically or architecturally significant under County of Santa Barbara guidelines. Since the buildings are not historic resources, no potential impacts will occur as a result of the proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ronald L. Nye".

Ronald L. Nye