

1703 Chapala Street

Designation Status: Listed on the Potential Historic Resources List

Assessor Parcel Number: 027-092-014

Historic Name: Hunt House

Constructed: 1903

Property Description:

The Queen Anne Free Classic style house is two-stories with a hipped roof, with wide overhanging eaves adorned with flat brackets. The house features a unique pattern of shingles on the second story, with weatherboards on the first floor. The house has classical style columns on the front porch with a wide, pane over panel front door and wood, one-over-one, double hung windows with ogee lugs on the top sash, with a bay window on the side elevation.

Architect: Unknown

Architectural Style: Queen Anne Free Classic Style

Property Type: Residence

Original Use: Residence

Significance: This staff report is based on the Historic Structures/Sites Report prepared by Post/Hazeltine Associates and accepted by the Historic Landmarks Commission on November 30, 2016. The house at 1703 Chapala Street meets City of Santa Barbara Significance Criteria and is eligible for listing as a City of Santa Barbara



Structure of Merit and Landmark. The house is also eligible for listing on the California Register of Historic Resources and the National Register of Historic Places. It is the opinion of the Historic Landmarks Commission Designation Subcommittee that the building at 1703 Chapala is an excellent candidate for Structure of Merit designation as it qualifies to be designated a Structure of Merit under the following criteria provided by the Municipal Code, Section 22.22.040:



Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or Nation:

The house at 1703 Chapala Street is a substantially intact example the Queen Anne Free Classic style; moreover, it forms a component of a substantially intact streetscape encompassing much of the 00 and 100 blocks of West Valerio Street that represents an important surviving example of an early 20th century residential streetscape important to the City's cultural heritage. Also, the house at 1703 Chapala Street had an approximately 47-year association with members of the Hunt family who made substantial contributions to civic and commercial life of Santa Barbara during the 19th and 20th centuries. Therefore, the property at 1703 Chapala Street meets Criterion a.

Criterion C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation:

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

Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation:

The house at 1703 Chapala Street embodies distinguishing characteristics of the Queen Anne Free Classic style that is an important architectural style of Santa Barbara. As part of the Victorian period, Queen Anne Free Classic was popular from the late 1800's to the early 1900's, with its peak from 1900 to 1910. By the early 1900's, the highly decorative Queen Anne was steadily declining in popularity, while the simpler Free Classic style grew in popularity. In Santa Barbara, it tended to come stylistically close to the early stages of American Colonial Revival with the distinguishing classical style columns on the front porch, while still retaining Queen Anne characteristics such as bay windows, variously shaped shingles, and brackets under the eaves, yet simple and flat rather than ornate.



The Queen Anne Free Classic is a distinct and important part of Santa Barbara's history and streetscape character. This was the period when Santa Barbara's first exclusively residential neighborhoods were developed as middle class and upper class residents moved out of the downtown core to the Upper East neighborhood and the blocks on the west side of State Street above Sola Street. Because the house exemplifies the Queen Anne Free Classic and is associated with important changes in residency patterns in the early 20th century, the property at 1703 Chapala Street meets criterion d.

Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship:

The house at 1703 Chapala Street embodies the high standards of craftsmanship found in upper middle class residential architecture of the early 20th century. Moreover, the house's reductive architectural embellishments, which are in contrast to the highly patterned decoration of early Queen Anne style houses, exemplify the trend towards a simplified architectural schemes drawing on decorative motifs distantly inspired by American Colonial Revival style architecture during the first decade of the 20th century. Therefore, the property at 1703 Chapala Street demonstrates outstanding attention to design in the Queen Anne Free Classic style and detail in the unique pattern of the second

story shingles, simple brackets under the eaves, a pane over panel, wide solid wood, front door, and elegant, simple classical columns on the front porch. Therefore, the property meets criterion g.

Criterion H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark:

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



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

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

Criterion I. It's unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood:

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

Historic Integrity: The building retains most of its original features and most of the surrounding neighborhood is intact so that it has high historic integrity of location, feeling, setting, design, materials, workmanship and association. The building can convey its 1903 original appearance.

