

1307 Panchita Place

Designation

Status: Listed on the Potential Historic Resources List as a Contributing Property to Proposed Bungalow Haven Historic District

Assessor Parcel

Number: 029-092-007



Constructed: 1920

Property Description:

The residence is a one-story, Craftsman style house. The house features a low sloped roof giving the house the horizontality characteristic of the Craftsman style. The front facing gable has an expressive, wood grided vent under the peak of the roof and wide, overhanging eaves. The side elevations feature exposed wood rafter tails. The house has clapboard siding and a combination of fixed single pane and multi-light casement windows. The roof projects over an asymmetrically aligned porch. Porch piers are composed of river cobble (These piers are of more recent origin as a 1939 permit indicates that the piers put in place at the time were concrete, topped by redwood posts). The entry door is single French multi-paned door with multi-paned side light on the south side of the door. A detached clapboard sided single-car garage abuts adjoining property's single-car garage at 1313 Panchita Place.



Architect: unknown

Architectural Style: Craftsman

Property Type: Single Family Residence

Original Use: Residence

Significance:

The City of Santa Barbara establishes historic significance as provided by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria established for a City Landmark or a City Structure of Merit can be considered significant. On June 19, 2013, the Historic Landmarks Commission voted to add the property to the Potential Historic Resources List based on the finding of the Lower Riviera Survey that found the building is eligible to be designated a Structure of Merit and is a contributing historic resource to the proposed Bungalow Haven Historic District. It is the opinion of the Historic Landmarks Commission Designation Subcommittee that the building at 1307 Panchita Place is an excellent candidate for Structure of Merit designation per the following two criteria:

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

The property is within the Lower Riviera Neighborhood and the proposed Bungalow Haven Historic District, which developed during the period between circa 1900 and 1940. Modest, usually one-story houses, designed in a range of architectural styles including National Folk, Craftsman, and Spanish Colonial Revival characterize the neighborhood. While post-World War II development, including the demolition of single-family houses and construction of apartment houses and condominium complexes has altered the character of portions of the neighborhood, the proposed Bungalow Haven Historic District retains a large collection of in-tact one-story homes mostly constructed in the 1920s.

The 1920 Craftsman style building is important to the heritage of Santa Barbara as the details that are found on the building constitute a resource valuable for its ability to exemplify methods of construction, craftsmanship, attention to detail and artistry reflective of the Craftsman style.



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

The building exemplifies the Craftsman style. In Santa Barbara the Craftsman house enjoyed a popularity that can still be seen today. From the small bungalow to the large, almost grandiose house, Craftsman architecture thrived in Santa Barbara. Intent on rekindling the hand craft in the art of building, Craftsman architecture played a



pivotal role in the architecture of the early 1900's. The neighborhood developed between circa 1900 and 1940 as an enclave of modestly scaled houses designed in a range of architectural styles, including National Folk, Craftsman, and Period Revival. The neighborhood's residents included a diverse array of prosperous working and lower middle class families. Subsequently, post-World War II development included the demolition of some of the neighborhood's single-family houses. Nonetheless, the house at 1307 Panchita Place has Craftsman style elements that leave behind a legacy of beautiful and expressive details – especially in wood – that continue to inspire architects, builders, and home owners to this very day.

Historic Integrity:

The house retains the majority of its character-defining elements, including its low sloped horizontal roof, clapboard siding, wide overhanging eaves, and exposed rafter tails and helps to contribute to the visual and physical integrity of the district as the type of residence typically found in the City's modestly scaled residential neighborhoods during the first four decades of the twentieth century. It is the intent of the Mills Act Scope of Work to restore this house to its original condition so that it will be able to convey its original appearance and continue to contribute to the historic significance of the proposed Bungalow Haven Historic District.

City Directory Listing Of Owners:

1920: no listing

1925: Mrs. R. R. Kanke, widow and George & Bonnie Waters

1931: Murrel Riggs, carpenter, wife, Georgia

1935: Frank H. Woodward, clerk

1940: Edison Senft

1945: J. W. Harrison, owner, wife, Myra

1951: F. R. Ford

1955: Orley Jordan, parts manager, Homer C. Thompson, automotive

