

**HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT
525 West Junipero Street
(also known as 540 West Pueblo Street)
Santa Barbara, California**

**Prepared by Nicole Hernandez, MFA, City
Architectural Historian**

Designation Status: Added to the Historic Resources Inventory in 2016 based on the conclusions of the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009.

Assessor Parcel Number: 025-090-048

Constructed: 1906

Architect: Unknown

Architectural Style:
Queen Anne Free Classic

Property Type:
Residential

Original Use: Single family residence



Above: Prior to restoration in 2016. Photo taken in 2016 by Nicole Hernandez

Below: After restoration 2022. Photo taken August, 2022 by Nicole Hernandez



Property Description: The two-story house at 525 West Junipero Street features a steeply pitched cross gabled, “L” shaped house with wide overhanging eaves with no ornamentation with walls clad in narrow wood weatherboards. The house has a rounded front porch supported by three classical, Tuscan columns on the ½ width recessed porch. The pane over panel wood front door leads out to the front porch. On the east side elevation, next to the end of the rounded porch is a large bay window with a large wood, one-over-one, double hung window in each elevation of the bay. At the rear of the house is a two-story portion accessible by a wood staircase.



Lining the streetscape is a short, two course rectangular cut Santa Barbara sandstone wall with three sandstone steps leading to the pedestrian path toward the front entrance.

Historic Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. The structure may be significant as a Structure of Merit per the following criteria:



Historic Integrity

525 West Junipero recently underwent a restoration by Cottage Hospital’s Cancer Center that restored it’s character defining features and has left it in excellent condition. The project was approved by the Historic Landmarks Commission in 2016 as part of the Cancer Center project and found to meet the Secretary of the Interior’s Standards for Rehabilitation. The house sits in its original location on West Junipero across from Oak Park. The house retains integrity of design on the front portion of the building, facing the street and public-right-of-way. This portion retains its original features including the wood windows, siding, front porch and front door. This portion of the building has actually gained historic integrity in the recent project as the inappropriate, non-

original shutters were removed and the condition of the house improved, and the house freshly painted. The building had an early 2nd story addition on the rear of the building in 1939, when the owners were issued a permit to erect a second-story addition to the dwelling to add an apartment. In 1947, the owners received a permit to add a garage to the property. The addition does not impair the front portion of the building from conveying its 1906 appearance. Although some of the setting integrity of the streetscape has changed since 1906, the house still remains across from Oak Park where there is other, wood sided early, twentieth century buildings. The building retains its original setback with a large front yard. However due to the expansion of Cottage Hospital, the area has had the infill of medical and apartment buildings. The building to the west of the building is a contemporary building and behind the building is the new Cancer Center project, that somewhat impacts the original setting of the house. The house retains almost all its original materials other than the roof material. The house has a fair level of integrity of association with its original residential setting, which has been impacted somewhat by medical and apartment buildings. The building does retain a fair sense of integrity of feeling as it evokes a feeling of a small residential neighborhood with the sandstone lined street and park across the street. The feeling is somewhat compromised by the infill of medical and apartment buildings. Although the setting and design have been somewhat changed, as a result of the restoration the street facing elements of the building have been restored, the building conveys integrity of location, design, setting, materials, feeling and association by being an example of the Queen Anne Free Classic Style in Santa Barbara. The house can convey its 1906 appearance.

Criteria 3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;.)

Historic Context: The 1906 Queen Anne Free Classic style house was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009 and the restoration of which was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center of Santa Barbara project. The project was reviewed by the HLC in 2016.

525 West Junipero Street sits across the street from Oak Park and in the vicinity of Cottage Hospital and was part of Neal's Addition to the City of Santa Barbara, recorded officially in 1873. Oak Park is a tree-rich neighborhood park of nearly 20 acres, straddling Mission Creek. According to park historian, Mary Louise Days, Oak Park might have been developed for housing had it not been for Henry Tallant, manager of the Hollister Estate Company, who, in 1904, organized a fundraising campaign to purchase seventeen acres adjoining the creek for the purpose of creating a park. The Neal's Addition recorded map had represented these acres as individual parcels. Oak Park remains a popular park in Santa Barbara. West Junipero Street runs across the southern boundary of the Park, 525 West



Above: Oak Park c. 1909 courtesy of "Oak Park," Park Histories.

Junipero Street lies directly across the street from the park. The structures immediately surrounding the park are mostly residential, consisting mostly of small, early 20th century residences (some converted to medical offices and there are some new commercial buildings. Alamar Avenue, the main east-west street on the northern side of the neighborhood, forks off northeast from West Junipero Street just across from 525 West Junipero, and winds along the park's edge. The visual effect this creates is of a neighborhood of trees, lawns, sidewalks, and small homes.

Cottage hospital and its history in the area plays a large influence on the setting of the neighborhood. As per Bookspan's Historic Structures/Sites Report on Cottage Hospital:

The hospital's founder was Mary Ashley, who came to Santa Barbara with her ailing physician husband in about 1870. Santa Barbara had gained a reputation as a health sanctuary, and the Ashleys were drawn here from Chicago, as were many others who had been reading of the coast's salubrious climate. After Dr. Ashley passed away here in 1875, without the benefit of professional nursing care at the end of his life, Mrs. Ashley launched a movement to establish a hospital. It was not until 1888, however, that she was able to gain enough backing to form a corporation; this new corporation bore the name, Santa Barbara Cottage Hospital. "Cottage Hospital," derived from Ashley's idea that the facility should consist of separate cottage-like structures, each to house a distinct hospital function, such as obstetrics or surgery. According to the hospital's centennial historian, Walker Tompkins, the initial Board members all agreed that this cottage style "was appropriate for Santa Barbara's 'image.

There were doubtless additional reasons for devising the cottage concept for the hospital. During the 19th century, hospitals were not as we know them now. The medical profession did not possess the kinds of diagnostic tools, knowledge, medicine, or technology that define current health care practice, or which call for specialized equipment and functions. Much medical care was palliative, not curative. Because of this, it was rare for individuals with families and friends to be cared for outside of their homes. Doctors and nurses made house calls, and families tended their sick. In many cities in America, in fact, hospitals were essentially poor houses for the sick. Individuals consigned to a hospital, rather than being treated at home, were often outcasts, or at least those in need of social welfare. Ashley's cottage concept for a hospital would have created less of an asylum-like facility, one more attractive to the growing, but still small, numbers of middle class individuals who would be willing to entrust their care to "strangers."

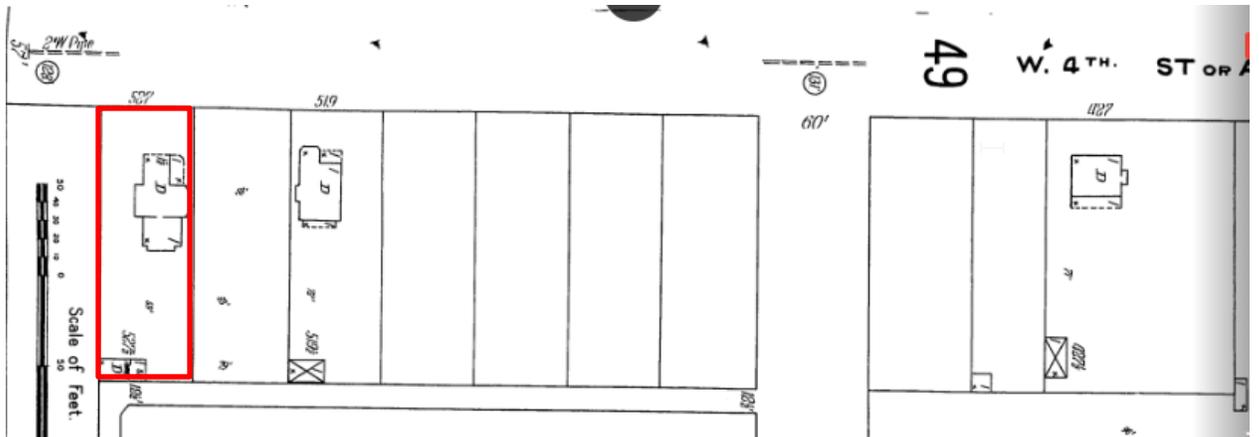
In fact, the original hospital, which opened in 1891, was not a cluster of cottages, after all, but a single Victorian building containing 25 beds. Santa Barbara architect, Peter Barber, designer of the Arlington Hotel and the former City Hall, among other buildings, was a member of the hospital board. When it became clear that funds could not be raised for building six distinct cottage structures, Barber designed a single one, which became the original hospital building. The Board, however, elected to retain the "Cottage Hospital" name, reportedly because it had a "cozy" sound.

As Cottage Hospital has grown into a regional health care center over the past 115 years, its institutional aesthetic has become increasingly dominant in the neighborhood. The present 495-bed hospital with ancillary out-patient surgery and emergency room wings as well as parking garage now define much of the area's land use...*(The)* large, new hospital building *(is)* located a block west of the current hospital structure, immediately to the east of the study block. As the hospital has grown, and as the delivery of health care has become more

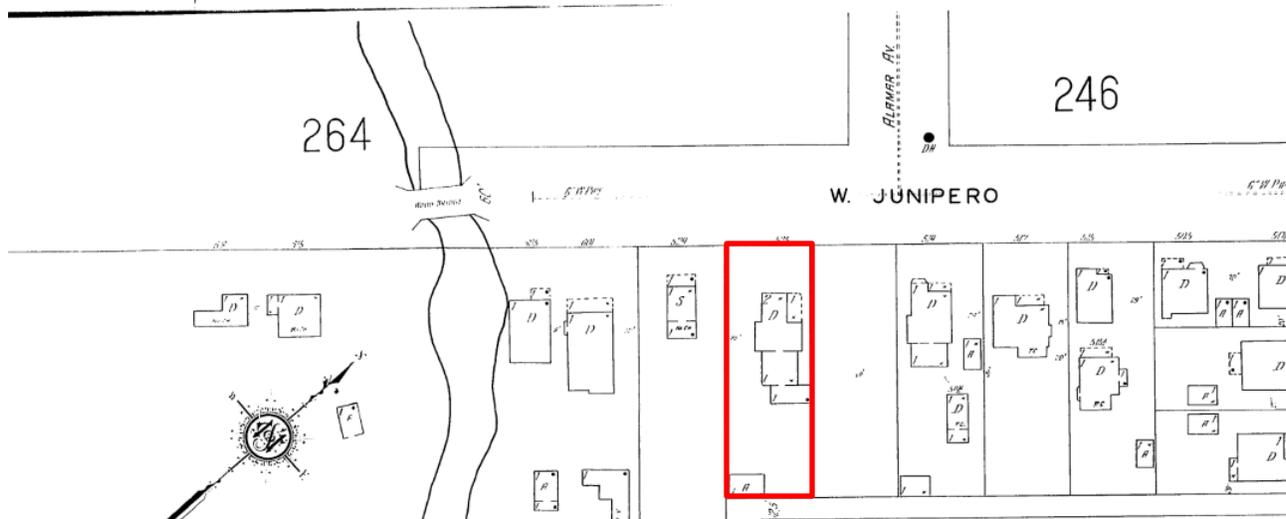
procedure- and hospital oriented, physicians have established medical offices in the area surrounding Cottage Hospital in order to obtain all of the benefits of proximity. Many of the neighborhood's former residences have been converted into medical offices, while many others have been razed in order to clear the way for newer medical office buildings. Other health industry-related enterprises (e.g., pharmacies, convalescent homes) also occupy this area.



Thus, the neighborhood in which the site lies is a mix of small residences, former small residences now in use as medical offices, and larger, institutional-style medical and related buildings. This is a mix reflected in the array of properties lying within the study site proper, and in the immediate neighbors.



Sanborn Insurance Map 1907 page 50 showing 525 West Junipero Street



Sanborn Insurance Map 1930- 31 page 241 showing 525 West Junipero Street

The property qualifies for criterion 3 as it embodies distinctive characteristics of an early 20th century modest house illustrating a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries. In the case of Santa Barbara, the Oak Park area represented and expansion away from the center of the city to an area where individual families of the middle class could have lots of about 50 x 100 feet on which to construct their new homes. The house represents a way of life in the early twentieth century and contributes to the overall visual character of the neighborhood.

The house also qualifies under criterion 3 as it embodies distinctive characteristics of the Queen Anne Free Classic architectural style. The house appears in the 1907 Sanborn map along with its neighbor at 519 West Junipero Street, that were the two oldest buildings on the block (then called W. 4th Street). The original building permit was issued to James McNeel on July 26, 1906. City directories show James McNeel, a carpenter, lived at this house in 1912 and was a family home for the McNeels until 1977. The house had several minor alterations and was converted to medical use from residential use. The house was purchased by the Cancer Center in early 2006 with the plans to restore the house and add on the rear. The Queen Anne Free Classic shares certain characteristics with its relative the Queen Anne style, while still containing many distinct and important features that place it in a class all its own. It became a dominant style in Santa Barbara at the turn of the century when much of the city was being developed.

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. In 1900, the highly decorative Queen Anne was steadily declining in popularity, while the Free Classic became the only Victorian style to grow in popularity. In Santa Barbara, it tended to come stylistically close to the early stages of American Colonial Revival, while still retaining Queen Anne characteristics such as asymmetrical plans, variously shaped shingles, and decorative bracket details. Although sometimes difficult to distinguish from American Colonial Revival

because of similarities in moldings, siding, columns, etc., Queen Anne Free Classic is a distinct and important part of Santa Barbara's history and streetscape character. The Queen Anne Free Classic was popular during a period of great growth in Santa Barbara and examples can be found throughout the historic neighborhoods surrounding downtown, including the Brinkerhoff Avenue Landmark District and Lower De La Vina Historic District.

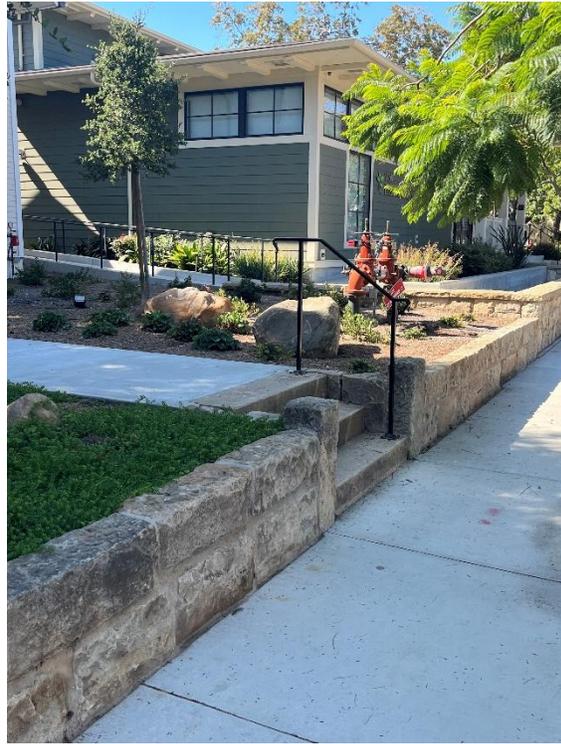
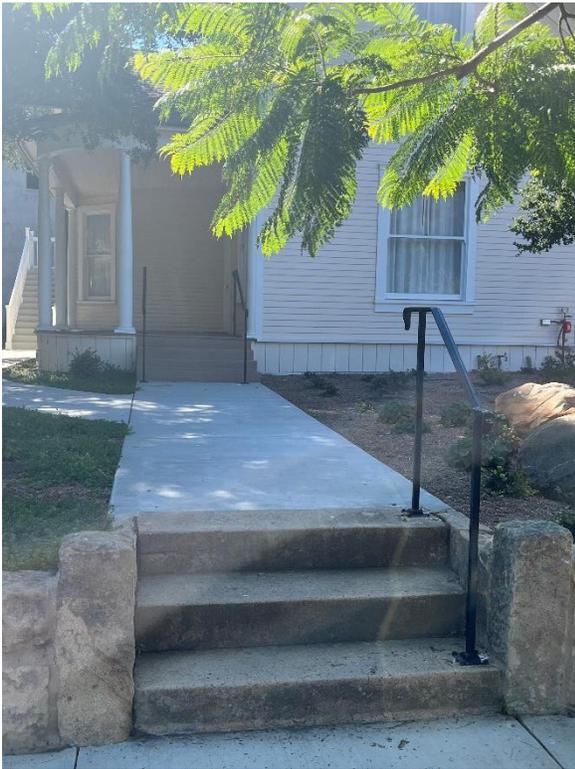
This structure qualifies under Criterion 3 due to the following character-defining features of the Queen Anne Free Classic building:

- **Roof:** The house at 525 West Junipero Street features a The two-story house at 525 West Junipero Street features a steeply pitched cross gabled, "L" shaped house.
- **Gable, Cornice and Eave Details:** The house has character defining Queen Anne Free Classic wide overhanging eaves with less ornament than those of a Queen Anne. The lines on the gable ends and along the cornices are very elegant and streamlined rather than the intricate spindle work or gingerbread featured in the Queen Anne.
- **Porch Columns:** The strongest defining features of the Queen Anne Free Classic are the porch columns. Rather than the turned spindles of the Queen Anne, the Free Classic has classical columns for porch supports. Across the country, these columns often ranged from simpler Tuscan columns, to high-styled Corinthian which featured leaves at the capital. Santa Barbara favored the simpler Tuscan Style, but there are examples of a variety of styles throughout the city. The columns on 525 West Junipero Street are Tuscan columns, individually spaced at full height of the porch.
- **Wall Materials:** Queen Anne Free Classic walls are often narrow wood weatherboards, as demonstrated in this house.
- **Door:** The house retains the original pane over panel wood front door that leads out to the front porch that is typical of the style
- **Windows:** 525 West Junipero Street has wood, one-over-one, double hung windows with ogee lugs in the upper sash that are typical of the period and style.



Sandstone: A low, two course sandstone retaining wall lines the streetscape with three sandstone steps leading to the pedestrian path which provides access to the front yard and entrance. As stated in *Images of America, Stone Architecture in Santa Barbara*.

Sandstone is a feature that gives the region distinction while offering a surprising and pleasing bit of artistry. Walls usually require far less engineering compared to bridges, so they offer more opportunity for stonemasons to express themselves and their artistry in the selection, carving, and setting of stones. Use of masonry for



construction in the Santa Barbara area dates back to the time when the Spanish first arrived. Since it was necessary to travel some distance into the woods to obtain lumber, whereas rocks were found scattered on the ground, stone became the preferred building material. The tradition of building with stones continued in Santa Barbara County through the 19th century. This method of construction was often chosen because local brown sandstone was readily available and easy to transform from round or shapeless boulders into symmetrical smooth-faced stone for building purposes. A local stonemason explained in July of 1883, "When a quantity of it is wanted, a blast of powder is drilled into the heart of one of the large boulders and exploded and a number of square edged building stones are produced" (Santa Barbara News-Press July 1883). Many residences, walls, bridges, and commercial structures were constructed out of local sandstone during the nineteenth and early twentieth century. Immediately after World War I, Santa Barbara began a concerted effort to revamp its visual image. During this time, city planners carefully monitored all construction of any new structure to make sure it was consistent with the master plan that was based on Spanish Colonial Revival/Mediterranean streetscape mode (Conrad and Nelson, 1986: 14). The use of a traditional building material, sandstone, in the construction of the walls built during this period was in line with Santa Barbara's planning and design efforts. In the years from 1870 to 1940, when Santa Barbara was quickly evolving into a vibrant, growing city, the period witnessed an extraordinary explosion of stone construction made possible by the abundant supply of sandstone, a cadre of expert masons, and financing by private citizens. This period provided an atmosphere conducive to the building of public and private spaces of all kinds, walls, bridges, gardens, and an assortment of other stone works and encouraged some exceptional expressions of the mason's art. Among the most apparent expressions of the beauty in stone that give the region such distinction are the stone walls.

Architectural Historian Conclusion: The building meets Criterion 3 of the Santa Barbara Municipal Code to qualify to be designated a historic Structure of Merit. The house demonstrates an original 1906 Queen Anne Free Classic style home that recently had integrity restored in the project for the Cottage Hospital Cancer Center that was approved by the Historic Landmarks Commission. The building also has the artistry and craftsmanship of the Santa Barbara native sandstone wall and steps along the streetscape and is one of several houses facing Oak Park that together represent an early twentieth century neighborhood setting.

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