

PH0504149

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED SEP 20 1977  
DATE ENTERED DEC 1 1978

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Thomas Hope House or mansion

MAY 13 1977

AND/OR COMMON Hope House

2 LOCATION

STREET & NUMBER 399 Nogal Drive

NOT FOR PUBLICATION

CITY, TOWN Santa Barbara Modoc Rd. and Hollister Ave.  
1 1/2 blocks south of Highway 101

CONGRESSIONAL DISTRICT 19th 93110

STATE California

CODE 06

COUNTY Santa Barbara

CODE 083

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mr. and Mrs. E. George (Vivian) Obern

STREET & NUMBER 4140 Marina Drive

CITY, TOWN Santa Barbara

VICINITY OF Hope Ranch

STATE California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Santa Barbara County Courthouse

STREET & NUMBER 1100 Anacapa St.

CITY, TOWN Santa Barbara

STATE California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Thomas Hope House, County Landmark # 10

DATE August, 1969

FEDERAL STATE  COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Santa Barbara County Court house Historical Landmarks

CITY, TOWN Santa Barbara

STATE California

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED restored	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Hope House was acquired by Mr. and Mrs. E. George Obern in December, 1967. Vacant for two years and severely vandalized, the house had been condemned by the county and threatened with immediate demolition. Purchased by Harold S. Chase in 1925, it served as the offices of Hope Ranch Park and was well maintained until sold in 1962. During the next five years the ownership was changed three times. The county building inspector declared it sturdy and better built than most modern construction pointing out the heavy beams, the studs closer together than required, the masonry which had withstood earthquakes and the solid structure of the stairway.

The mansion as it was called was built in 1875 from the heart of redwood for Thomas Hope, a wealthy and large landowner, at a cost of \$10,000. It is a stately example of the Italianate style popular with the architect Peter J. Barber during this Victorian period. A typical two story box, the exterior is distinguished by a broad front porch and upper balcony extending the width of the house. The eight rooms are probably the original construction as the four rooms added on the rear with a porch on each side are not of the same builder. Downstairs and upstairs are tall 6 over 6 sash windows. Upstairs they reach to the floor opening to the veranda. Touches of Italian Renaissance detail are found in the eave brackets and porch window trim. A captain's walk as shown in early photographs has been replaced on the modified mansard roof.

The interior is similar to other Peter Barber designs with a central hall and stairway (22 steps), Honduras mahogany railings and octagonal newell post. Above four rooms on the main floor are four rooms on the second floor. The bathroom is a separate addition hanging out over the dining room. The ceilings are 12 feet high. Plaster rosettes were saved on the ceilings of the two parlors separated by the original sliding doors.

Restoration started in March, 1968 which included new wiring, plumbing, and gas installation. The new kitchen was built in a former ranch hands dining room and later where the plans for Hope Ranch roads and lemon orchards were drafted. The large paned window was installed then. The original front door, newell post, and marble mantel for the fireplace were found. With the help of friends and organizations, authentic materials were salvaged from old houses, antique shops, and wrecking companies. Seven missing doors were replaced; Victorian chandeliers, 29 door knobs, and 105 spindles. Much of the woodwork was painted to imitate various hard woods, a technique called graining which has been saved wherever possible.

Many of the 13 rooms have been furnished with Victorian pieces including bedroom furniture from the estate of W.W. Hollister and the Boston home of Harold and Pearl Chase. In the parlor reserved for the museum collection are documents pertaining to Hope Ranch such as the original deed dated 1872 and the Abstract of Title, 1909. Military relics, household items, china, clothing, toys, etc. are displayed and shown throughout the house when the house is open to the public two to three times each year and to many groups at other times..at no charge.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
1875 <input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES      1875                                      BUILDER/ARCHITECT      Peter Barber

## STATEMENT OF SIGNIFICANCE

The Thomas Hope House was designed by Santa Barbara's most prominent architect of the time, Peter J. Barber, as the headquarters for Hope's extensive ranch of 6663 acres, "Las Positas y La Calera." The la Calera (lime kiln) portion was a Mexican land grant from Gov. Micheltorena in 1843 to Lt. Narcise Fabrigat from the Santa Barbara Presidio. Thomas Robbins, who also owned Catalina Island, purchased this ranch and was also granted the adjoining Las Positas (little springs) Ranch by Gov. Pico. His widow, Encarnacion Carrillo de Robbins, sold the properties to Thomas and Delia Hope in 1861 for \$8,000. Hope ran 5000 sheep on the ranch. He was the Indian Agent for the area and with his wife tried to help the former Mission Indians who lived on the ranch where their ancestors before them had lived on the Cieneguitas Creek.

Thomas Hope became one of the richest men in the county, owned and raced famous horses, and gave the county land for Hollister Ave. and to the Catholic Church for a cemetery. He died in 1876 shortly after the house was completed, but his widow and six children lived there 12 years until Mrs. Hope sold her half of the ranch to the Pacific Improvement Co. for \$255,000. In 1919 it was sold to Maurice Heckscher. In 1924-25 it was purchased by Santa Barbara Estates, Inc. and La Cumbre Estates Corp. organized largely by Harold S. Chase, the brother of Dr. Pearl Chase. He planned Hope Ranch Park as it is today which includes approximately half of Hope's ranch.

Peter J. Barber designed some of the most important buildings in Santa Barbara. These included the County Court House of 1872, which stood until the 1925 earthquake; the first large luxury hotel here, the Arlington; the Upham Hotel which is today the oldest hotel in Southern California in continuous use; the Fernald House owned by the Santa Barbara Historical Society; Hunt-Stanbach House and others. He was the mayor of Santa Barbara in 1880 and again in 1891-92.

Unlike the other Barber houses, Hope House is still in its original setting. Many of the large trees like the huge arbovitae and Monterey cypress, and date palms are seen in early photos. Many live oaks and eucalyptus trees are also on the 7½ acres. It is especially unique to be still surrounded by the outbuildings of a typical working ranch. In addition to the main house are two cottages: the manager's cottage and the bunk house of 7 rooms, each 12 feet square with two windows and a door opening onto the veranda. Also there is the first fire house in the area, three other garages, and a 90 feet long tin roofed equipment shed. It is now used as a stable. To preserve the rural atmosphere, horses are boarded on the property, as Thomas Hope would have wished.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Katherine M. Bell, "Swinging the Censor" (Santa Barbara: 1931)  
 Harold Chase, "Hope Ranch" (S.B.: S.B. Historical Society, 1963)  
 Noticias, Historical Society Publication, VolXVIII, No. 1 Spring 1972 "The Hope House"  
 by Marjorie Hayes, pp 8-16  
 Noticias, Vol. XXI, No. 3 Fall, 1975, "The Santa Barbara of Peter J. Barber"  
 Owen H. O'Neill, "History of Santa Barbara County" (S.B.:Harold McLean Meier, 1939)  
 Santa Barbara Architecture by Andree and Young (S.B. Capra Press, 1975)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 7.5 acres

UTM REFERENCES

A	1, 1	2, 4, 5	3, 6, 0	3, 8	1, 3	6, 3, 0	B					
	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING						
C							D					

VERBAL BOUNDARY DESCRIPTION

The boundaries are: along the south side of the property, Vieja Drive; along the west from Vieja Drive to Cieneguitas Creek; on the north side along the creek, with a jog around the Hope Ranch well, to Nogal Drive; on the east from the Hope Ranch well property to Vieja Drive.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Vivian H. Obern

ORGANIZATION

Santa Barbara County American Revolution Bicentennial Com.

DATE

STREET & NUMBER

4140 Marina Drive

TELEPHONE

(805) 682-3175

CITY OR TOWN

Santa Barbara,

STATE

California 93110

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Harriet Rhoads*

TITLE

DATE

JUL 25 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

*Bill Telorovich*

KEEPER OF THE NATIONAL REGISTER

DATE

12/1/78

KEEPER ON THE NATIONAL REGISTER

DATE

Nov 14, 1978

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CONTINUATION SHEET

ITEM NUMBER 9

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Bibliographical References continued for Hope House, Santa Barbara, Ca.

Santa Barbara Magazine, December, 1976

A.D. Shepard, "Hope Ranch, Santa Barbara, Calif." (Pacific Improvement Co., 1909)

Thompson and West, "History of Santa Barbara and Ventura Counties, Calif.

(Berkeley: Howell-North Books, 1961)