CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION

RESOLUTION RECOMMENDING THAT CITY COUNCIL HOLD A PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF EL ENCANTO HOTEL SITE AS A CITY HISTORIC DISTRICT 800 ALVARADO PLACE (FORMERLY 1900 LASUEN ROAD) SANTA BARBARA, CALIFORNIA APN 019-170-022

RESOLUTION 2013-4

MARCH 13, 2013

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on February 13, 2012, the Historic Landmark Commission adopted a Resolution of Intention No. 2013-01 to hold a public hearing to begin the historic district designation process for El Encanto Hotel site located at 800 Alvarado Place (formerly 1900 Lasuen Road), Assessor's Parcel No. 019-170-022; and

WHEREAS, historic research in the form of a Historic Structures/Sites Report prepared by Preservation Planning Associates dated December 2002 and accepted by the Historic Landmarks Commission on January 8, 2003, and summarized in a Staff Report has determined that the El Encanto Hotel site qualifies for historic designation as a Historic District under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the Historic Structure/Sites Report of 2002 found El Encanto Hotel site's grouping of Craftsman/Vernacular cottages designed by Winsor Soule and Russell Ray, Spanish Colonial Revival cottages designed by Edwards, Plunkett and Howell and for its landscaping by Charles Frederick Eaton are significant for

their historical and architectural influence on the heritage of the City and are united historically and aesthetically by plan and physical development; and

WHEREAS, since 2002, the Historic Landmarks Commission has worked with the property owners to successfully rehabilitate the property according to *The Secretary of Interior Standards for the Treatment of Historic Properties*; and

WHEREAS, On December 9, 2004, under Planning Resolution No. 057-04, the Santa Barbara Planning Commission required that the owner shall apply for the designation of the property as a City Historic District; and

WHEREAS, the purpose of forming the El Encanto Hotel Historic District is to preserve and enhance the historic and architectural character of El Encanto Hotel site achieved through regulating, within the designated area, the compatibility of architectural styles used in the construction of new structures, and the exterior alteration of existing structures in conformance with their original, significant architectural qualities, in order to continue and perpetuate examples of this important era in Santa Barbara's history; and

WHEREAS, the period of significance of the site is from 1913, when the first Craftsman-style board and batten cottages where built, to 1930, a period which encompasses the property's initial association with the State Normal School and its later growth as a resort hotel; and

WHEREAS, the area within the map labeled El Encanto Hotel Historic District is proposed to be designated as a historic district and shall be known as "El Encanto Hotel Historic District" and shall include all the properties located within the above-described area and those portions of streets fronting on those parcels as shown on the attached map labeled "El Encanto Hotel Historic District" of the staff report; and

WHEREAS, there are 24 historic resources located within the El Encanto Hotel site of which there are 17 structures considered contributing to the significance of the historic district that are eligible for Landmark or Structure of Merit status and 7 historically significant landscape features that are eligible for Landmark status; and

WHEREAS, there are 19 structures located within the El Encanto Hotel site that are not historic resources that are considered "non-contributing" to the significance of the historic district; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of El Encanto Hotel site as a Historic District located at 800 Alvarado Place (formerly 1900 Lasuen Road), as a City Landmark District is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmark Commission; and

WHEREAS, in summary, the Historic Landmark Commission finds that El Encanto Hotel site meets the following City Landmark criteria listed in section 22.22.040 of the Municipal Code:

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

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

E. Its exemplification of the best remaining architectural type in a neighborhood.

F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;

G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;

I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that on March 13, 2013, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate El Encanto Hotel site located at 800 Alvarado Place (formerly 1900 Lasuen Road), Assessor's Parcel No. 019-170-022, as a City Historic District and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

HISTORIC LANDMARKS COMMISSION
CITY OF SANTA BARBARA

Adopted:

HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT DESIGNATION
STAFF REPORT

EL ENCANTO HOTEL SITE
800 ALVARADO PLACE
(FORMERLY 1900 LASUEN ROAD)
SANTA BARBARA, CALIFORNIA
APN 019-170-022
MARCH 13, 2013

HISTORIC DISTRICT SIGNIFICANCE STATEMENT:

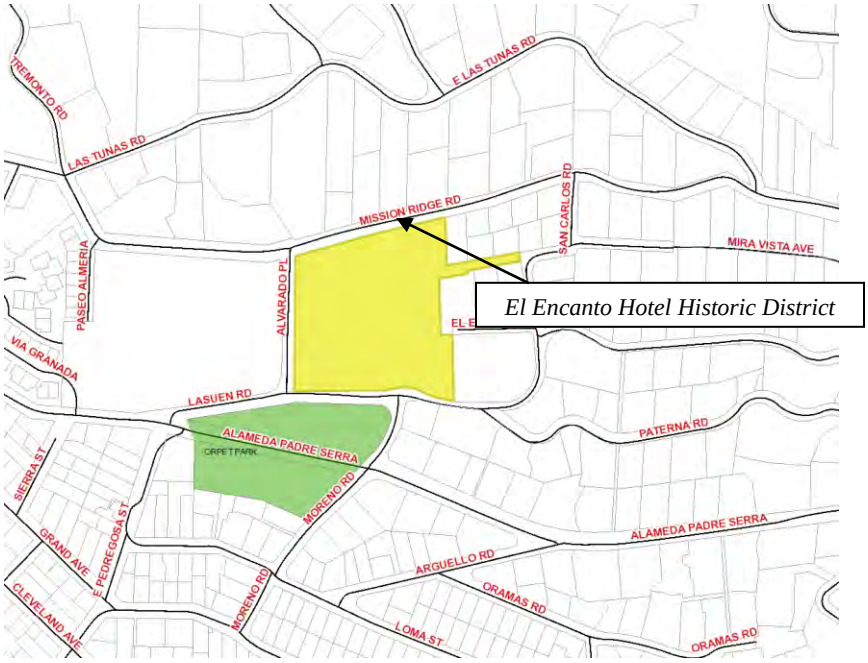
The El Encanto Hotel site, a unique complex of early 20th century cottages and landscape features framed by low sandstone walls, is significant for its association with the tourist industry as a cottage style resort hotel serving Santa Barbara since 1918. The site has a period of significance of 1913-1930 which incorporates structures and landscape features constructed as part of the site's growth from student housing for the State Normal School to a luxury resort. The resources in the proposed district represent the major architectural styles and periods of the time. A grouping of 1913 cottages reflects the prevalent Craftsman/Vernacular style of architecture, an important style in Santa Barbara as well as other California communities in the early half of the twentieth century. As tourism grew with the advent of the automobile, El Encanto continued to develop, adding a grouping of new cottages in the Spanish Colonial Revival style made popular in Santa Barbara after the 1925 earthquake. The hotel remains an excellent example of a tourist resort during the first half of the twentieth century. There are 35 buildings and 8 landscape features within the boundaries identified for the El Encanto Hotel site. Of this total, 17 buildings and 7 landscape features contribute to the significance of the district. As the buildings and landscaping are united historically and aesthetically by plan and physical development, the creation of a historic district is proposed to recognize the significance of the site as a whole. A map indicating the Historic District boundaries and the contributors and non-contributors is included on Map B on page 4.

BACKGROUND:

On June 10, 1998, the City Historic Landmark Commission (HLC) designated the Main Building and 17 historically significant Garden Villas as a City Structure of Merit. A complete renovation of the site has been underway since 2002. Before the renovation the El Encanto Hotel site consisted of 24 structures (see map A). This included a Main Hotel Building, 8 bungalows constructed between 1913 and 1920, and nine Spanish Colonial Revival bungalows constructed in the late 1920s. There were 3 Spanish Colonial Revival bungalows that were altered and no longer considered historically significant and 3 buildings constructed in 1977 were considered non-contributing to the historic significance of the site, there were also tennis courts and a swimming pool on the site. Historic research in the form of a Historic Structure Report in 2002 found the area historically and architecturally significant for its grouping of Craftsman/Vernacular and Spanish Colonial Revival cottages and for its landscaping by Charles Frederick Eaton. The HLC accepted a Historic Structure Report in 2003 and several subsequent Historic Structure Report Addendums through 2011 to ensure that the alterations to the site met the Secretary of Interior Standards for Rehabilitation and the property retained

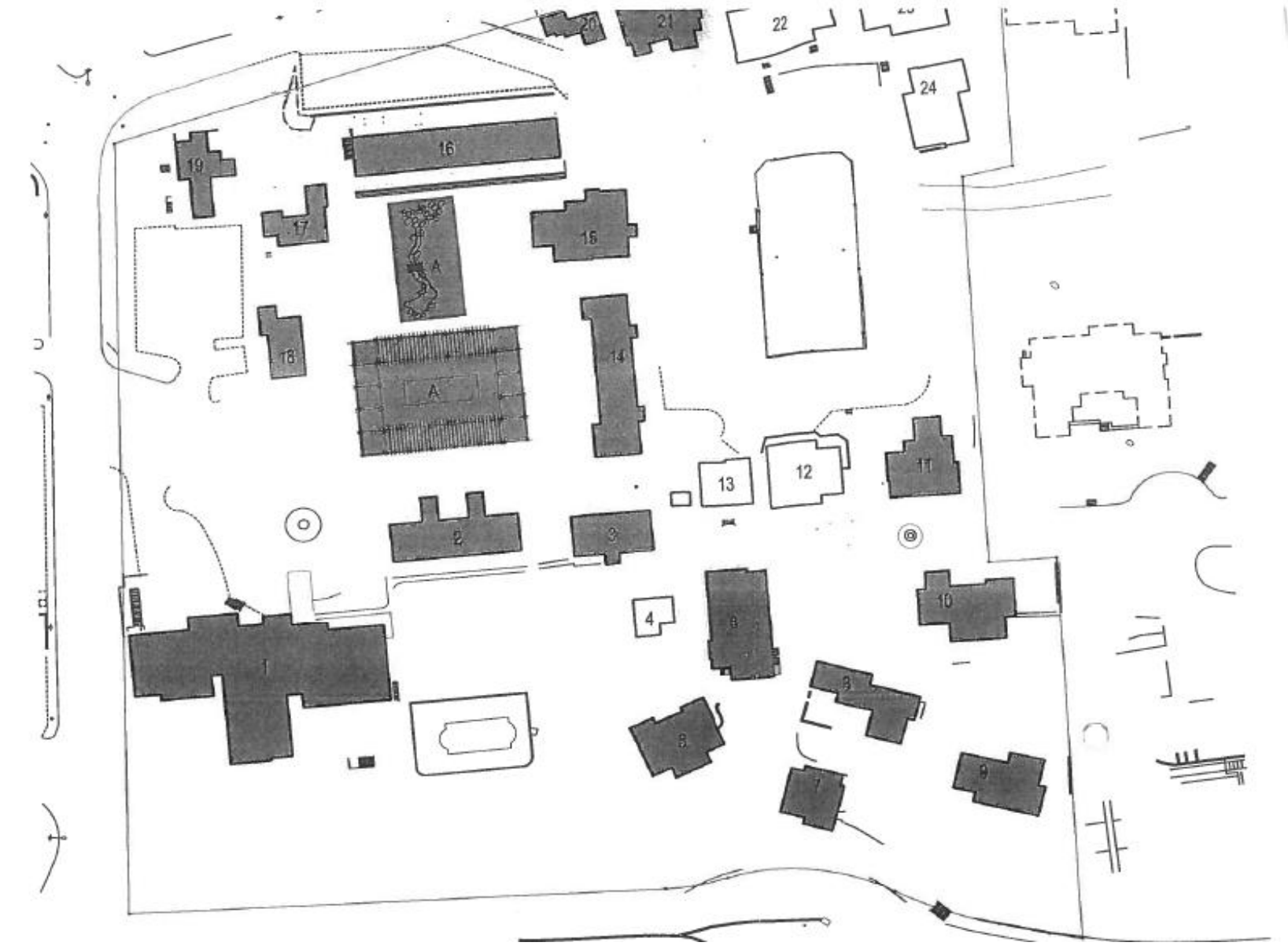
its historic, architectural and aesthetic significance. The 3 buildings constructed in 1977 were found not significant and demolished. The main building of the hotel complex was demolished due to structural failure and reconstructed, thus is no longer considered a Structure of Merit or a contributing structure to the historic district. Of the 17 bungalows that were found to be historically significant, bungalows 17, 18 and 19 were relocated to the former site of the tennis courts (see map A and existing site map B).

On December 9, 2004, under Planning Resolution No. 057-04, the Santa Barbara Planning Commission required that the owner apply for the designation of the property as a City Historic District.



Vicinity Map, City of Santa Barbara Mapping Analysis and Printing System, 2013

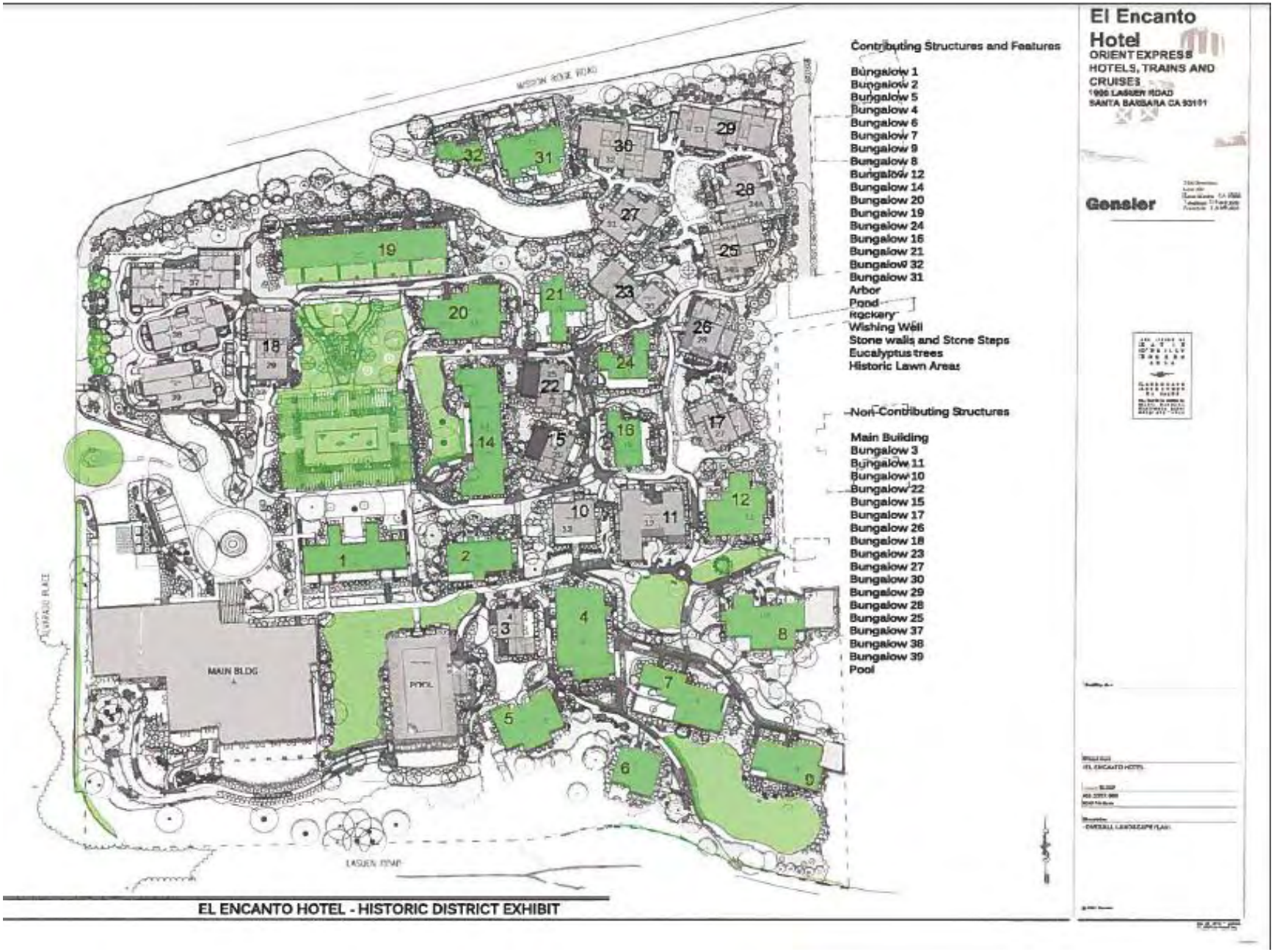
MAP A. Site Plan Prior to Rehabilitation.
Historically Significant Buildings and Landscape Features are highlighted in gray.



Map B

Site Map After Rehabilitation (Proposed Historic District)

Historically Significant Buildings and Landscape Features are Highlighted in Green



SITE DESCRIPTION:
The proposed El Encanto historic district is located on a wooded and landscaped 6.7-acre hillside site in the Riviera neighborhood of Santa Barbara. The site is bound on the north by Mission Ridge Road, on the south by Lasuen Road, on the west by Alvarado Place, and on the east by private residences.

HISTORIC CONTEXT:
In 1913, a new campus for the Santa Barbara State Normal School of Manual Arts and Home Economics was constructed up the hill from the Old Mission across Alvarado Place from El Encanto. El Encanto land was owned by James M. Warren, who in June 1913, hired architects Winsor Soule and E. Russell Ray to design a cluster of cottages to provide housing for the faculty and students of the school. He constructed eight Craftsman/Vernacular cottages by 1913 varying in size and cost and grouped in an irregular pattern on the west side of the property. By 1917, the site was open as a cottage hotel rather than school housing. Warren hired Winsor Soule to design a large main building in the Craftsman style to complement the existing Craftsman bungalows. As part of the hotel development the eight existing cottages were remodeled and redecorated by Edgar De Wolfe of San Francisco and the grounds were landscaped by Charles Frederick Eaton. Eaton was one of the major figures of the Arts and Crafts movement on the South Coast of California. Eaton emphasized the use of native plants, weaving them around the large eucalyptus trees that had been on the site for 40 years. The centerpiece of the grounds was a large red brick pergola and lily pond in the central area between the cottages. Above the pergola, Eaton designed a rockery with a series of waterfalls that cascaded down to the lily pond.

One of the original Craftsman style bungalows constructed between 1913 and 1920. *Photo taken February, 2013*

Arbor and Pond designed by Charles Frederick Eaton with original bungalow in the background. *Photo taken February, 2013.*

The hotel, named El Encanto, or Place of Enchantment, opened in 1918. The luxury hotel offered a telephone in every room, steam heat from the central broiler, underground utility lines and soft water. The new central building contained an office, lobby, living rooms, card rooms, a dining room, breakfast and tea room overlooking the ocean and twelve bedrooms. In 1919, several acres east of the hotel were added along with a Spanish style house and two one story dormitories in 1921. By 1928, the A. K. Bennett Hotel Corporation bought the property and hired the noted local architectural firm of Edwards, Plunkett and Howell to design more cottages in the Spanish Colonial Revival style. Six new cottages were constructed in 1928 southeast and north of the original Craftsman/Vernacular-style bungalows. In 1929, two more cottages were constructed and one of the earlier cottages rebuilt to the design of Edwards and Plunkett. In 1930 three more acres were added to the site and two large cottages constructed. In 1930, an adjacent property with two c. 1915 Vernacular–style houses was acquired for the hotel site. By 1956, the property was owned by N. R. Cowden who constructed a new cottage. A swimming pool was added and another cottage in 1959 designed by Louis Mazzetti. In the mid-1970s a local developer bought the property and made extensive renovations and additions, including three new buildings. Each individual building on the site is described in the Historic Structure Report.

One of the Spanish Colonial Revival cottages constructed in 1929. *Photo taken February, 2013.*

ARCHITECTS:

Winsor Soule and E. Russell Ray

Winsor Soule and E. Russell Ray were partners in an architectural practice based in Santa Barbara. Winsor Soule's architecture career began on the East Coast after graduating from Massachusetts Institute of Technology (MIT) in 1907. Cram, Goodhue and Ferguson, one of the most prolific and well-known architectural firms in the country at the time, hired Soule. Specializing in ecclesiastical architecture and public buildings, the firm designed some of the most notable buildings of early twentieth century America. While Soule only worked for the firm for a year, his contacts with the firm's partners, particularly Bertram Goodhue, who would later practice in California, were invaluable. Soule then became an associate architect for Bryn Mawr College, where he collaborated with the renowned architect and designer, Lockwood de Forest Sr. on a number of projects. It was through Soule's professional association with de Forest that he met, and later married de Forest's daughter, Judith. In 1911, Soule visited Santa Barbara, where his father-in-law had been spending annual summer holidays since the late 1880s. In 1912, less than a year after his visit, Soule and his wife relocated to Santa Barbara. Soule's early career on the East Coast provided him with critical exposure to some of the foremost practitioners of Period Revival architecture in the United States. Soule partnered with architect Russell Ray until 1917.

Edwards, Plunkett and Howell:

In three short years, the partners of Edwards, Plunkett and Howell (1926-1929) were instrumental in helping transform Santa Barbara to a city defined by Spanish and Mediterranean Revival styles.

William Edwards (1888-1976), began his architectural practice in Santa Barbara in 1919. Immediately after the earthquake in August 1925, he brought artist and designer Joseph Plunkett into the firm, where they were hired to help in the reconstruction of the damaged State Street commercial core.

Joseph Plunkett (1900-1946), born in Rome, New York, came to California in 1923 and joined Edwards in 1925. Plunkett provided the quick sketches and renderings which Edwards turned into working drawings. In 1926 they added Henry Howell as a junior partner to help handle their commercial work.

The partners designed a number of major downtown buildings which received awards in the Annual Community Arts Association's Plans and Planting Committee Architectural Competition for Civic and Commercial buildings.

Charles Frederick Eaton:

Eaton was born in Providence, Rhode Island in 1842, and traveled at an early age in Italy and France. His father was a horticulturalist, and Charles' interests were in art and landscaping, which he pursued as a young adult on the French Riviera. He came to Santa Barbara in 1884 because of his wife's ill health.

Eaton planted the palms along Palm Drive, originally his driveway, which later became Cold Spring Road. He initiated a downtown Flower Festival along State Street, a pageant which was held annually from 1891-1896. He designed the Santa Barbara County booth at the Colombia Exposition in Chicago in 1891, where his lemons received the highest award. Eaton also was responsible for landscaping the estate of F. F. Peabody. Eaton was an Arts and Crafts (Craftsman style) enthusiast, and his Art and Crafts exhibits won a prize at the Alaska-Yukon Exposition in Seattle in 1909. This background gave him the expertise to landscape around the Craftsman cottages at El Encanto in 1918.

ARCHITECTURAL STYLE:

Craftsman:

The Arts & Crafts style (known in the United States as Craftsman) originated in Great Britain as a reaction against industrialization. The style was popular from 1905 to about 1930, and was very successful in Southern California, particularly in its small residential form, the bungalow.

The elements of the Craftsman style include low horizontal lines, low-pitched hipped or gabled roofs with broad overhanging eaves supported on exposed rafters, shingled exterior siding, brick chimneys, partial or full length porches with wood or stone supports that frequently extend to ground level, and multi-paned windows.

Spanish Colonial Revival:

The Spanish Colonial Revival style was part of the Eclectic Movement that stressed relatively pure copies of the Classical, Medieval, and Renaissance classical movements in different European countries and their New World colonies. The trend gained momentum with the 1893 Chicago Columbian Exposition, which stressed the correct historical interpretations of European styles. The Spanish Colonial Revival style flourished throughout the southwestern states that were once territories originally settled by the Spanish. As early as 1909, Santa Barbara was looking for a visual image with which to link its Spanish past to future developments within the City. A Civic League of citizens hired the planner Charles Mulford Robinson to determine the City's assets and to offer plans for development. Robinson pointed to the City's Hispanic heritage as a focal point for a unifying architectural style.

The character defining features of the Spanish Colonial Revival style include low-pitched or flat with clay tiled roofs, thick masonry walls covered with stucco, deeply recessed multi-paned windows with decorative window grilles of wood or wrought iron.

CONTRIBUTING STRUCTURES:
The site has 42 buildings and landscape features, of which 24 are historic resources that are considered contributing structures to the historic district. Contributing structures add to the historical and architectural qualities of the district and are recognizable as having been present during the period of significance because they retain their historic integrity. The following 13 bungalows are eligible for Landmark status: 1, 2, 5, 4, 7, 8, 12, 14, 16, 19, 20, 21, and 24. The following 4 bungalows are eligible for Structure of Merit status: 6, 9, 31 and 32. There are 7 Landmark worthy landscape elements on the site that include: the arbor, pond, rockery, wishing well, stone walls and stone steps, Eucalyptus trees, and historic lawn areas (see map B).

NON-CONTRIBUTING STRUCTURES:
The following 18 buildings on the site were found non-contributing to the historic district; the Main Building and bungalows 3, 10, 11, 15, 17, 18, 22, 23, 25, 26, 27, 28, 29, 30, 37, 38, 39, and the pool. Non-contributing structures do not add to the historical or architectural qualities of the district and are not recognizable as having been present during the period of significance because of inappropriate alterations or deterioration that has caused them to lose physical integrity or they have been constructed after the period of significance.

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 (Criteria A through K) established for a City Landmark or a City Structure of Merit is considered significant. El Encanto's character defining features are the Craftsman and Spanish Colonial Revival cottages, and the landscape elements, including the pergola, lily pond, rockery, wishing well and rolling lawns. El Encanto Historic District is significant per the following criteria:

Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
El Encanto Hotel is significant as a resort hotel serving Santa Barbara since 1918. The original grouping of cottages reflects the prevalent Craftsman/Vernacular style of architecture, an important style in Santa Barbara as well as other California communities. As a cottage style hotel attracting tourists, El Encanto was the Santa Barbara equivalent of the neighboring Miramar, Biltmore, and San Ysidro Ranch resorts in Montecito. As tourism grew with the advent of the automobile, El Encanto continued to develop, adding a grouping of new cottages in the Spanish Colonial Revival style made popular in Santa Barbara after the 1925 earthquake. In spite of later traditions, the hotel remains an excellent example of a tourist resort during the first half of the twentieth century.

***Criterion D, its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation*;**
El Encanto Hotel's grouping of Craftsman/Vernacular and Spanish Colonial Revival cottages serve as a visual example of two architectural styles made popular in California. Craftsman was introduced in Santa Barbara in the early years of the twentieth century and was made popular through the numerous bungalows dotting the Santa Barbara Streetscape. The Spanish Colonial Revival style became popular in Santa Barbara after the 1925 earthquake.

***Criterion E, Its exemplification of the best remaining architectural type in a neighborhood*.**
The property is the best example of a cottage style hotel in Santa Barbara on the Riviera. Other examples of this style of hotel are in Montecito.

Criterion F, its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
The cluster of Craftsman/Vernacular style bungalows were designed by noted local architects, Winsor Soule and Russell Ray. El Encanto is significant for its landscaping by noted landscape architect, Charles Frederick Eaton, which includes the Italian pergola, the lily pond and the rockery. The cluster of Spanish Colonial Revival cottages were designed by the noted architectural firm, Edwards, Plunkett and Howell, that was instrumental in helping transform Santa Barbara into Spanish Colonial Revival city.

Criterion G, its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
The Craftsman/Vernacular cottages embody character defining features such as wide overhanging eaves and multi-paned casement windows that demonstrate outstanding attention to architectural design, detail and materials. The Spanish Colonial Revival style cottages embody design elements such as the wrought iron detailing, unusual chimneys, arched windows, exterior stairs, curved stucco walls, decorative window grills, rustic plank shutters, which demonstrate outstanding attention to architectural design, detail and craftsmanship. The pergola, pond, rockery and other landscape features demonstrate outstanding attention to landscape design, detail and materials.

Criterion I, Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
El Encanto has been an integral part of the City's social, cultural and architectural heritage for the past 100 years.

HISTORICAL INTEGRITY:
All the seventeen contributing bungalows and landscape elements from the period of 1913 to 1930 retain integrity of setting, feeling and association. Three of the historically significant buildings were moved in the recent renovation to new locations within the site. Four of the historically significant buildings have had alterations that lost integrity of design, materials, and workmanship and are eligible to be rated as Structures of Merit rather than rise to the level of a landmark eligible structure.

STAFF RECOMMENDATION:
Staff recommends that the HLC adopt a resolution to recommend to City Council that El Encanto Hotel site be designated as a City Historic District. The grouping of Craftsman/Vernacular bungalows designed by noted architects Winsor Soule and Russell Ray, Spanish Colonial Revival bungalows designed by the noted architectural firm of Edwards, Plunkett and Howell and the landscaping designed by Charles Frederick Eaton is significant for its historical and architectural influence on the heritage of Santa Barbara.

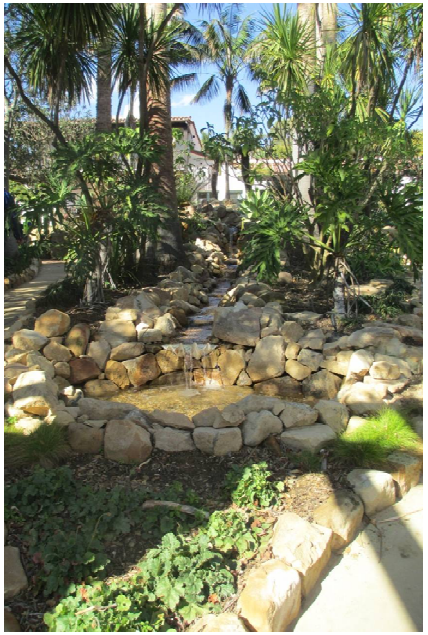
WORKS CITED:
Redmon, Michael. "History 101" *The Independent* (10/13/94).

Preservation Planning Associates. Historic Structures Report dated October 2002. The report is on file with the City Planning Department.

Attachment A
Contributing Structures to the El Encanto Hotel Site

Arbor and Pond (1918)–Landscape Feature-Landmark Eligible

Rockery (1918)- Landscape Feature- Landmark Eligible



Wishing Well (1929)-Landscape Feature- Landmark Eligible

Cottage 1 (1913)- Craftsman/Vernacular- Landmark Eligible

Bungalow 2 (1913)-Craftsman/Vernacular- Landmark Eligible

Bungalow 14 (1913)- Craftsman/Vernacular- Landmark Eligible

Bungalow 16 (1913) -Craftsman/Vernacular- Landmark Eligible

Bungalow 20 (1913) - Craftsman/Vernacular- Landmark Eligible

Bungalow 24 (1913) - Craftsman/Vernacular- Landmark Eligible

Bungalow 21- Craftsman/Vernacular- Landmark Eligible

Bungalow 31-Craftsman/Vernacular- Structure of Merit Eligible

Bungalow 31 & 32-Craftsman/Vernacular-Structure of Merit Eligible

Bungalow 4 (1919, 1929)-Spanish Colonial Revival- Landmark Eligible

Bungalow 5 (1928)- Spanish Colonial Revival- Landmark Eligible

Bungalow 6 (1929)-Spanish Colonial Revival- Structure of Merit Eligible

Bungalow 7 (1928)- Spanish Colonial Revival- Landmark Eligible

Bungalow 7 (1928)- Spanish Colonial Revival- Landmark Eligible

Bungalow 8 (1928)- Spanish Colonial Revival- Landmark Eligible

Bungalow 9 (1928)-Spanish Colonial Revival- Structure of Merit Eligible

Bungalow 12- (1929)-Spanish Colonial Revival- Landmark Eligible

Bungalow 19 (1928)-Spanish Colonial Revival- Landmark Eligible