

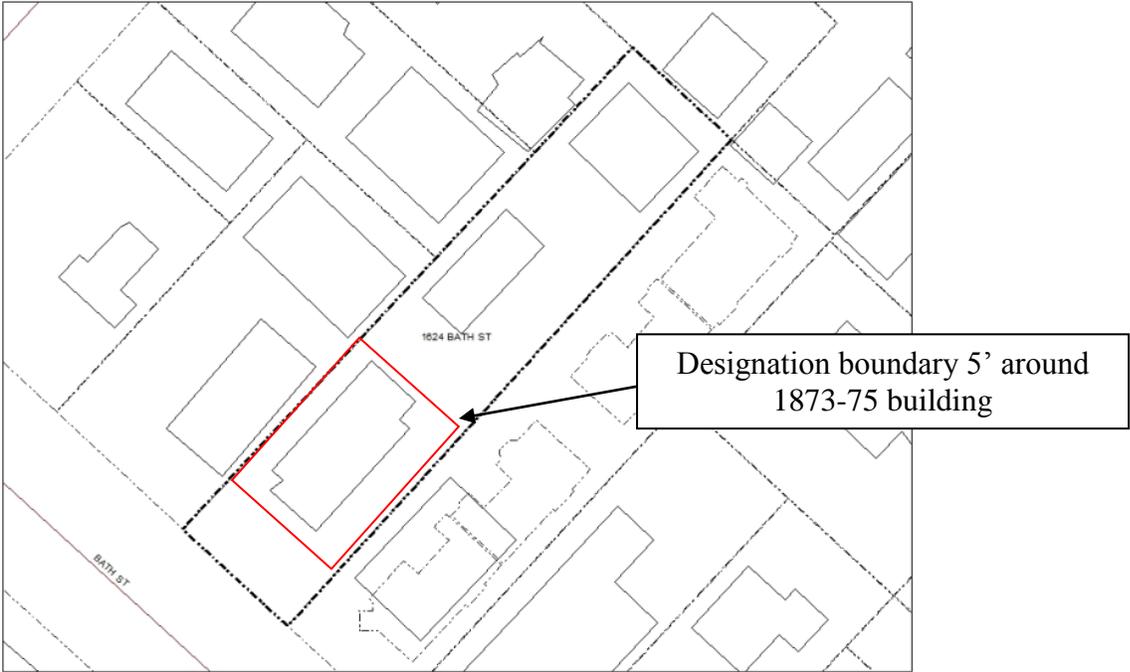
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**1624 BATH STREET
SANTA BARBARA, CALIFORNIA
APN 027-171-026**

JULY 16, 2014



Site Map of 1624 Bath Street



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 can be considered significant. The house at 1624 Bath Street is significant as a Structure of Merit 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;

The structure was built circa 1873-1875 when it was listed as being owned by H. Muzzail and E.J. Hayward who were two photographers with an office on State Street. It was designed in the Stick architectural style, named for its “stickwork” or grid of boards infilled with various wood siding treatments, the Stick style played an important role in Victorian architecture. In Santa Barbara and across the United States, the Stick style transitioned Victorian architecture



from the earlier styles of Italianate and Gothic Revival, to the later Queen Anne Revival. Stylistically, Stick architecture bridges the Gothic Revival to the later Queen Anne and all three styles reference Medieval English building traditions. One core difference however, is that while Gothic Revival houses emphasized windows, doors and cornices set against the backdrop of the plain wall, the Stick style began to treat the wall itself as decoration. This resulted in subdivided panels that were then filled with a variety of shingles or siding, giving the Stick style much of its character. In California, and especially in San Francisco, the style was very popular into the 1880's. This was due to the abundance of lumber and California's large building boom.

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

The façade of the house at 1624 Bath Street has not been altered since its original construction and retains its original elongated windows, pane over panel front door, wide overhanging eaves and two, bay windows flanking the front porch creating a unique symmetry to the building. The building exemplifies character defining features of the Stick Style. The overhanging eaves adorned with brackets that play a regular role in Stick architecture used as supports for gable ends. The stepped wall conditions help to define the geometry of Stick architecture. The prominent, single story front porches of the Stick style with a single pane over wood panel doors with a transom above the opening were common in Stick architecture. The elongated, rectangular, wood, double-hung, one-over-one windows with simple



casings are typical of Santa Barbara Stick style houses. The diagonal clapboards of the stick work is key to understanding the language of Stick architecture. Infill of horizontal, vertical, and diagonal siding helps to express the wall as decoration.

The Stick style house also contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a range of architectural styles including Italianate, Folk Victorian, Queen Anne, Queen Anne Free Classic, Craftsman, Mediterranean and post World War II multi-residential buildings. The Stick style is one of the architectural styles that typify the surrounding neighborhood. Because the house 1624 Bath Street is an exemplary example of its architectural style, and is illustrative of the development of Santa Barbara's residential neighborhoods during the late nineteenth century, it is eligible for listing as a City of Santa Barbara Structure of Merit under criterion D.

Criterion E, Its exemplification as the best remaining architectural type in its neighborhood;

As noted above under Criterion D, the house is part of a primarily residential neighborhood built out in a range of late nineteenth through mid-twentieth century architectural styles. However, because the Stick style is one of Santa Barbara's oldest styles and few examples remain throughout the city, 1625 Bath Street is an intact, rare and exceptional example of the Stick style in the neighborhood and the building qualifies for criterion E.

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

The diagonal clapboards on the two bay windows are an outstanding use of stick style design. In addition, the house embodies the following elements that demonstrate an outstanding attention to design, detail, materials and craftsmanship: the diagonal clapboards on the two bays, elongated wood, double hung windows, the pane over panel wood, front door; and the decorative brackets under the eaves and on the porch columns, the thin bracketed columns. Because the house demonstrates these outstanding elements it qualifies as a Structure of Merit under Criterion G.

Criterion I, its unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood;

The house at 1624 Bath Street, along with other houses of the block, is part of a streetscape that has preserved a number of its late nineteenth and early twentieth century buildings. Therefore, the house, which has formed an established and familiar visual element of the surrounding streetscape since c. 1873-75, is eligible for listing under criterion I.



Historic Integrity

One of the only alterations to the house, since its construction, was the rear addition. It does not impact the historic integrity of the house as it is not visible from the public right of way. The house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance.

Recommendation

Staff Recommends that the Historic Landmarks Commission adopt a resolution to designate 1624 Bath Street as a Structure of Merit.

Attachments:

1. (Draft) Resolution to designate
2. Mills Act Ten Year Plan

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION TO DESIGNATE AS A STRUCTURE OF MERIT
1624 BATH STREET
ASSESSOR'S PARCEL NO. 027-171-026**

RESOLUTION 2014-4

JULY 16, 2014

WHEREAS, Section 22.22.085 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a Structure of Merit designation process of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, the legal property owners of 1624 Bath Street, Santa Barbara, CA are Paul and Kathryn Berghoff;

WHEREAS, the legal description of the property is as follows: That portion of Block 49, in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows: beginning at the Northeasterly line of Bath Street, 133.5 feet Southeasterly from the Southeasterly line of Valerio Street; thence at right angles Northeasterly 225 feet; thence at right angles Southeasterly 48.75 feet to a point on the Northwesterly line of the property of Ella Stender, as described in the Decree Quieting Title recorded July 21, 1933, in Book 287, Page 162 of Official Records, records of said County; thence Southwesterly along said line 225 feet to a point on the Northeasterly line of Bath Street; thence Northwesterly along said last mentioned line 48.75 feet to the point of beginning;

WHEREAS, historic research found that house qualifies for possible historic designation under City of Santa Barbara Master Environmental Assessment criteria as evidenced in the Staff Report dated July 16, 2014;

WHEREAS, the Staff Report found the house constructed in 1873-75 in the Stick style is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, the Commission has acquired authorization from the property owner to designate 1624 Bath Street as a City of Santa Barbara Structure of Merit; and

WHEREAS, on July 2, 2014, the Historic Landmarks Commission adopted a Resolution of Intention No. 2014-4 to hold a public hearing to begin the Structure of Merit designation process for 1624 Bath Street.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The property at 1624 Bath Street Assessor's Parcel No. 027-171-026, is designated as a City of Santa Barbara Structure of Merit.

SECTION 2. The City Structure of Merit designation includes five feet around the house constructed in 1873-75 at 1624 Bath Street and does not include the separate rear carports or dwelling units.

SECTION 3. The Historic Landmarks Commission finds that the subject property meets the following Structure of Merit criteria (A through K) 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;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship; and
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

Adopted:

Exhibit B**MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN**

1624 Bath Street
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Repair siding and trim of south wall, re-glaze all sash, repair all rope/pulley double hung operation of 12 windows, repair/replace wood window screens for 12 windows, remove dry rot and replace weatherboards as necessary, repair gutters and downspouts, point exterior of chimney line, repair chimney as needed, remove rear fence and construct new garbage enclosure	\$42,000
Year 2	Repair/replace entry doors and screens and hardware to match original, repair/replace front porch and damaged wood and handrail, Repair/replace damaged siding and trim on N/E/W walls, Exterior paint house, remove parking pad in front yard, repair drainage of site, remove front yard palm tree, repair and landscape south edge of driveway,	\$34,700
Year 3	Remove rear additions, repair foundations	\$37,500
Year 4	Re-wire/upgrade electrical, repair/replace wood siding to match existing, insulate wall/attic, paint replaced addition, install new HVAC system (vent, ductwork, floor system), repair/replace plaster, repair/replace floor, repair/replace electrical lighting, ceiling sconces (30 fixtures), install appliance vent, install kitchen and bath cabinets, install new kitchen counter, reframe shower, Replumb supply lines, kitchen and bath fan and duct work.	\$173,800
Year 5	Paint exterior house (addition to match original), install decorative wood skirt board around house, install rear two story porch	\$ 33,000

Exhibit B

Year 6	Install site fence, install new rear patio, install new roof	\$32,500
Year 7	Install new electric to garage, install security lighting and alarm, landscape property for drainage	\$20,000
Year 8		
Year 9		
Year 10		

To be attached to the Historic Property Preservation Agreement (Mills Act Contract) as Exhibit B.

Projects may be interior or exterior, but must utilize all of your tax savings. All projects that affect the exterior of the residence are subject to Historic Landmarks Commission/Staff review and approval before work begins. Work must meet all City requirements and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Restoration Plan may be amended or altered by mutual agreement. Retain copies of all receipts and permits for submittal with the required annual reports.