



City of Santa Barbara
Planning Division

Memorandum

DATE: December 16, 2015

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Addition to Potential Historic Resources List**

ADDRESS: **1735 Bath Street**

The 1916 house was constructed in the Craftsman style. The house retains almost all its original, character-defining features, including the tapered columns on the front porch and original windows with decorative panes in the upper sashes. The owner is proposing a rear second-story addition to the house. In order to ensure the addition is completed without posing a negative impact on the historic resource, the Listing allows the Historic Landmarks Commission to treat the building as a historic resource.

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. In my professional opinion, the residence at 1735 Bath Street is eligible to qualify 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 in 1916, in the Craftsman architectural style. The Craftsman style was created in reaction to loss of human craft found in the Industrial Revolution. The Arts and Crafts Movement formed in England and soon spread to the United States. It became known as the Craftsman Movement in the United States and utilized local, natural materials; simplicity of forms; originality; and hand-crafted detail. In 1901, the first issue of *The Craftsman* magazine was published by Gustav Stickley, a strong proponent of Craftsman furniture, textiles, and architecture. Architects such as Greene and Greene in Pasadena and David Owen Dryden in San Diego championed the Craftsman style, helping it to become the most popular style of the early 1900s.

The Craftsman Movement embodied great variety with the Arts and Crafts English antecedents, to homes with an aesthetic reminiscent of oriental wood joinery, to the Craftsman Bungalow style, which ennobled modest homes for a rapidly expanding American middle class. At the beginning of the twentieth century, bungalows took America by storm. The typical Craftsman bungalow was a single-story structure suited to a warm climate, with verandas for outdoor entertainment, overhanging eaves, and multiple windows to provide shade and cross-ventilation in the days before air conditioning. These small houses helped fulfill many Americans' wish to own their own home. With climate and economic opportunity drawing more people westward, homey Craftsman bungalows sprang up rapidly in California. The Ready-Cut Bungalow Company estimates it shipped over 40,000 bungalow kits to Southern California from 1910 through the 1920s. For about \$650, everything you needed to construct a bungalow would be delivered to your lot. Simple and affordable, the bungalow itself became a visual motif, along with citrus groves and palm trees, and it was part of the California setting.

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. Craftsman architecture is found in the neighborhoods surrounding downtown. In Santa Barbara, examples of the Craftsman style can be found in the City's older residential neighborhoods, including the Upper and Lower Eastside neighborhoods and the Westside neighborhood. This architectural subtype characterizes Santa Barbara's early-twentieth-century residential expansion that was largely driven by the growth in the City's resort industry and improvements to the transportation system. Therefore, as an exceptional example of the Craftsman style that is illustrative of the growth and development of Santa Barbara's middle-class residential neighborhoods during the late-nineteenth and early-twentieth century, the house at 1735 Bath Street qualifies for listing as a City of Santa Barbara Structure of Merit under Criterion A.

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

The house at 1735 Bath Street has a high degree of design integrity to convey its original appearance in the Craftsman style. The house also contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a range of architectural styles including Victorian, Craftsman, and post-World War II multi-residential buildings. The house exemplifies the Craftsman style with its character-defining low-pitched, hipped roof; large, wide eaves; and short, wide, tapered wood columns that rest upon massive brick piers. The Craftsman house demonstrates intricate detailing in the upper sashes of double-hung, wood windows with decorative divided lights. The front elevation features two large window openings, one holding a triptych of three windows, and a large center window flanked by two double-hung windows. The house features wood weatherboard siding and a brick chimney, as are typically found on Craftsman homes.

The Craftsman is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 1735 Bath Street is characteristic of the type of houses built for Santa Barbara's prosperous tradesmen and middle class during the early twentieth century. Because the house at 1735 Bath Street is exemplary of its architectural style, and is illustrative of the development of Santa Barbara's residential neighborhoods during the early twentieth century, it is eligible for listing as a City of Santa Barbara Structure of Merit under Criterion D.

STAFF RECOMMENDATION: The Urban Historian reviewed the qualifications of the structure and recommends that the HLC make a motion to add the 1916 residence at 1735 Bath Street to the Potential Historic Resources List.

