



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** August 24, 2016

**TO:** Historic Landmarks Commission

**FROM:** Nicole Hernandez, City Urban Historian

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

**ADDRESS:** **225 Calle Manzanita**

The 1928 English Vernacular house is in the San Roque neighborhood. The house sits on an intact streetscape and has high integrity of design, materials, setting, workmanship, feeling, and association and can convey its original appearance. The building was recommended for listing on the City's Potential Historic Resources List by Commissioner Murray in writing on August 9, 2016 to the HLC Designations Subcommittee.



The HLC Designations Subcommittee reviewed the property via e-mail on August 10, 2016 and found that the building has good integrity and meets criteria outlined in the Santa Barbara Municipal Code, Section 22.22.040. The building meets Criterion A, D, and G and would qualify as a City of Santa Barbara Structure of Merit.

This Listing allows the Historic Landmarks Commission to treat the building as a historic resource, and it is being added to the Potential Historic Resources List as per the Santa Barbara Municipal Code Section 22.22.030 C. Identification of Potential Resource by Commission Members. A member of the Commission may identify a structure, a real property site, or a natural feature that, in the Commissioner's opinion, may qualify for possible inclusion on the City's Potential Historic Resources List. Any such identification may be made by the filing of a written request for the listing of the structure, site, or natural feature as a Potential Historic Resource pursuant to the provisions of this Section. Such written request shall state in detail the reasons the Commissioner believes that such a listing is appropriate and shall be made in accordance with criteria for listing a Potential Historic Resource established in the MEA Historic Resource Guidelines.

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

Widely popular throughout the country, English Vernacular Style architecture takes its well-earned place among the Period Revivals of the early 1900s. Embodying a romantic view with European roots, the English Vernacular looks to Medieval castles for inspiration. The result adds charm and variety to the City of Santa Barbara and is a testament to an era that saw great development in the City, thus qualifying the building 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***

Born into an era that looked to picturesque styles for inspiration, the English Vernacular style grew in popularity from the beginning of the 1900s until the 1930s and maintained its strength until the late 1930s. The style has a broad scope of references. The range includes much of the Medieval era, with everything from thatched-roof cottages to large manors as sources of inspiration. The steeply pitched, front-facing gables became a hallmark of the American English Vernacular style. The house at 225 Calle Manzanita has a hipped roof that is crossed with a large front-facing gable and steeply pitched roofs. The house has a character-defining, large, expressive chimney that is seen as a pattern on other English Vernacular style buildings throughout the City and is a key part of the style, often having other decorative treatments, such as the decorative ‘S’ on this chimney. Santa Barbara is home to a number of English Vernacular buildings. Like the house at 225 Calle Manzanita, Santa Barbara’s English Vernacular styles tend to have more plaster and less masonry used in their wall treatments than those in the rest of the country. The style was popular in the 1920s and 1930s and can be found in the neighborhoods that were developed in that era, like the Lower Riviera and the San Roque neighborhoods of Santa Barbara. With its steeply pitched front-facing gable, dormers that mimic the steeply pitched gables of the main roof form, the pronounced stucco chimney on the front-facing elevation, and wood casement windows, the house at 225 Calle Manzanita is an excellent example of the English Vernacular style in Santa Barbara, qualifying it under Criterion D.

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

The massing of the English Vernacular house is composed of a steeply pitched hipped roof with a crossing, pronounced front gable. The house features dormers that mimic the steeply pitched gable, a prominent stucco chimney on the front elevation, and wood casement windows. These are character-defining features of English Vernacular houses across the country, and they demonstrate an outstanding attention to architectural design. The vents in the gable and wood casement windows feature outstanding attention to detail, materials, and craftsmanship. The variety of windows on the building include tall, wood, true divided light casements and triptych windows with a large pane flanked by true divided light windows. The wood windows and their trim are recessed at the stucco wall plane with stucco return. Because the house demonstrates these outstanding elements, it qualifies as a Structure of Merit under Criterion G.

**Historic Integrity**

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, with many English Vernacular and Tudor styles from the late 1920s and 1930s. The house retains its integrity of location, design, setting, materials, workmanship, feeling, and association, which allows it to convey its original appearance.

**Recommendation**

The HLC Designations Subcommittee and staff recommend that the Historic Landmarks Commission add the English Vernacular style house at 225 Calle Manzanita to the City’s Potential Historic Resources List.

