

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

**117 WEST MASON STREET
SANTA BARBARA, CALIFORNIA
APN 033-101-003**

SEPTEMBER 25, 2013



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 117 Mason St. 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 1931, in a Spanish Colonial Revival architectural style, as evidenced by the largely unadorned, white washed stucco walls, terra cotta roof tiles, arched entryway, asymmetrical fenestration and decorative stucco venting. In Santa Barbara, examples of Spanish Colonial Revival can be found throughout the city as one of the City's most defining styles of architecture. This architectural style characterizes Santa Barbara's early twentieth century residential expansion of the West Beach neighborhood as a response to the growth of the City's resort industry and improvements to the transportation system. Therefore, as an exceptional example of the Spanish Colonial Revival style that is illustrative of the development of Santa Barbara's status as a vacation destination in the early twentieth century, the house at 117 Mason St. 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 117 Mason Street maintains sufficient design integrity to convey its Spanish Colonial Revival style. It represents an example of an architectural style that first appeared in residential and commercial architecture shortly before 1918. Despite the introduction of more other styles, the Spanish Colonial Revival style maintained its popularity in Santa Barbara through the late 1930s. 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 Art Deco, Mediterranean and many other Spanish Colonial Revival buildings. Moreover, the house at 117 Mason Street is characteristic of the type of houses built during Santa Barbara's move towards a destination for the country's elite. Because the house at 117 Mason Street is an exemplary example of its architectural type, 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.

Historic Integrity

The recent rehabilitation of the house included an addition of a second story and alterations that were completed according to the *Secretary of the Interior Standards for Rehabilitation* with review by the Historic Landmark Commission which found that there were no negative impacts to the resource and the house would retain its ability to convey its original context and design. The house retains its integrity of location, configuration, design, materials and setting as it is surrounded by a largely unaltered 1920s neighborhood. The structure maintains significant integrity to qualify as a Structure of Merit.

Recommendation

Staff Recommends that the Historic Landmark Commission adopt a resolution to designate 117 Mason Street as a Structure of Merit.

Works Cited

Post/Hazeltine Associates. *Historic Structures/Sites Report for 117 Mason Street*. August 14, 2002, revised July 2011. The reports are on file with the City Planning Division of the Community Development Department.