

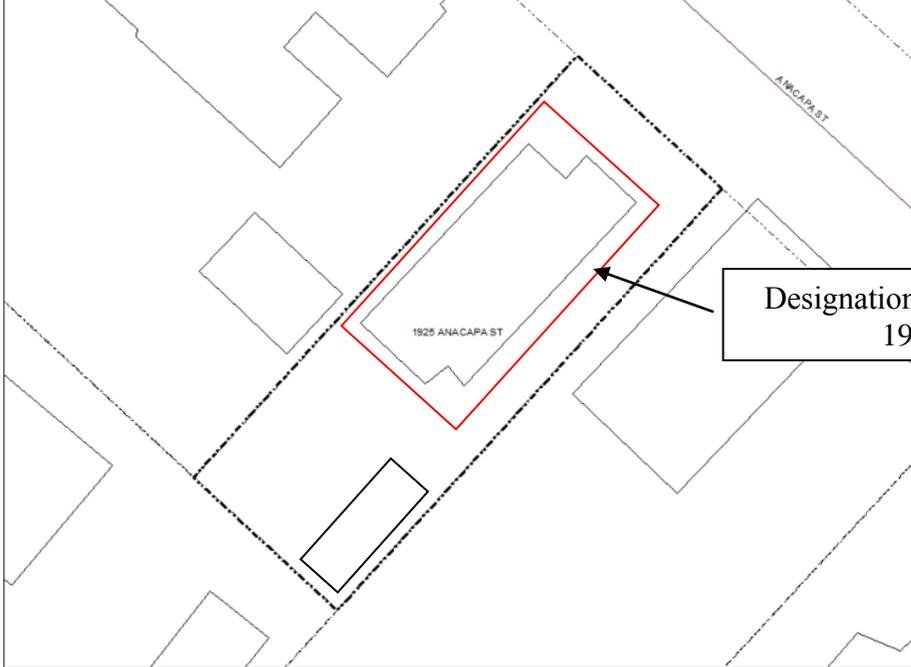
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**1925 ANACAPA
SANTA BARBARA, CALIFORNIA
APN 025-372-006**

JULY 16, 2014



Site Plan of 1925 Anacapa Street



Designation boundary 5' around 1916 building

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 1925 Anacapa 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 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 1900's.



The wood siding, wide overhanging eaves, and divide light windows on the front elevation contribute to its Craftsman character.

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 1925 Anacapa 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 1925 Anacapa 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 Italianate, Folk Victorian, Queen Anne, Craftsman, Mediterranean and post World War II multi-residential buildings. The house exemplifies the Craftsman style with its character defining features low pitched roof and large, exposed eaves with rafter tails that add subtle details to the simple form. The tails themselves are cut in a plain manner and have exposed protruding beams to visually hold the large over-hanging eaves. The house features typical Craftsman style short, wide, square, tapered columns that rest upon massive brick piers. The Craftsman house demonstrates intricate detailing in the upper sashes of double hung, wood windows with multiple lights. The front elevation features a large window opening holding a triptych of three windows, a large center window flanked by two double hung windows. The house features wood weatherboard siding and a brick chimney as is typically found on Craftsman homes.

The Craftsman is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 1925 Anacapa 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 1925 Anacapa Street is an exemplary example 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.



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

The house embodies the following elements that demonstrate an outstanding attention to design, detail, materials and craftsmanship: wood, divided light windows, the simple brackets under the eaves, and tapered style columns on the porch. 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. 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 1925 Anacapa 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
1925 ANACAPA STREET
ASSESSOR'S PARCEL NO. 025-372-006**

RESOLUTION 2014-6

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 1925 Anacapa Street, Santa Barbara, CA are Jane Fleischman and Milton Love;

WHEREAS, the legal description of the property is as follows: Lot Seven (7), in Block Four (4), in the City of Santa Barbara, State of California, and being more particularly described as follows to-wit: Beginning at a point in the Southeasterly line of Anacapa Street distant 125 feet Southeasterly from the North corner of said Block four (4); thence along said line of Anacapa Street Southeasterly fifty feet; thence at right angles Southwesterly 150 feet; thence at right angles Northwesterly 50 feet, and thence at right angles Northeasterly 150 feet to place of beginning; together with all the tenements, hereditaments, and appurtenances whatsoever to the same belonging, or in any wise appertaining;

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 1916 in the Craftsman 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 1925 Anacapa 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. 2014-6 to hold a public hearing to begin the Structure of Merit designation process for 1925 Anacapa Street.

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

SECTION 1. The property at 1925 Anacapa Street Assessor's Parcel No. 025-372-006, 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 1916 at 1925 Anacapa Street.

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

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

Adopted:

Exhibit B

MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

1925 Anacapa Street
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Open rear attic vent and install new vent frame (currently boarded) Replace deteriorated windows screens and frames to match existing.	\$2,880 \$2,250
Year 2	Replace the dry-rotted wood window frame. Remodel bathroom Repaint exterior trim with period appropriate color to highlight architectural details	\$1,800 \$300 \$4,250
Year 3	Repair/replace dry rot on side porch as needed	\$720
Year 4	Remove paint from front brickwork and chimney- tuck point as needed	\$3,000
Year 5	Replace non-original front door with solid wood Craftsman style door	\$2,400
Year 6	Remodel with period “built in” features in dining room	\$1,400
Year 7	Remove paint and restore wood mantle over fireplace	\$500
Year 8	Repaint exterior body of house with color appropriate for Craftsman style house.	\$15,000
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.

