

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

**612 E. VALERIO STREET
SANTA BARBARA, CALIFORNIA
APN 027-270-002**

JULY 16, 2014



Site Plan of 612 East Valerio Street



Designation boundary is entire parcel to include stone wall at the streetscape.

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 612 E. Valerio 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 1908, in the Queen Anne Free Classic architectural style. A relative of the Queen Anne style, Queen Anne Free Classic has certain characteristics in common, while still containing many distinct and important features that place it in a class all of its own. As evidenced by the largely unadorned, classic porch posts, the Queen Anne Free Classic style emphasizes simpler lines than its predecessor. In Santa Barbara, examples of the Queen Anne Free Classic style can be found in the City's older residential neighborhoods including the Upper and Lower Eastside neighborhoods and the Westside neighborhood. This architectural style characterizes Santa Barbara's late nineteenth and 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 Queen Anne Free Classic 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 612 East Valerio 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 612 E. Valerio Street 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 Queen Anne Free Classic is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 612 E. Valerio Street is characteristic of the type of houses built for Santa Barbara's prosperous tradesmen and middle class during the period between circa 1890 and 1912. Because the house 612 East Valerio 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 and early twentieth 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. As an intact exceptional example of one of the neighborhood's characteristic and architectural types, namely the Queen Anne Free Classic style, the house at 612 E Valerio Street is eligible for listing as a City of Santa Barbara Structure of Merit under criterion E.

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

The house features wood, diamond-shaped, divided light windows that are also in the top panes of the wood, front door. The house has simple brackets under the eaves, and elegant simple classical style columns on the rounded front porch. Thus, the house is eligible for listing as a Structure of Merit under criterion G as it embodies elements that demonstrate an outstanding attention to design, detail, materials and craftsmanship.



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

The house at 612 E. Valerio Street built in 1908 is located on the south side of Valerio Street between of Olive Street and Grand Avenue. The house at 612 E. Valerio Street and has a significant sandstone wall lining the streetscape have formed an established and familiar visual element of the surrounding streetscape since 1908 and is eligible for listing under criterion I.

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 612 East Valerio 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
612 EAST VALERIO STREET
ASSESSOR'S PARCEL NO. 027-270-002**

RESOLUTION 2014-5

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 612 East Valerio Street, Santa Barbara, CA 93103 are Jake and Joanne Cryan;

WHEREAS, the legal description of the property is as follows: those portions of Lots 1 and 2 of Valerio Place, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the map thereof recorded in Book 4, Page 51 of Maps and Surveys, records of said County described as follows: Beginning at a point on the Southeasterly line of said Lot 2, being the Southeasterly line of Valerio Place, distant thereon Northeasterly 52.50 feet from the Southerly corner of said Lot 1; thence Northwesterly along a line parallel with the Southwesterly line of said Lot 1, above mentioned, to its intersection with the Southeasterly line of Valerio Street; thence Northeasterly along said street line to the most Northerly corner of said Lot 2; thence Southeasterly along the Northeasterly line of Lot 2 to the Easterly corner of said Lot 2; thence Southwesterly along the Southeasterly line of Lot 2 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 1908 in the Queen Anne Free Classic 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 612 East Valerio 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. 2014-5 to hold a public hearing to begin the Structure of Merit designation process for 612 East Valerio Street.

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

SECTION 1. The property at 612 East Valerio Street Assessor's Parcel No. 027-270-002, is designated as a City of Santa Barbara Structure of Merit.

SECTION 2. The City Structure of Merit designation includes the entire parcel including the house constructed in 1908 and the stone wall at the streetscape at 612 East Valerio 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;
- 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

612 E. Valerio Street
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Termite treatment and repair termite damage, install new wood fence along side property line, repair and repaint exterior stairs, repaint one room and replace outdoor lighting	\$8,294
Year 2	Repair original broken door knobs on original doors, trim trees that are damaging historic house, repaint peeling exterior paint as needed, replace broken window coverings, repair wood front porch	\$6,200
Year 3	Replace deteriorated plumbing, repair and repaint window casings, refurbish original bath tubs, install attic fan, install low flow toilets	\$8,100
Year 4	Repair exterior roof, trim trees that are damaging house, repair/replace garden fence	\$4,660
Year 5	Repaint interior , repair cracks and sagging ceiling, repair exterior door from garage	\$8,350
Year 6	Replace dirt and gravel drive to match existing, repair original sandstone wall in front and back of property.	\$9,200
Year 7	Install new tile in the kitchen, replace bathroom fixtures, trim trees	\$6,830
Year 8	Repair/replace wood floor sections. Repair cracks in front wall	\$9,300
Year 9	Repaint entire exterior of wood house	\$10,000
Year 10	Replace roof to match existing	\$30,000

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

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.