



City of Santa Barbara
Planning Division

Memorandum

DATE: August 23, 2017

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

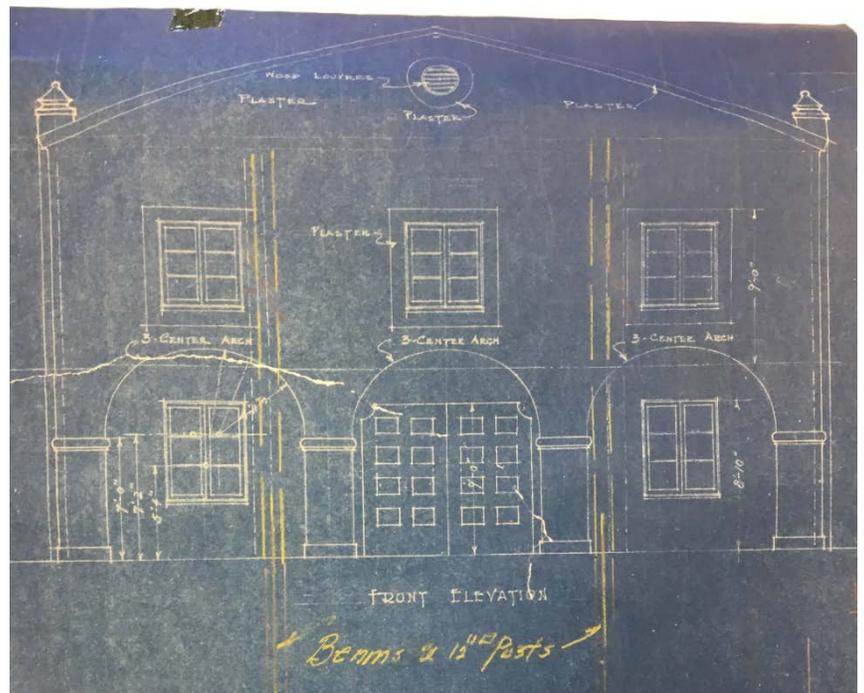
SUBJECT: Reconsideration of designation as a Structure of Merit

ADDRESS: 25 West Anapamu Street

The Spanish Colonial Revival commercial building was constructed in 1925, designed by architect William A. Edwards.

The building has gone through several alterations, and its historic integrity is in question. An analysis based on the Secretary of the Interior's Standards for evaluation of historic integrity is provided below. Integrity is the ability of a property to convey its original appearance or the period of significance, which is typically the date constructed unless it is associated with a later event or person that would expand the period of significance. There are essential physical features that must be considered to evaluate the integrity of a significant building, as discussed below.

Location: Since 1925, the location of the building has remained the same, and it has not been relocated. The building retains integrity of location.



Original 1925 front elevation drawings

Design: In 1976, the plate glass window was installed and the arch on the left part of the front elevation was removed and replaced with the gate and small window. In 1984, the front balcony was added and the original three-arch arcade eliminated. The form of the front façade and design of the upper floor and gable remain as originally designed.

Materials: In 1949, the original doors were removed from the central arch. The horizontal divided light windows on the first elevation were removed. The horizontal divided light windows on the second floor, vent in the gable, and finials are still intact. The terra-cotta tiles along the roof edge have been removed.

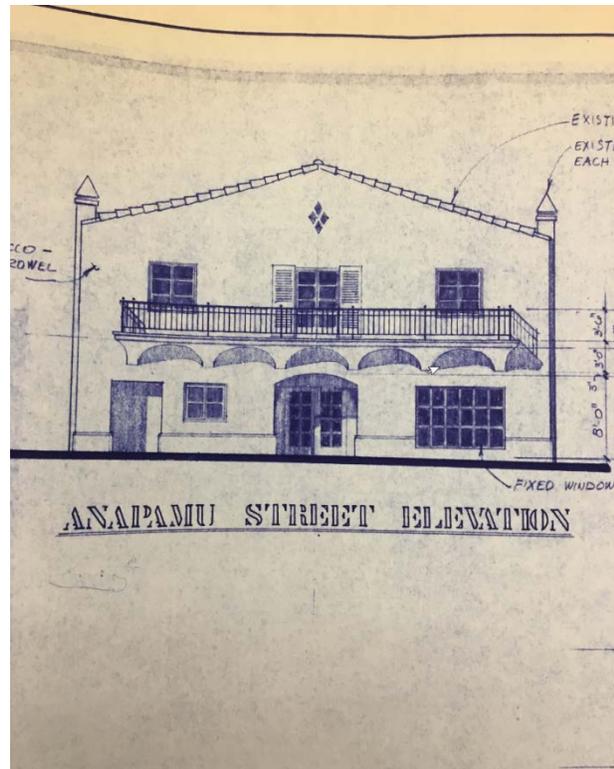
Workmanship: The original wood doors and divided light casements under an arcade of three arches is eliminated as well as the simple design of the façade without the balcony. The divided light windows on the second floor, vent in the gable, and finials are still intact.

Setting: The setting is Spanish Colonial Revival style commercial buildings constructed in the 1920s and 1930s. There is high integrity of setting.

Association: The building is associated with the movement in Santa Barbara to create a cohesive Spanish Colonial Revival style city. The building still conveys its overall Spanish Colonial Revival style and retains integrity of association.

Feeling: The building retains its integrity of feeling as its mass and upper stories are intact and give the feeling of a Spanish Colonial Revival style building.

Urban Historian Conclusion: Due to the alterations on the first floor and the addition of the balcony, the building no longer has enough integrity of design, materials, and workmanship to rise to the level of a Structure of Merit.



1984 Front elevation drawings



