



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: February 7, 2018

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Consideration one of the following: 1) Listing on the Potential Historic Resources List, 2) Designation as a Structure of Merit, or 3) Recommendation to City Council for designation as a City Landmark

ADDRESS: 1415 Dover Lane

The residence at 1415 Dover Lane is located in the City's Demolition Review Study Area and, pursuant to Santa Barbara Municipal Code (SBMC) §22.22.035, falls under HLC purview if the City Urban Historian finds the structure worthy of potential historic designation. Concurrent in the same meeting with the project review, the Commission must consider whether to add the building to the Potential Historic Resources List, designate the building as a Structure of Merit, or recommend to the City Council designation as a City Landmark. The Urban Historian found that the American Colonial Revival style building designed by Leonard Cooke in 1927 and constructed in 1928 appears to retain most of its original features when compared to original drawings and early photographs. The house retains its historical integrity and meets criteria outlined in the Santa Barbara Municipal Code, Section 22.22.040. The building meets Criterion D and G and would qualify as a City of Santa Barbara Structure of Merit.



The original elevation drawings for the building drawn in 1927 illustrate that the façade has remained intact and has high historic integrity.

Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation

The single-family, two-story American Colonial Revival style house was designed in 1927 for Mr. and Mrs. William Guntermann.

The house shows character-defining features of the American Colonial Revival style. Enthused for the 100th anniversary of nationhood, the late 1800s saw a resurgence of Colonial-style architecture, which soon grew into a massive movement. Across the nation, American Colonial Revival became the strongest house style of the first half of the 20th century, dominating the vernacular architecture of America. Having left a lasting impression on house design, its effect on the City of Santa Barbara continues to this day.

American Colonial Revival started in 1876 at the Philadelphia Centennial. It soon began to influence two Victorian styles of architecture. A portion of the developing Queen Anne architecture became Queen Anne Free Classic, which had much of the same detailing as American Colonial Revival but the asymmetry and massing of the Queen Anne, while the Shingle style exhibited traits of early Colonial shingle lean-to additions, as well as some classical detailing such as Palladian windows. As it became more popular, American Colonial Revival began to change from a style inspired by the early Colonial period to a style with highly historically accurate re-creation of architecture details. Periodicals published articles that included photographs and measured drawings of various early Colonial buildings.

In Santa Barbara, American Colonial Revival had a presence, but it was not as strong as in other parts of the country. This was due in part to the strength of the Mission Revival, Craftsman, and Spanish Colonial Revival styles in Santa Barbara during the early 1900s, when American Colonial Revival was popular on a national scale. The style was nevertheless a key part of Santa Barbara's architectural repertoire. As an excellent example of the American Colonial Revival style, the building qualifies as a Structure of Merit under criterion D.



Early photograph of the front elevation.



The front elevation of the 1927/28 House.

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

The American Colonial Revival style house embodies the following elements that demonstrate an outstanding attention to design, detail, materials, and craftsmanship:

- The simple, two-story rectangular massing with a side gabled roof and a symmetrical façade;
- The solid wood, six-paneled front entrance door flanked by side lights;
- Iconic columns supporting the portico that are based on earlier Colonial precedents;
- The centrally located entrance that helps to establish the bilateral symmetry of the front façade;
- Operable, rectangular, six-over-six double-hung sash windows with ogee lugs, which references America’s early period when large panes of glass were not common since they were expensive and hard to transport without breaking;
- Operable, louvered shutters, which are each half the window width so if closed, they would perfectly cover the window;
- Wide wood siding; and
- Symmetrical chimneys on the roof ridge.

Historic Integrity

The house is in good condition, with almost all of the original materials and design still present. The house retains enough of its integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it to convey its original appearance. The house also contributes to the visual integrity of the streetscape that has maintained much of its historic integrity.

Recommendation

Staff recommends that the Historic Landmarks Commission adopt a resolution to designate the American Colonial Revival building as a Structure of Merit. Staff recommends the entire parcel be designated.

