



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: October 17, 2018

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Addition to Potential Historic Resources List

ADDRESS: 2932 Hermosa Road

At the meeting of July 25, 2018, the Historic Landmarks Commission made a motion to consider adding the Spanish Colonial Revival style house at 2932 Hermosa Road to the Potential Historic Resources List after the 60 day noticing period required by the Municipal Code 2.22.035.(d)(2).

The applicant removed the exterior stucco and chimney prior to receiving required permits for exterior alterations. Work was stopped by enforcement staff until the project completes design review and receives a building permit from the Building and Safety Division. In order to resolve the enforcement case and protect the house from further deterioration by exposure to the elements, the owner agreed to restore the original front elevation and side elevations most visible to the public to their original configuration. As the scope of work entails a restoration to the original condition, the project required HLC Consent review with the Commission Historian, Commissioner Grumbine, and Commissioner Mahan. Upon completion of the project, the Commission will review the property to consider designation as a Structure of Merit or removal of the property from the Potential Historic Resources List.



Photograph of house prior to work without permits in 2017.



Once restored the building may be eligible for Structure of Merit designation based on the following criteria provided by the Municipal Code, Section 22.22.040:


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

In Santa Barbara, examples of Spanish Colonial Revival style can be found throughout the City as one of its most defining styles of architecture. There are many c. 1920-1930s small, single-family, Spanish Colonial Revival style homes throughout the City. In fact, there was even a small home promotional campaign that began in the Sunday editions of the Santa Barbara Morning News. This promotion allowed home ownership of small Spanish Colonial Revival style homes to be a part of the developing middle class life and neighborhoods and not just limited to the important institutions, schools, commercial buildings, and large estate homes designed by some of the most noted architects of the time. In fact, the Community Arts Association published the "Book of Small Home Designs," which sold 800 copies by February 1924. The book received letters of commendations and requests to reproduce the sketches and plans. The small Spanish Colonial Revival house at 2932 Hermosa Road is very similar to the house illustrated in the February 3, 1924 issue of the Santa Barbara Morning Press newspaper. The house reflects the way of life of the up and coming middle class being able to own and live in a modest, yet distinguished style house. This building is an excellent example of a small, residential interpretation of the Spanish

PRACTICAL HINTS ON HOME PLANNING
TO I

Photograph of house in existing condition.

by the
Morning Press
Santa Barbara's Leading Newspaper *Established 1863*



ATTRACTIVE SPANISH-TYPE HOME

With the co-operation of the advertisers on this page and the Santa Barbara Home Planning Co., The Morning Press will reproduce a selection of typical California homes weekly.

<p>OWN A HOME AND QUIT WORRYING</p> <p>How many persons who have passed the middle-age point without buying a home for themselves, feel easy in their minds about their declining years?</p> <p>Would you?</p> <p>To face what may be a period of helplessness, without a roof of your own over your head, is a serious matter. It is naturally conducive to worry. And worry kills.</p> <p>What a comfort to know that, come what may, you have your little home where you can spend your last days in peace. The satisfaction alone is worth the cost.</p> <p>Then there's another side to it. When you're gone, the home is something worth while to pass on to those you love. It's something for them to treasure; to enjoy.</p> <p>Nothing gives greater satisfaction than home ownership. It's the best sort of insurance against worry.</p>	<p>PLAN NO. 133</p> <p>Typically Spanish in design, this little home is most attractive. It is arranged to meet the many requirements of the small home, and for this reason should be found quite desirable.</p> <p>In the large living room is a fireplace with seats on either side, making a very pleasing effect.</p> <p>The entrance is provided with a large coat closet, with shelves, which is a distinct addition to the home.</p> <p>The terrace opening from the dining room allows plenty of light and sunshine so desirable in modern homes.</p> <p>On the front, with the living room, is a bedroom, back of which the bath is located; a second bedroom is back of this. Communicating with the living room at the back is the dining room, back of which is the kitchen. This is equipped with breakfast nook. A sleeping porch has a place opposite the kitchen.</p>
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Morning Press, February 3, 1924. Courtesy of "2932 Hermosa Road Draft Historic Structures/Sites Report" by Roy W. Harthorn, April 2018.

Colonial Revival style, which became an important part of Santa Barbara's heritage in the 1920s, when the City deliberately transformed its architecture and look from an ordinary western style town into a romantic Spanish Colonial Revival/Mediterranean style city. This transformation was the result of the planning vision of a number of Santa Barbara citizens in the early 1920s with the founding of the Santa Barbara Community Arts Association, which urged that the town identify its individual character and then use planning principles to develop it. As an original 1920s, Spanish Colonial Revival style residence, the house qualifies as a Structure of Merit under criterion D.

Historic Integrity

The integrity of the house will be thoroughly evaluated once the restoration is complete, as in its current state of mid-construction it does not reflect its original appearance.

