



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING  
TO CONSIDER DESIGNATION AS A STRUCTURE OF MERIT  
THE SPANISH COLONIAL REVIVAL STYLE HOUSE AT  
2948 SERENA ROAD  
SANTA BARBARA, CALIFORNIA  
APN 051-202-022**

**RESOLUTION OF INTENTION 2018-16**

**DECEMBER 12, 2018**

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 for any structure not designated as a landmark but deserving of official recognition as having historic, architectural, archaeological, cultural, or aesthetic significance;

WHEREAS, constructed in 1925 in the Spanish Colonial Revival style, the house at 2948 Serena Road is significant for its historical and architectural influence on the heritage of the City;

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WHEREAS, the proposed boundary of the Structure of Merit designation is the entire parcel to allow for adequate review of any changes for compatibility; and

WHEREAS, the site qualifies for historic designation under City of Santa Barbara Master Environmental Assessment criteria.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission intends to hold a public hearing on February 20, 2019 to consider designation of 2948 Serena Road, APN 051-202-022, as a City of Santa Barbara Structure of Merit.

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**Adopted:**

## 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 established for a City Landmark or a City Structure of Merit can be considered significant. The house at 2948 Serena Road meets 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***

Designed in September 1925, just after the large earthquake of June 29, 1925, this Spanish Colonial Revival house is important to the heritage of Santa Barbara. The City of Santa Barbara realized the cultural and economic value of preserving its historic resources much earlier than most American cities. In the early 1920s, the City established the Community Arts Association: the Plans and Planting Committee that, under the leadership of Pearl Chase, was dedicated to planning, architecture, landscaping, parks, and conservation in order to protect and preserve historic resources. Because of this early intervention, Mexican-era adobe structures and original Spanish Colonial Revival historic resources still exist, providing a window to the City's past. In the 1920s, but even more so during reconstruction after the earthquake, the City deliberately transformed its architecture and look from an ordinary western style town into a romantic Spanish Colonial Revival/Mediterranean style city. The City urged that the town identify its individual Spanish



Colonial Revival/Mediterranean character and then use planning principles to develop it. In Santa Barbara, examples of Spanish Colonial Revival can be found throughout the City as one of its most defining styles of architecture. Known for its Spanish Colonial Revival architecture, Santa Barbara owes much of its charm to the many thick plaster walls and clay tile roofs of this style. The various subtle details such as rounded arch windows and doorways add to the quality of the architecture and character of the city.



Spanish Colonial Revival architecture will always be key to Santa Barbara's identity. This building is an excellent example of a residential interpretation of the Spanish Colonial Revival style, which became an important part of Santa Barbara's heritage in the 1920s. The building illustrates social and aesthetic movements that conveys the sense of place and time of 1925 and is important to the heritage of the City.

As an authentic example of the Spanish Colonial Revival style, the house is significant to the heritage of the City.

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

The house embodies the following Spanish Colonial Revival style's character-defining features, whitewashed stucco walls punctuated by a careful use of openings that are asymmetrically arranged; terra-cotta roof tiles on the front facing gable that create a decorative edge from the roof to the wall; the mission shaped parapet, the round front window and triple set of windows that recess at the wall plane set with a stucco return; and the arched entry over the front stoop, the wood entry door that expresses solidity with an arched decorative plaster surround that sets it apart from the other façade openings. In Santa Barbara, the Andalusian vernacular (southern-Spanish farmhouse) was the key inspiration for the simplicity in detail found in much of the region's architecture. The house also emphasizes the interplay of cubic volumes that are typical of the Spanish Colonial Revival style.

***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: the design of the low-pitched roof with terra-cotta roof tiles that create a decorative edge from the roof to the wall; the largely unadorned, whitewashed, stucco walls; deeply recessed, wood, horizontally divided casement windows; arched openings over the front stoop and arched doorway. 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. The house retains enough of its integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it to convey its original appearance.

