

HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION REPORT
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3218 CALLE PINON STREET

SANTA BARBARA, CALIFORNIA

APN: 053-173-012

Designation Status: May be eligible to be designated a Structure of Merit.

Constructed: 1926/1936 Addition/ Pool 1980/rear addition 1979/80

Architect: Unknown

Builder: Jessi Osborn

Architectural Style: English Vernacular

Property Type: Residence

Original Use: Residence

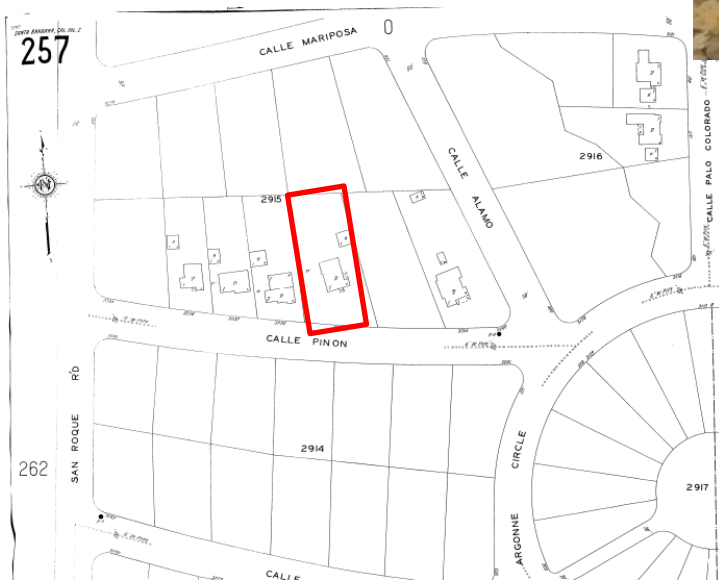
Property Description: The one-story, stucco house has a rear two-story addition. The English vernacular style house has character-defining of the style in its roof forms with a steep-pitched front gable projecting from a side facing gable. The picturesque quality of the English vernacular house is achieved through an intricate roofline silhouette of the steep roofs. This house has a cut out arch over the front stoop with decorative corners emphasizing the entrance. The front door is a heavy wood door with small window. The door is recessed at the wall plane with stucco return with no trim. The front windows are large, having multiple divided lights and form a large expanse of window. To the west side of the front elevation are a set of double hung windows with a six-over-one configuration. Windows are recessed at the wall plane with stucco return with no trim.



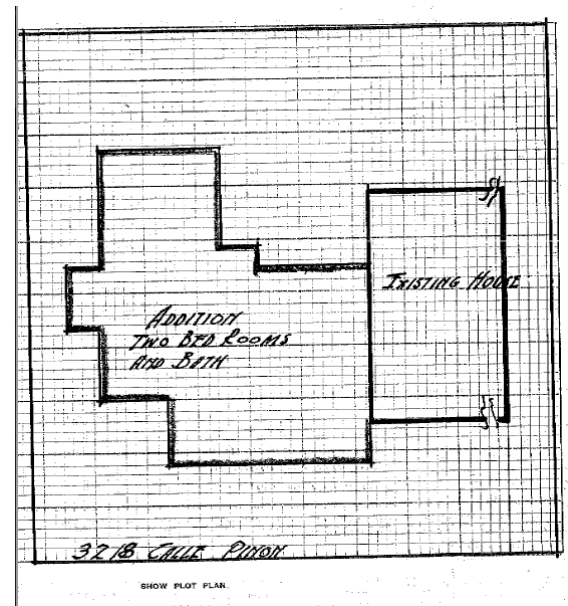
Streetscape: The north side of the 3200 block of Calle Pinon retains several of its original residential houses including the Tudor Style house (1930) at 3226 Calle Pinon and the English Vernacular style house (1930) at 3232 Calle Pinon to the west of the house, and the Craftsman style house (1926) at 3204 Calle Pinon to the East of the house. Across the street is the San Roque Catholic Church campus that includes a school and parsonage. The school building was constructed in 1936 and designed by noteworthy architects in Santa Barbara, Winsor and Soule.



Above: 3226, 3232 and 3204 Calle Pinon are neighboring houses to 3218 Calle Pinon.

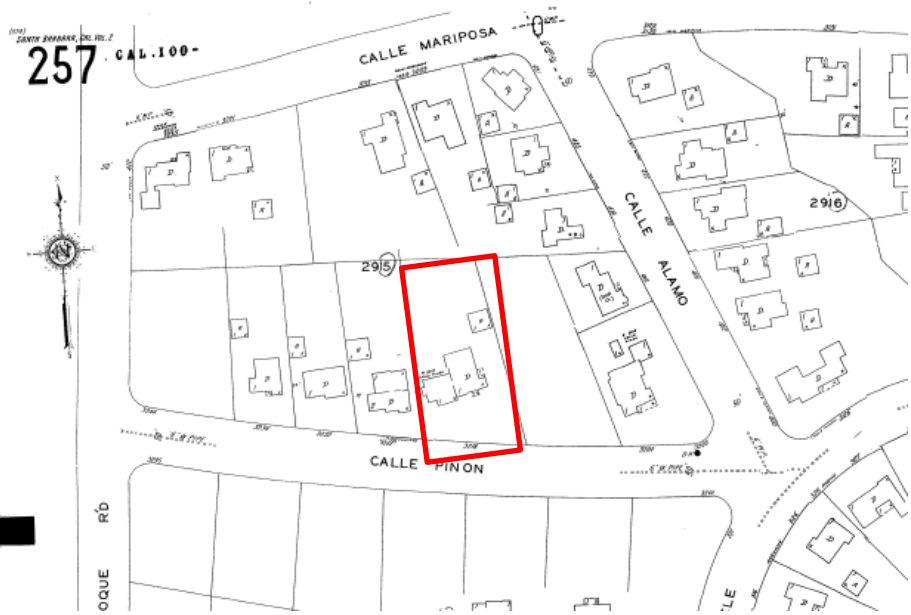


1930-31 Volume II Sanborn Fire Insurance Map, shows the house on this site and development of the block in the San Roque neighborhood. Courtesy, Gledhill Library. Page 257



1936 Addition to the house with two bedrooms. Community Development Street File.

Significance: City of Santa Barbara establishes historical 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 structure may be significant as a Structure of Merit per the following criteria:



1950 Volume II Sanborn Fire Insurance Map, shows the house on this site and development of this block of San Roque neighborhood. Courtesy, Gledhill Library. Page 257

Historic Integrity

The residence is in good condition, with most of the original materials still present from 1938 addition present on the front elevation. The 1938 addition was completed so early in the development of the site that it has gained its own significance. The house did have a rear addition added to the building in 1979/80. However the details on the front elevation allow it to convey its 1938 appearance on the streetscape. The streetscape is also in tact with houses from the 1920s and 1930s with Tudor Revival, English Vernacular and Craftsman style houses. This is part of a section of San Roque that may qualify to be part of a Historic District with the large amount of intact 1920s and 1930s houses including Tudor Revival and English Vernacular buildings remaining. This house may contribute to that significance. The building retains enough of its integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it to convey its 1938 appearance. The house also contributes to the visual integrity of the neighborhood that has maintained much of its historic integrity with intact small homes from the 1920s and 30s.



2015 Vicinity Map illustrating the current development of the block in San Roque neighborhood.

Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation:

The building sits in the San Roque neighborhood. The San Roque neighborhood was once the Ranch of Dixey Thompson, who raised beans and walnuts on the ranch. Thompson's ranch flanking San Roque Canyon remained open agricultural land until the first subdivides began developing around World War I. Stephen Rutherford bought 123 acres in 1927 between San Roque Road and Alamar Avenue. The San Roque portion of the



ranch was developed in patchwork fashion between the two World Wars. San Roque was half built out by 1940. The rest of the home sites were filled between 1955 and 1965. This English Vernacular style house was built in 1926. Widely popular throughout the country, the English Vernacular Style architecture takes its well-earned place among the Period Revivals of the early 1900's. Embodying a romantic view with European roots. The result adds charm and variety to the city of Santa Barbara and is a testament to an era which saw great development in the city.

Born into an era that looked to picturesque styles for inspiration, the English Vernacular and Tudor styles grew in popularity from the beginning of the 1900's until the 1920's, and maintained its strength until the late 1930's.

Although named for the Tudor era in England (early 1500's), the English Vernacular styles has a much broader scope of references. The range included much of the medieval era with everything from thatched-roof cottages to large manors as sources of inspiration. The steeply pitched front-facing gables (which are not common in the English prototypes) became a hallmark of the American English Vernacular style.

Santa Barbara is home to a number of English Vernacular buildings, typically in the form of the simple plaster cottage type. In general, Santa Barbara's English Vernacular styles tend to have more plaster and less masonry used in its wall treatments, than the rest of the country. The style was popular in the 1920s through the 1930s and can be found in the neighborhoods that were developed in that era like, the Lower Riviera and the San Roque neighborhoods of Santa Barbara. San Roque in particular has such a high concentration of the English Vernacular and Tudor styles that it may be considered a historic district.

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

The residence embodies the following character-defining English Vernacular features that may make it eligible for listing as a City of Santa Barbara Structure of Merit under criterion D:

Massing and Form: The massing of the English Vernacular and Tudor styles is principally composed of a side gable with a projecting front gable.

Porches: English Vernacular emphasizes the front entrance with steps to a stoop rather than a large covered porch as Victorians and Craftsman have. This house has a cut out arch covered stoop with decorative corners emphasizing the entrance.

Doors: The front door is a heavy wood door with small window. The door is recessed at the wall plane with stucco return with no trim.

Windows: The front windows are large, having multiple divided lights to form a large expanse of window. To the west side of the front elevation are a set of double hung windows with a six-over-one configuration. Windows are recessed at the wall plane with stucco return with no trim.

Wall Materials: The English Vernacular style has the typical Santa Barbara style wall materials completed in stucco.

Conclusion: The house may qualify as a Structure of Merit as it retains historic integrity and meets criteria A and D.

Works Cited:

Grumbine, Anthony, Harrison Design. Hernandez, Nicole. *Santa Barbara Style Guides, English Vernacular and Tudor*. City of Santa Barbara, Community Development Department. November 2014.

Thompson, Walker A. *San Roque*. "Neighborhood Series No. 1." Southern Santa Barbara County Board of Realtors. 1977.

Maps:

Sanborn Fire Insurance Maps 1931 and 1950/ pages 257. Courtesy Gledhill Library of the Santa Barbara Historical Museum.

City of Santa Barbara Vicinity Maps.