

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT
Prepared by **Nicole Hernandez, MFA, City Architectural Historian**
1812 Garden Street
Santa Barbara, California

Designation Status: Listed on the Potential Historic Resources List

Assessor Parcel Number: 027-051-017

Constructed: 1922

Property Description: One-story, cross-gabled house with a hip-roofed central tower element housing the front rounded arch wood door. The roof is covered in terra-cotta tiles. The house is clad in smooth finish stucco. The deeply recessed wood plank front door is extra-wide and features an arched top. The door is centered in a tower element featuring a small iron balcony under a small two paned window. Under the front facing gable end are French doors with divided light mullions set in raised stucco surrounds leading to an iron balcony. The French doors under the side facing gable open to a small patio surrounded by a scalloped stucco wall. Other windows on the side elevations are multi paned casements. There is one stucco clad end-wall chimney visible on the side elevation. A driveway on the south side of the parcel leads to the rear of the property. A sandstone retaining wall runs along the front property line. Four sandstone steps lead to a curvilinear sandstone walk, which terminates at the tile clad entrance steps.

Architect: unknown

Architectural Style: Spanish Colonial Revival

Property Type: Single Family Residence



Original Use: Residence

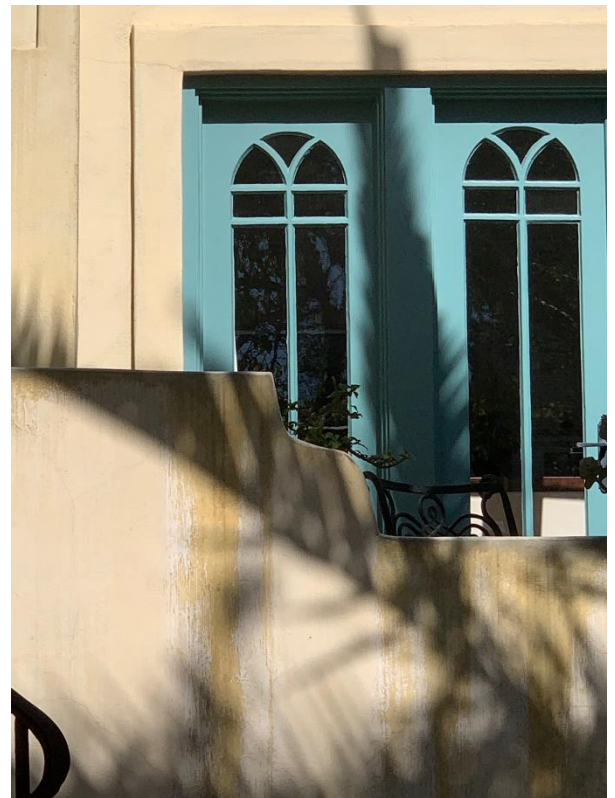
Significance: The Historic Landmarks Commission added the house to the Potential Historic Resources List in 1986. The building qualifies to be designated a Structure of Merit under the following criteria provided by the Municipal Code, Section 22.22.040.

Historic Integrity: The building conveys integrity of location, design, materials, workmanship, setting, feeling and association so that it conveys its 1922 appearance.

Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation: In 1916, Bertram Goodhue, author of a book on Spanish Colonial architecture, helped to kick-start the new Spanish style with his designs for the Panama California Expo in San Diego. Until then, the only Spanish themed architecture mimicked Mission prototypes. Soon, however, architects and patrons began to look to Spain itself for detailed examples of the Spanish style. Throughout the territories initially settled by the Spanish in the Southwest, as well as Texas and Florida, the Spanish Colonial Revival flourished. Santa Barbara had many architects including George Washington Smith, Lulah Maria Riggs, Winsor Soule, Reginald Johnson, William Edwards, and Joseph Plunkett talented in designing in the style. Another key to the success of the Spanish Colonial Revival in Santa Barbara was the Plans and Planting Committee through which Pearl Chase and others helped to sway Santa Barbara towards a more unified architectural style based on the City's Spanish Colonial and Mexican past. After the earthquake of 1925, much of the rebuilding of Santa Barbara was in the Spanish Colonial Revival style. The smooth stucco walls and terra-cotta roof reflect the design envisioned by the planners as character defining features of the Spanish Colonial Revival style, a theme carried throughout the City.

The building qualifies under criterion A as an excellent example of original moderate residential Spanish Colonial Revival style building that is essential to the identity of Santa Barbara.

Criterion D. Its exemplification of a particular architectural style or way of life important to

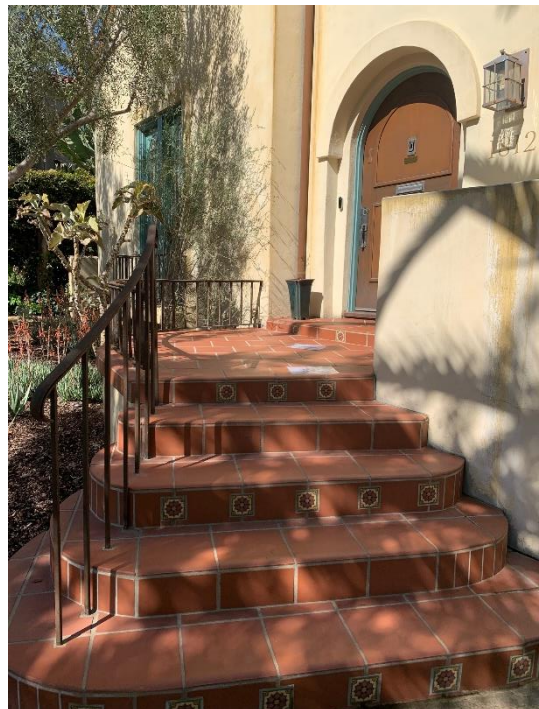


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The Spanish Colonial Revival style emphasized the interplay of cubic volumes, patios, pergolas and verandas; each interpreted and redefined by local architects or regions in their own oeuvre of the form, massing, and decorative treatments. This structure may qualify under Criterion D due to the following character-defining features:

- **Roof:** Terra-cotta red tiles cover the intersecting gabled roofs. The tiles create a decorative transition from the roof to the smooth stucco.
- **Wall Materials:** The Spanish Colonial Revival style building features smooth, whitewashed, planar, stucco walls, with the emphasis on broad, uninterrupted wall surfaces punctuated by careful use of openings. The illusion thick walls help the plaster building to feel believable as it imitates buildings originally made of load-bearing masonry.
- **French Door and window Details:** The building features wood French doors and casement windows with arched divided light patterns.
- **Porches and Balconies:** The house has a simple front stoop defined by the arched front door and a tiny wrought iron balcony in the tower of the entrance. The front patio surrounded by the low stucco wall with slight scallops in the design.
- **Tower and Chimneys:** There is a hipped roof tower centered on the front elevation with a small, iron balcony and window. The large stucco chimney has rounded arch pattern echoing the arch in the base.

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



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- **Sandstone wall:** There is a sandstone retaining wall abutting the sidewalk, lining the front streetscape. A feature that gives the region such distinction while offering a surprising and pleasing bit of artistry. Walls usually require far less engineering compared to bridges, so they offer more opportunity for stonemasons to express themselves and their artistry in the selection, carving, and setting of stones. Use of masonry for construction in the Santa Barbara area dates back to the time the Spanish arrived. Since it was necessary to travel some distance into the woods to obtain lumber, but rocks were found scattered on the ground, stone became the preferred building material. The tradition of building with stones continued in Santa Barbara County through the 19th century. This method of construction was often chosen because local brown sandstone was readily available and easily transformed from round or shapeless boulders into symmetrical smooth faced stone for building purposes.



A local stonemason explained in July of 1883, “When a quantity of it is wanted, a blast of powder is drilled into the heart of one of the large boulders and exploded and a number of square edged building stones are produced” (Santa Barbara News-Press July 1883). Many residences, walls, bridges, and commercial structures were constructed out of local sandstone during the nineteenth and early twentieth century. Immediately after World War I, Santa Barbara began a concerted effort to revamp its visual image. During this time, city planners carefully monitored all construction of any new structure to make sure it was consistent with the master plan that was based on Spanish Colonial Revival/Mediterranean streetscape mode (Conrad and Nelson, 1986: 14).

The use of a traditional building material, sandstone, in the construction of the walls built during this period was in line with Santa Barbara's planning and design efforts. In the years from 1870 to 1940, when Santa Barbara was quickly evolving into a vibrant, growing city, the period witnessed an extraordinary explosion of stone construction made possible by the abundant supply of sandstone, cadre of expert masons, and financing by private citizens. This period provided an atmosphere conducive to the building of public and private spaces of all kinds, walls, bridges, gardens, and an assortment of other stone works and encouraged some exceptional expressions of the mason's art. Among the most apparent expressions of the beauty in stone that give the region such distinction are the stone walls."

Works Cited:

Grumbine, Anthony, Harrison Design. Hernandez, Nicole. *Santa Barbara Style Guides, Spanish Colonial Revival*. City of Santa Barbara, Community Development Department. November 2014.

Santa Barbara Conservancy. *Images of America, Stone Architecture in Santa Barbara*. Arcadia Publishing, 2009.