

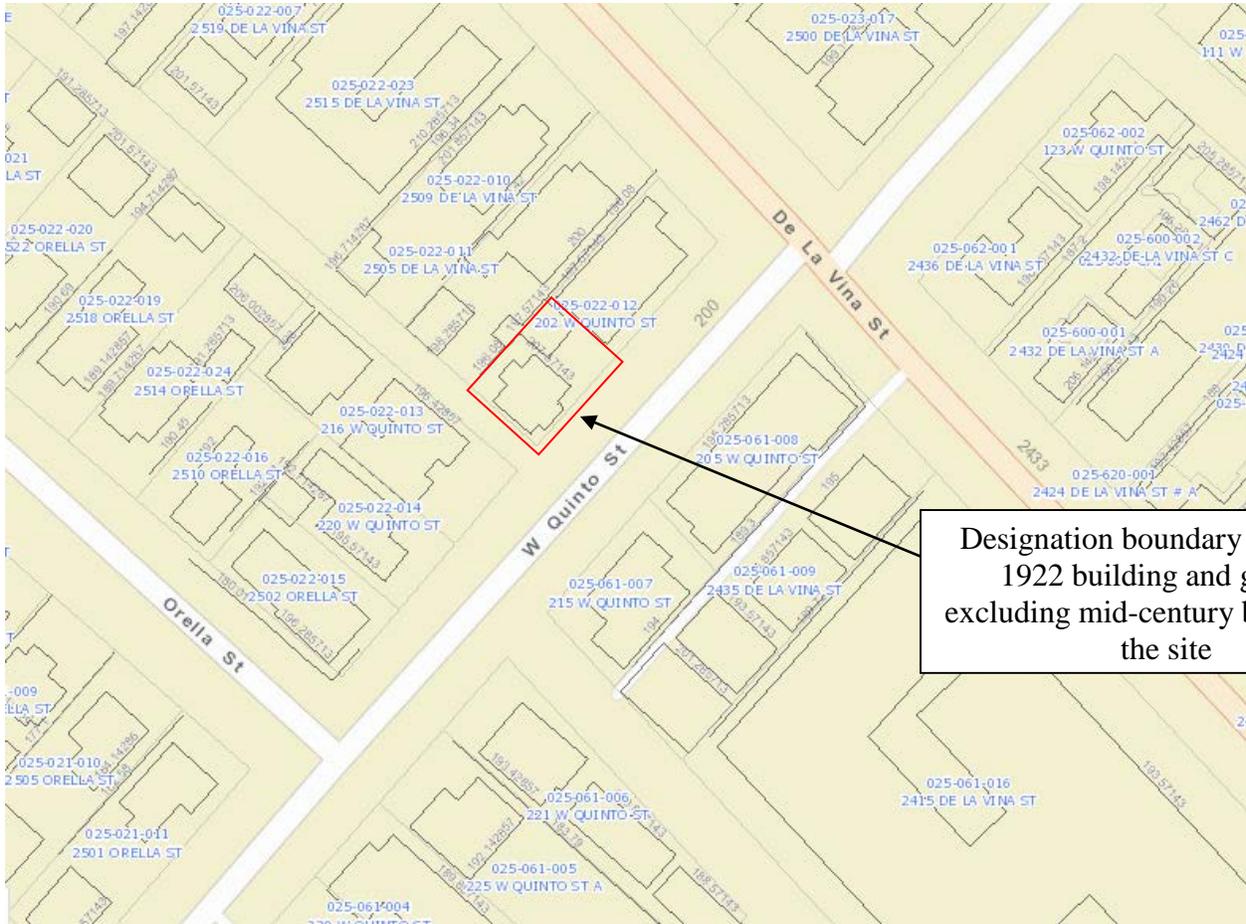
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**THE BITTERLY HOUSE, 208 WEST QUINTO STREET
SANTA BARBARA, CALIFORNIA
APN 025-022-012**

SEPTEMBER 7, 2016



Site Plan of 208 W. Quinto St.



Designation boundary 5' around 1922 building and garage, excluding mid-century building on the site

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 (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. It is the opinion of the Historic Landmarks Commission Designations Subcommittee that the building at 208 West Quinto Street is an excellent candidate for Structure of Merit designation per 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

The structure was built in 1922 in the Craftsman architectural style. The earliest owner on record was I.F. Bitterly, whose name was on the 1929 permit for the second-story addition. The Craftsman style was created in reaction to loss of human craft found in the Industrial Revolution. It became known as the Craftsman Movement in the United States and utilized local, natural materials; simplicity of forms; originality; and handcrafted detail. In 1901, the first issue of *The Craftsman* magazine was published by Gustav Stickley, a strong proponent of Craftsman furniture, textiles, and architecture. Architects such as Greene and Greene in Pasadena and David Owen Dryden in San Diego championed the Craftsman style, helping it to become the most popular style of the early 1900s.

The Craftsman Movement embodied great variety with the Arts and Crafts English antecedents, from homes with an aesthetic reminiscent of oriental wood joinery, to the Craftsman Bungalow style, which ennobled modest homes for a rapidly expanding American middle class. These small houses helped fulfill many Americans' wish to own their own home. With climate and economic opportunity drawing more people westward, homey Craftsman bungalows sprang up rapidly in California. The Ready-Cut Bungalow Company estimates it shipped over 40,000 bungalow kits to Southern California from 1910 through the 1920s. For about \$650, everything you needed to construct a bungalow would be delivered to your lot. Simple and affordable, the bungalow itself became a visual motif, along with citrus groves and palm trees, and it was part of the California setting.

In Santa Barbara, the Craftsman house enjoyed a popularity that can still be seen today. From the small Bungalow to the large, almost grandiose house, Craftsman architecture thrived in Santa Barbara. Craftsman architecture is found in the neighborhoods surrounding downtown. In Santa Barbara, examples of the Craftsman style can be found in the City's older residential neighborhoods, including the Upper and Lower Eastside neighborhoods and the Westside neighborhood. This architectural subtype characterizes Santa Barbara's early-twentieth-century residential expansion that was largely driven by the growth in the City's resort industry and



The front triptych windows are typical of the California Craftsman with a large center window flanked by two side windows with smaller divided lights in the upper sashes. Photo taken June 2016.

improvements to the transportation system. Therefore, as an exceptional example of the Craftsman style that is illustrative of the growth and development of Santa Barbara's middle-class residential neighborhoods during the late-nineteenth and early-twentieth century, the house at 208 W. Quinto Street qualifies for listing as a City of Santa Barbara Structure of Merit under Criterion A.

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

The house exemplifies the Craftsman style with its character-defining massing and form, including its side-facing gable, and central front porch with short, wide, square porch columns that rest upon massive piers. The Craftsman house demonstrates simple detailing in the upper sashes of double-hung, wood windows with multiple lights. The front elevation features a divided light front door with divided vertical side lights, as well as two large window openings holding a triptych of three windows, a large center window flanked by two narrower windows. The house features wide window trim around wood casement windows on the side elevation, and in the second-story wood weatherboard siding as is typically found on Craftsman homes.

The Craftsman is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 208 W. Quinto Street is characteristic of the type of houses built for Santa Barbara's prosperous tradesmen and middle class during the early twentieth century. Because the house 208 W. Quinto Street exemplifies its architectural style and is illustrative of the development of Santa Barbara's residential neighborhoods during the early twentieth century, it is eligible for listing as a City of Santa Barbara Structure of Merit under Criterion D.



The tapered wood columns resting on the large masonry base is a hallmark of the Craftsman style. Photo taken June 2016.

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: wood, divided light and casement windows, tapered wood columns on the porch, the door flanked by side lights, and the narrow wood siding. Because the house demonstrates these outstanding elements, it qualifies as a Structure of Merit under Criterion G.



The house features wood casement windows on the side elevations and second-story. Photo taken June 2016.

Historic Integrity

The two-story house at 208 W. Quinto Street has a high degree of design integrity to convey its original appearance in the Craftsman style. The second story was added to the original 1922 house in 1928. Because the addition was completed so early, it contributes to the significance of the house. The house also contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a range of architectural styles including Craftsman, English Vernacular, and post-World War II multi-residential buildings. The house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity. The house retains its integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it to convey its 1928 appearance.

Recommendation

Staff recommends that the Historic Landmarks Commission adopt a resolution to designate 208 W. Quinto Street as a Structure of Merit, with the designation boundary being 5' around the house and original garage, excluding the mid-century modern house that is on the same parcel.

Attachments:

1. (Draft) Resolution to designate
2. Mills Act Program Ten-Year Rehabilitation Plan