

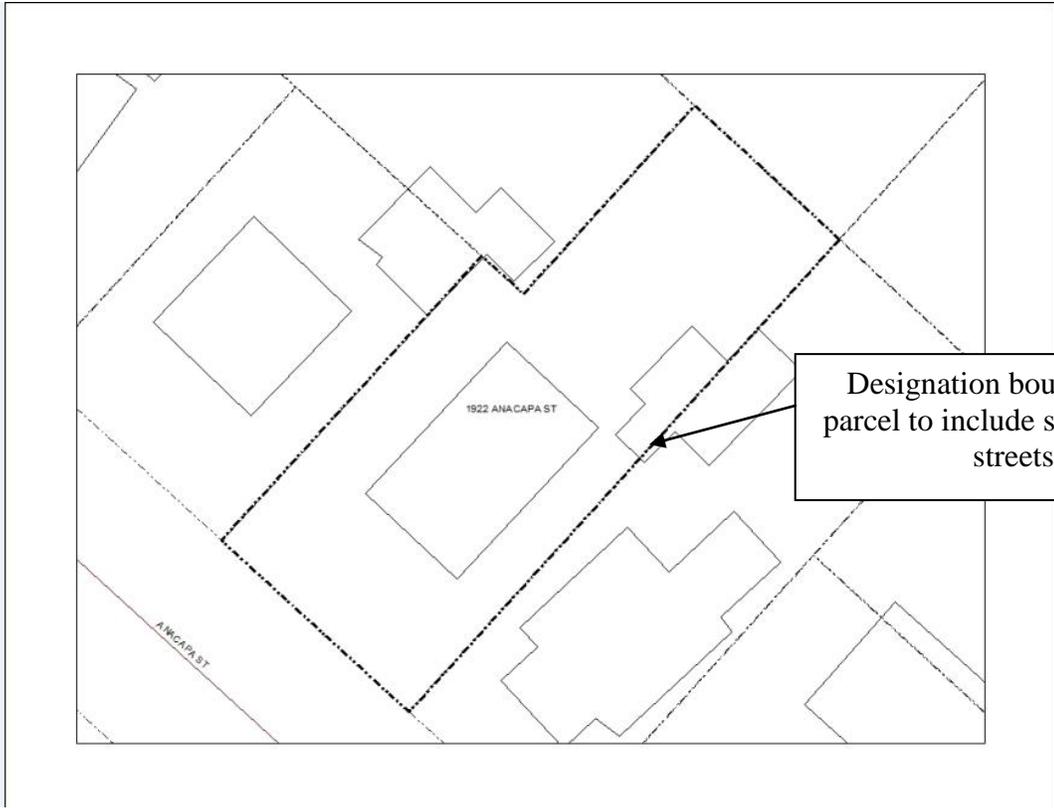
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**1922 ANACAPA STREET
SANTA BARBARA, CALIFORNIA
APN 025-381-018**

JULY 16, 2014



1922 Anacapa Street Site Plan



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. The house at 1922 Anacapa Street is significant as a Structure of Merit 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 1917, in the shingle style. Shingle Style homes marked a significant shift in American housing styles. Shingle architecture broke free from lavish, decorative designs popular in Victorian times. Deliberately rustic, the style suggested a more relaxed, informal style of living, popular style of the early 1900's. It was born in New England but was popular in the Mid-Atlantic and influential in Chicago and, especially, on the West Coast. As an intact Shingle style house in Santa Barbara, the house at 1922 Anacapa Street qualifies for listing as a City of Santa Barbara Structure of Merit under criterion A.



This Shingle Style features wood shingle siding, wide overhanging eaves, and divide light windows a deep front porch with square columns and a gambrel roof.

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

The Shingle style house contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a range of architectural styles including Italianate, Folk Victorian, Queen Anne, Craftsman, Mediterranean and post World War II multi-residential buildings. The house exemplifies the Shingle style with its character defining features known for continuous wood shingles on siding, the gambrel roof pierced by dormers, wide eaves on several levels with carved brackets the front porches and asymmetrical floor plan. The house features elongated eight divided light casement windows and a bay window on the side elevation, the asymmetrical front porch has wide, square columns that rest upon solid shingle railing. The front elevation features a large window opening holding a triptych of three windows; a large center window flanked by two eight divided light side windows.



The Shingle style is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 1922 Anacapa 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 1922 Anacapa Street is an exemplary example of 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.

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 use of the gambrel shaped roof, wood shingle siding in the unique two layer pattern, wood divided light casement windows, carved brackets under the eaves, and the simple square columns on the front porch. 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. 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 that allow it to convey its original appearance.

Recommendation

Staff Recommends that the Historic Landmarks Commission adopt a resolution to designate 1922 Anacapa Street as a Structure of Merit.

Attachments:

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

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION TO DESIGNATE AS A STRUCTURE OF MERIT
1922 ANACAPA STREET
ASSESSOR'S PARCEL NO. 025-381-018**

RESOLUTION 2014-7

JULY 16, 2014

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 of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, the legal property owners of 1922 Anacapa Street, Santa Barbara, CA 93103 are Frank and Adrienne Koroshec;

WHEREAS, the legal description of the property is as follows: Those portions of Block 3, described as follows: PARCEL ONE: Beginning at a point on the Northeasterly line of Anacapa Street, distant 225 feet Southeasterly from the most Westerly corner of said Block 3; thence along said line of Anacapa Street, Northwesterly 49 feet 3 inches; thence at right angles Northeasterly 165 feet; thence at right angles Southeasterly 49 feet 3 inches; thence at right angles Southwesterly 165 feet to the point of beginning; PARCEL TWO: Beginning at a point on the Northeasterly line of Anacapa Street, distant thereon 175.75 feet Southeasterly from the most Westerly corner of said Block; thence at right angles Northeasterly 100 feet; thence at right angles Northwesterly 15 feet; thence at right angles Southwesterly 100 feet to said line of Anacapa Street; thence at right angles Southeasterly 15 to the point of beginning; PARCEL THREE: A right of way for driveway purposes over a strip of land described as follows: Beginning on the Northeasterly line of Anacapa Street, 225 feet Southeasterly from its intersection with the Southwesterly line of Mission Street; thence continuing along said line of Anacapa Street, 5 feet; thence at right angles Northeasterly 100 feet; thence at right angles Northwesterly 5 feet; thence at right angles Southwesterly 100 feet to the point of beginning.

WHEREAS, historic research found that house qualifies for possible historic designation under City of Santa Barbara Master Environmental Assessment criteria as evidenced in the Staff Report dated July 16, 2014;

WHEREAS, the Staff Report found the house constructed in 1917 in the Shingle style is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, the Commission has acquired authorization from the property owner to designate 1922 Anacapa Street as a City of Santa Barbara Structure of Merit; and

WHEREAS, on July 2, 2014, the Historic Landmarks Commission adopted a Resolution of Intention No. 2014-7 to hold a public hearing to begin the Structure of Merit designation process for 1922 Anacapa Street.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The property at 1922 Anacapa Street Assessor's Parcel No. 025-381-018, is designated as a City of Santa Barbara Structure of Merit.

SECTION 2. The City Structure of Merit designation includes the entire parcel including the house constructed in 1917 and the stone wall at the streetscape at 1922 Anacapa Street.

SECTION 3. The Historic Landmarks Commission finds that the subject property meets the following Structure of Merit criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship; and

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

Adopted:

Exhibit B

MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

1922 Anacapa Street
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Install new foundation, bolting and seismic work.	\$51,000
	Install new roof	\$21,617
	Repair driveway approach,	\$9,800
	Install copper gutters and chimney caps	\$4,507
Year 2	French drain for house and garage	\$16,000
	Install window screens and new hardware	\$5,000
Year 3	Rehab period "built in" elements in living room	\$2,500
	Repair dry rot in windows	\$1,500
Year 4	Repair interior plaster and paint	\$5,000
	Repair/replace garage door	\$1,500
Year 5	Remodel kitchen with new counters, cabinets and floors, install appliance vent	\$32,000
Year 6	Install gutters for the garage and part of the house, install rear patio	\$11,000
Year 7	Repair/replace front porch steps and railing to match original.	\$2,000
Year 8	Remove paint from chimney	\$1,000
Year 9	Install new electrical wire and repair/replace light fixtures	\$2,500
Year 10	Interior remodel to add new bath	\$20,000

To be attached to the Historic Property Preservation Agreement (Mills Act Contract) as Exhibit B.

Projects may be interior or exterior, but must utilize all of your tax savings. All projects that affect the exterior of the residence are subject to Historic Landmarks Commission/Staff review and approval before work begins. Work must meet all City requirements and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Restoration Plan may be amended or altered by mutual agreement. Retain copies of all receipts and permits for submittal with the required annual reports.

