

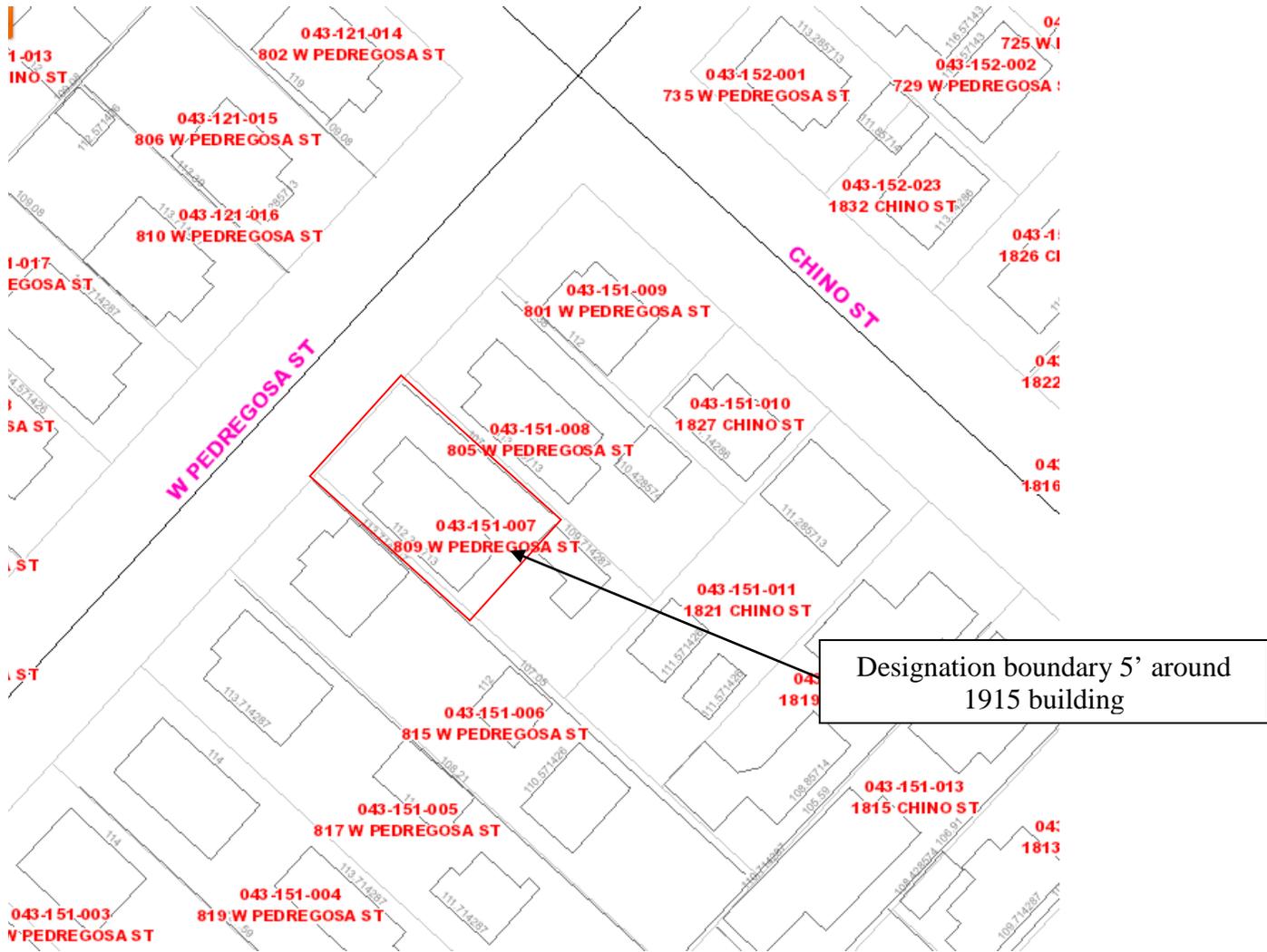
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**809 W PEDREGOSA
SANTA BARBARA, CALIFORNIA
APN 043-151-007**

July 29, 2015



Site Plan of 809 W. Pedregosa



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 809 W Pedregosa 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 1926, in the Craftsman architectural style. The Craftsman style was created in reaction to loss of human craft found in the Industrial Revolution, the Arts and Crafts Movement formed in England and soon spread to the United States. It became known as the Craftsman Movement in the United States and utilized local, natural materials, simplicity of forms, originality, and hand-crafted 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 1900's.



The wood siding, brackets, ogee lugs, and divide light upper sash windows contribute to the Craftsman character.

The Craftsman Movement embodied great variety with the Arts and Crafts English antecedents, to 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. At the beginning of the twentieth century, bungalows took America by storm. The typical Craftsman bungalow was a single-story structure suited to a warm climate, with verandas for outdoor entertainment, overhanging eaves and multiple windows to provide shade and cross-ventilation in the days before air conditioning. 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 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 809 W Pedregosa 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 at 809 W Pedregosa Street has a high degree of design integrity to convey its original appearance in the Craftsman style. 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 exemplifies the Craftsman style with its character-defining low pitched roof and large, exposed eaves with brackets that add subtle details to the simple form. The house features typical Craftsman style short, wide, square, columns that rest upon massive piers. The Craftsman house demonstrates intricate detailing in the upper sashes of double hung, wood windows with multiple lights. The front elevation features two large window openings holding a triptych of three windows, a large center window flanked by two double hung windows. The house features wood weatherboard siding and a brick chimney as is typically found on Craftsman homes.

The Craftsman is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 809 W. Pedregosa 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 809 W. Pedregosa 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: wood, divided light windows, ogee lugs, the simple brackets under the eaves, and authentic style columns on the 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 809 W Pedregosa Street as a Structure of Merit.

Attachments:

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

