

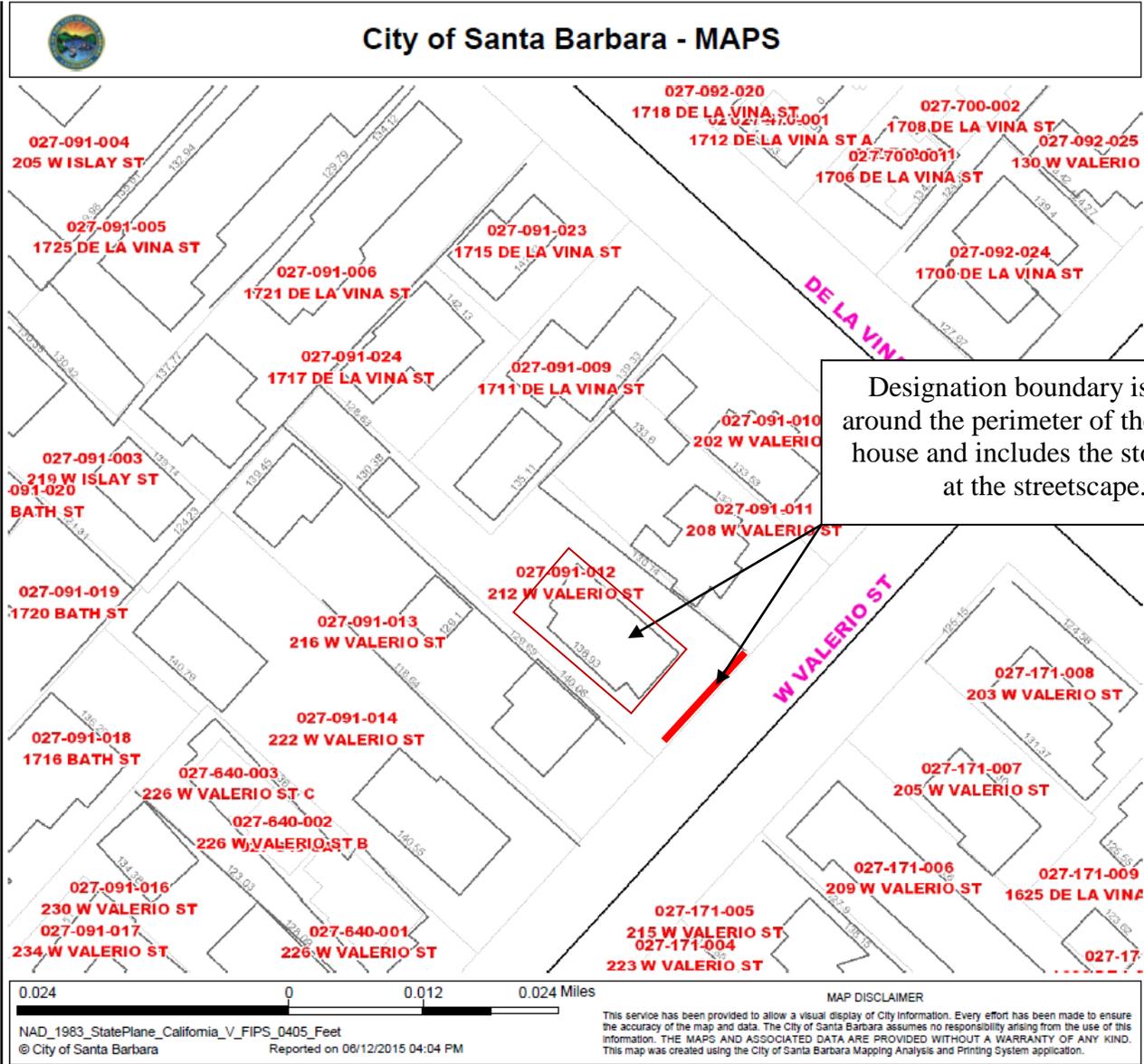
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**212 WEST VALERIO STREET
SANTA BARBARA, CALIFORNIA
APN 027-091-012**

JULY 29, 2015



Site Plan of 212 West Valerio Street



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 212 W. Valerio 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 c. 1905, 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 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.

The typical Craftsman structure suited to a warm climate, with verandas for outdoor entertainment, wide, overhanging eaves and multiple windows to provide shade and cross-ventilation in the days before air conditioning. With climate and economic opportunity drawing more people westward at the same time that the Craftsman style, California is known for its abundance of Craftsman style homes.

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. In Santa Barbara, examples of the Craftsman style can be found in the City's older residential neighborhoods surrounding downtown, 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 1925 Anacapa 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 212 W. Valerio Street has a high degree of integrity that allows it 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 Folk Victorian, Queen Anne, Craftsman, and post World War II multi-residential buildings.

The two-story house exemplifies the Craftsman style with its character-defining features low pitched, hipped roof and large, exposed eaves with rafter tails that add subtle details to the simple form. The tails themselves are cut in a plain manner and have exposed protruding beams to visually hold the large overhanging eaves. The house features typical Craftsman style wide, square columns on the front porch, an oval light front door, wood clapboard siding on the first floor and decorative shingle siding on the second floor and a brick chimney. The door on the second floor front elevation is flanked by one over one, double hung wood windows. It opens onto a front facing balcony that has a solid wood railing of shingle siding. The side trellised porch is also a character defining feature of the Craftsman style.

The Craftsman is one of the architectural styles that typify this Santa Barbara neighborhood. Moreover, the house at 212 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 212 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 two-story Craftsman house demonstrates outstanding attention to design, detail, materials and craftsmanship with its low hipped roof, shingle siding, wood windows, wide overhanging eaves and front facing front balcony. In addition, the house has an ashlar sandstone wall lining the streetscape that also demonstrates outstanding materials and craftsmanship, the house is eligible for listing as a Structure of Merit under criterion G.

Criterion I, its unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood;

The house at 212 W. Valerio Street built c. 1905 is located on the north side of Valerio Street between De La Vina and Bath Streets. The house at 212 W. Valerio Street and its significant sandstone wall lining the streetscape have formed an established and familiar visual element of the surrounding streetscape since c. 1905 and is eligible for listing under criterion I.

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 212 West Valerio Street as a Structure of Merit.

Attachments:

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