

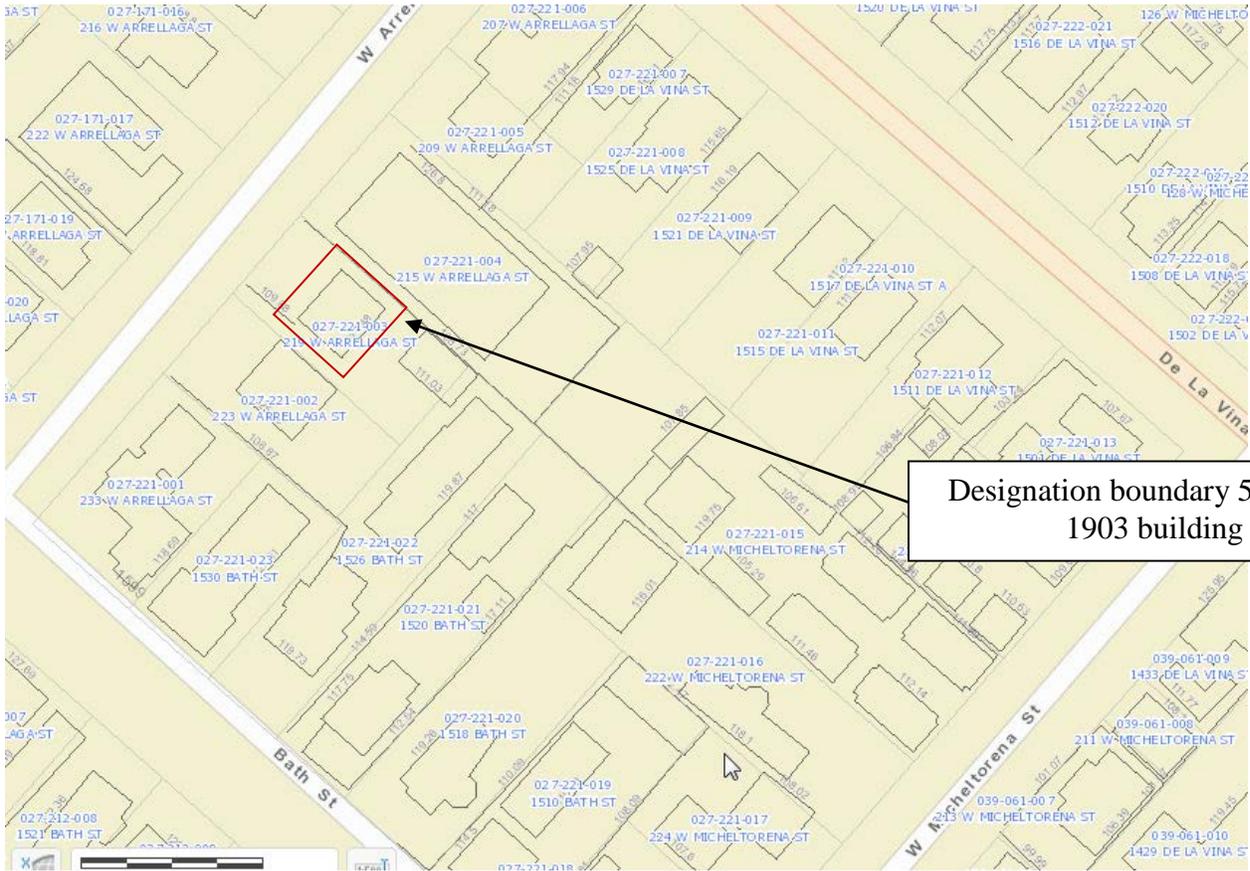
**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**THE FREDERICKS HOUSE, 219 WEST ARRELLAGA STREET
SANTA BARBARA, CALIFORNIA
APN 027-221-003**

SEPTEMBER 7, 2016



Site Plan of 219 West Arrellaga Street



Designation boundary 5' around 1903 building

Significance

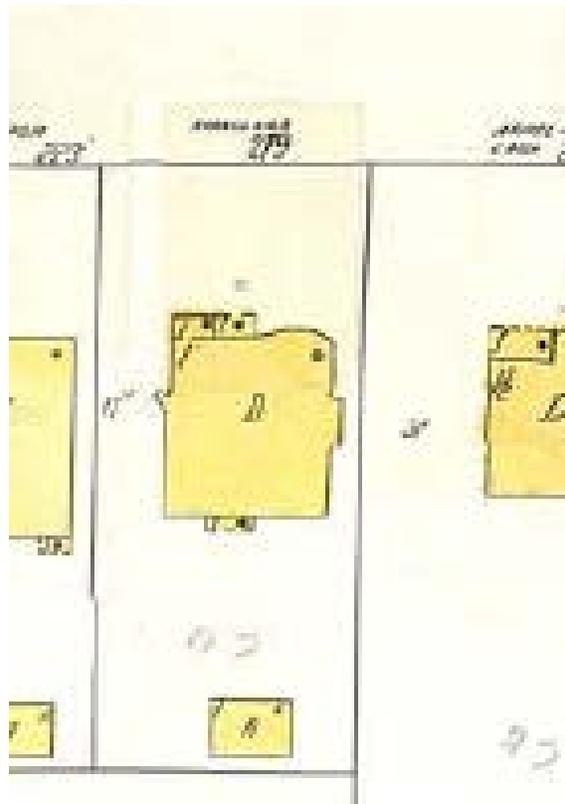
The City of Santa Barbara establishes historic significance as provided by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. It is the opinion of the Historic Landmarks Commission Designations Subcommittee that the building at 219 West Arrellaga 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 house has simple detailing of the Folk Victorian, and although the original front porch is missing, the house retains all other original exterior details. Photo taken June 2016.

The structure was built in 1903 in the Folk Victorian architectural style. The earliest owner on record was Henry L. Fredericks, a jeweler. As per the Sanborn map, the house originally had a one-story front porch on the southwest side of the front elevation. Although the porch was removed prior to 1978, when the house was added to the Potential Historic Resources List, all the other original simplified details of the building remain. Although known for much of the intricate detailing of the Queen Anne style, the Victorian Era was also home to simpler styles such as the Folk Victorian. With the combination of bold massing forms and detailed porch work, the Folk Victorian embodies a transitional style that hints at the simpler styles to come while staying connected to the current styles of the day.



219 W. Arrellaga showing front porch on the house in 1930 Sanborn Map.

As American Colonial Revival and Spanish Colonial Revival styles looked to the past for inspiration, so too the Folk Victorian looked to its roots, which were the simple, National Folk structures. The Folk Victorian style survived into the early part of the twentieth century and helped set the stage for the Craftsman and American Colonial Revival styles. Like the other Victorian styles, Folk Victorian was made possible by the Industrial Revolution in the form of the railroad and the transportation of woodworking machines across the country. Folk Victorian came about in

the final stages of the Victorian style. It was one of the final expressions of a long and lasting era. Santa Barbara's Folk Victorians can be found throughout west downtown. Therefore, as an example of the Folk Victorian 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 219 West Arrellaga 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 rear of the house also carries the fenestration rhythm with elongated double-hung, one-over-one wood windows in sets of three. Photo taken June 2016.

The house exemplifies the Folk Victorian style with its character-defining massing and form with its two-story, front-facing gable and a standard-pitch roof. The Folk Victorian house has boxed eaves on the front elevation to form a simple cornice line and does not have any of the detailed ornament as seen in a Queen Anne. The Folk Victorian house demonstrates simple detailing as seen in the elongated, double-hung, one-over-one, wood windows. The wood window surrounds are typically simple 4"-5" wide trim with a simple profile wood sill. The door is also simple and without the intricate details of a Queen Anne, with a window pane over three simple horizontal panels. The house features narrow wood weatherboard siding as is typically found on Folk Victorian homes.

Because the house at 219 West Arrellaga is an example of the Folk Victorian 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 steep front-facing gable; wood, one-over-one, double-hung windows in sets of three, with the center window's sash offset from the side windows; front bay window; and the pane over panel, solid wood front door and narrow wood siding. Because the house demonstrates these outstanding elements, it qualifies as a Structure of Merit under Criterion G.

Historic Integrity

The two-story house at 219 West Arrellaga Street has a high degree of design integrity to convey its original appearance in the Folk Victorian 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, Queen Anne, Shingle, 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 1903 appearance.



The original bay window features the center windows with a higher middle sash than the elongated side windows. Photo taken June 2016.

Recommendation

Staff recommends that the Historic Landmarks Commission adopt a resolution to designate 219 West Arrellaga Street as a Structure of Merit, with the designation boundary being 5' around the house.

Attachments:

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