



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** April 9, 2013

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Proposed Designation Of Two Landmarks: Stark House At 1709 Overlook Lane And The Veterans Memorial At 112 West Cabrillo Boulevard

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Stark House at 1709 Overlook Lane (Assessor's Parcel Number 015-192-016) a City Landmark;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Veterans Memorial at 112 West Cabrillo Boulevard (Assessor's Parcel Number 033-101-013) a City Landmark.

### **DISCUSSION:**

Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission (HLC) the authority to adopt resolutions to forward recommendations to the City Council regarding Landmark designations.

On January 16, 2013, the HLC held a public hearing to consider the information presented regarding the historic significance of the Stark house and the Veterans Memorial. The HLC voted to adopt resolution number 2013-01 to recommend to the City Council that it designate the Stark House as a City Landmark and voted to adopt resolution number 2013-2 to recommend to the City Council that it designate the Veterans Memorial as a City Landmark. The HLC determined through the staff reports that the resources are historically significant and qualify under Santa Barbara Municipal Code Section 22.22.040 as City Landmarks (Attachments 1 and 2).

### The Stark House

The Stark House is significant for its French Norman style architecture. It was designed and erected in 1928 by George Washington Smith, a nationally acclaimed architect of the early twentieth century. Through his architectural designs in Santa Barbara, Smith made a significant contribution to the heritage of the City, State, and Nation.

## Council Agenda Report

### Proposed Landmark Designation Of The Stark House And The Veterans Memorial Building

April 9, 2013

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The property is the best example of a French Norman architectural type in the neighborhood and one of the few in the city of Santa Barbara. The home's distinguishing characteristics, including its horizontal massing, asymmetrical main façade with unmatched gabled wings at each end, unusual window placement, steeply pitched roof with clay tile shingles, stucco siding, recessed wall openings, and exposed timber beams, have not been significantly diminished by the alterations that have occurred since it was built. The residence features many of the architectural elements that typify the French Norman style, but their creative rendering distinguishes the building from other French Norman designs in Santa Barbara, including those by Smith.

The proposed boundary of the City Landmark designation is five feet around the perimeter of the George Washington Smith designed main house, as the landscape of the entire parcel has been altered and no longer conveys historic significance.

The current home owners, Courtney and Tanny Jones, have been working with the HLC since 2012 to make alterations to the building that conform to the Standards for Rehabilitation established by the Secretary of the Interior. The property owner submitted a statement of support of the City Landmark designation on November 30, 2012.

Historic research in the form of a Revised Historic Structures Report prepared by Ronald Nye dated May 9, 2012 and approved by the HLC on March 11, 2012 has determined that the Stark House qualifies for historic designation as a City Landmark under City of Santa Barbara Master Environmental Assessment criteria.

#### Veterans Memorial Building

The Veterans Memorial has been a designated Structure of Merit since 1983. However, the building warrants the elevated status of City Landmark based on its architectural significance as well as the extensive archeological prehistoric resources discovered below grade of the site. The building was originally constructed in 1927 as a dance hall. In 1936, noted local architects Winslow Soule and John Frederick Murphy designed a renovation of the dance hall in the Spanish Colonial Revival style that is an important regional style and significantly influenced the heritage of Santa Barbara. The architecture displays a pedestrian loggia behind five arched bays that form an outdoor colonnade, three part wood windows, a French door and wrought-iron balcony that are all elements which embody outstanding attention to design, detail, material, and craftsmanship. As the building is on the site of a prehistoric Chumash kitchen and burial ground, the site yields significant information of archeological interest since there are extensive prehistoric Chumash resources below grade on the site.

The County Board of Supervisor's, upon the request of the community, has authorized the County Architect to pursue elevating the status of the building to a City Landmark and applying to list the building on the National Register of Historic Places (Attachment 3).

Historic research in the form of a National Register of Historic Places Form and summarized in a Staff Report has determined that the Veterans Memorial qualifies for

historic designation as a City Landmark under City of Santa Barbara Master Environmental Assessment criteria.

Under the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the Stark House and the Veterans Memorial as City Landmarks are eligible for Categorical Exemptions as per the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines.

**SIGNIFICANCE CRITERIA:**

The Historic Landmark Commission found that the Stark House meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Criterion E. Its exemplification of the best remaining architectural type in a neighborhood.
- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

The HLC found that the Veterans Memorial meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- Criterion J. Its potential of yielding significant information of archeological interest.

**RECOMMENDATION:**

It is staff's recommendation that there is sufficient evidence on record that supports the City Landmark designations of the Stark House and the Veterans Memorial Building.

The HLC and Staff recommend to City Council that it adopt resolutions to designate the Stark House and the Veterans Memorial Building as City Landmarks.

- ATTACHMENTS:**
1. HLC Resolution No. 2013-01 and Staff Report dated January 16, 2013 for Landmark Designation of the Stark House.
  2. HLC Resolution No. 2013-02 and Staff Report dated January 16, 2013 for Landmark Designation of the Veterans Memorial Building.
  3. County Record Action by the Board of Supervisors, November 13, 2012

**PREPARED BY:** Nicole Hernandez, Urban Historian

**SUBMITTED BY:** Paul Casey, Community Development Director

**APPROVED BY:** City Administrator's Office



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
HOLD A PUBLIC HEARING  
TO CONSIDER LANDMARK DESIGNATION OF  
THE STARK HOUSE  
1709 OVERLOOK LANE  
ASSESSOR PARCEL NO. 015-192-016**

**RESOLUTION 2013-1**

**JANUARY 16, 2013**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, historic research in the form of a Historic Structures Report prepared by Ronald L. Nye dated May 9, 2012 and accepted by the Historic Landmarks Commission with corrections on March 28, 2012, and summarized in a Staff Report has determined that the Stark House located at 1709 Overlook Lane, Assessor's Parcel No. 015-192-016 qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the proposed boundary of the City Landmark designation is five feet around the perimeter of the main house designed by George Washington Smith; and

WHEREAS, the subject property is significant for both its historical and architectural influence on the heritage of the City; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the Stark House at 1709 Overlook Lane as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, on December 19, 2012, the Historic Landmark Commission adopted a Resolution of Intention No. 2012-04 to hold a public hearing to begin the landmark designation process for the Stark House located at 1709 Overlook Lane, Assessor's Parcel No. 015-192-016; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the character-defining features of the building facades are subject to Historic Landmark Commission review; and

WHEREAS, the property owner submitted a statement of support of the City Landmark designation on November 30, 2012; and

WHEREAS, the Historic Landmark Commission has worked with the property owner to rehabilitate the property since 2012; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmark Commission, and;

WHEREAS, in summary, the Historic Landmark Commission finds that the Stark House located at 1709 Overlook Lane, Assessor's Parcel No. 015-192-016, meets the following City Landmark 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;
- E. Its exemplification of the best remaining architectural type in a neighborhood.
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

NOW, THEREFORE, BE IT RESOLVED that on January 16, 2013, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Stark House located at 1709 Overlook Lane, Assessor's Parcel No. 015-192-016 as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**HISTORIC LANDMARKS COMMISSION  
CITY OF SANTA BARBARA**

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

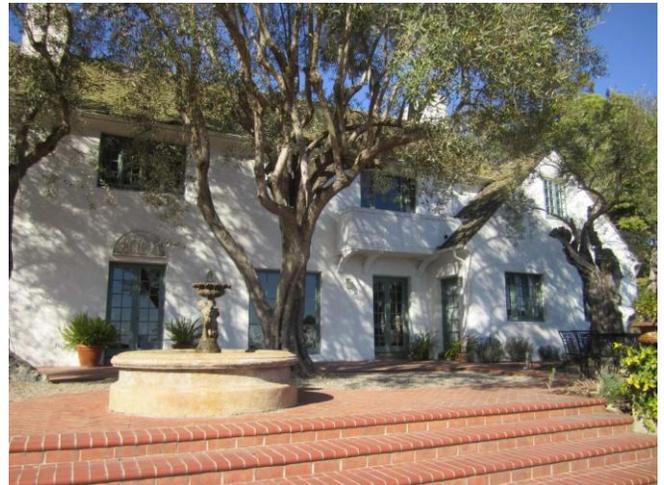
**STARK HOUSE  
1709 OVERLOOK LANE  
SANTA BARBARA, CALIFORNIA  
APN 015-192-016  
JANUARY 16, 2013**

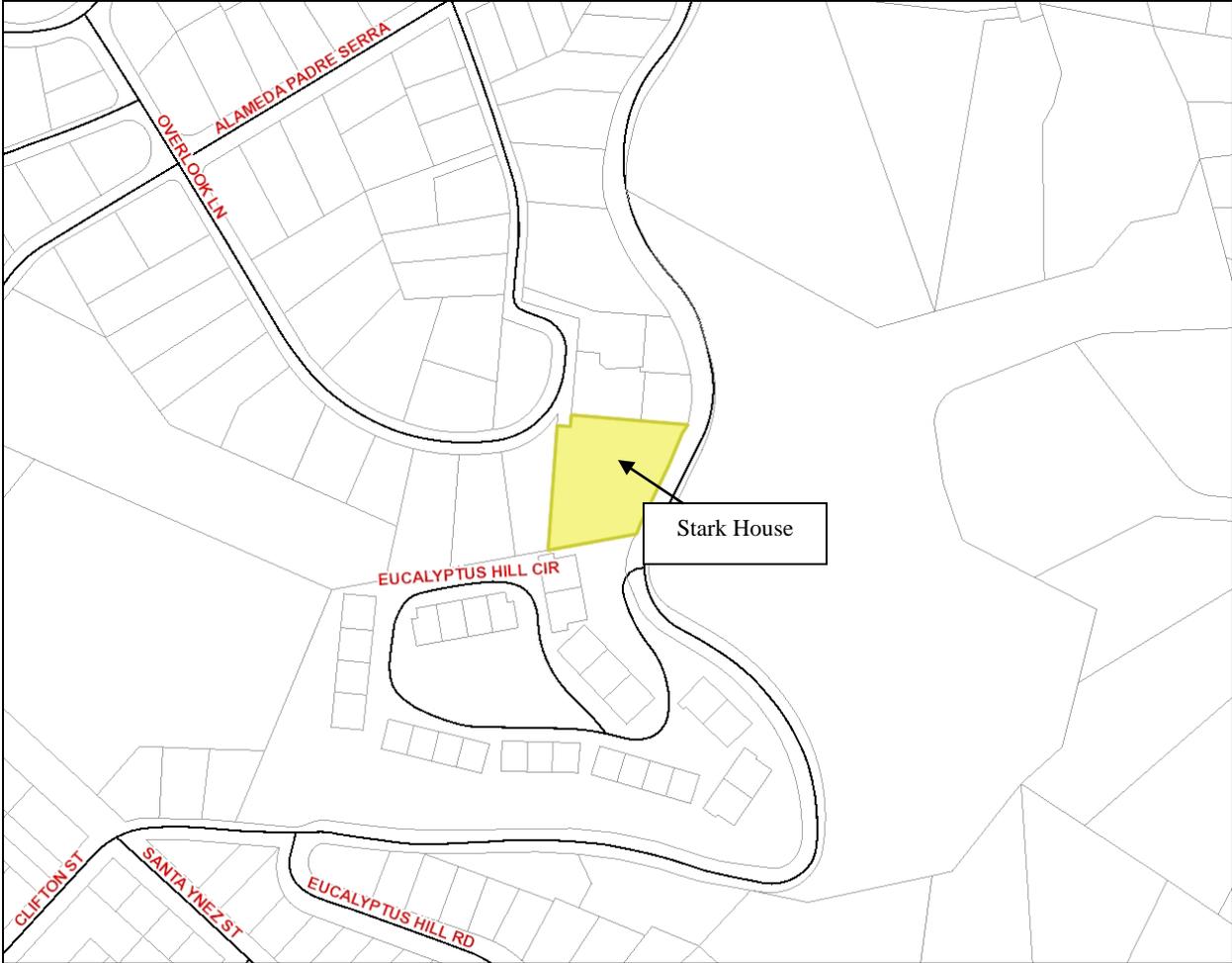
**Background:**

Historic research in the form of a Revised Historic Structures Report prepared by Ronald Nye dated May 9, 2012 and approved by the Historic Landmarks Commission on March 11, 2012 has determined that the Stark House located at 1709 Overlook Lane, Assessor's Parcel Number. 015-192-016, qualifies for historic designation as a City Landmark under City of Santa Barbara Master Environmental Assessment criteria. The current home owners, Courtney and Tanny Jones, have been working with the Historic Landmarks Commission (HLC) to make alterations to the building that conform to the Standards for Rehabilitation established by the Secretary of the Interior. The proposed boundary of the City Landmark designation is five feet around the perimeter of the George Washington Smith designed main house as the landscape of the entire parcel has been altered and no longer conveys historic significance. This staff report summarizes the extensive historic research and analysis of the Historic Structures Report (see excerpts, exhibit A).



*Above: 1930 Photograph of south elevation of building. Courtesy of Community Development and Conservation Collection, Box 51, Dept. of Special Collections, UCSB Library; Correspondence, G.W. Smith records, Architecture and Design Collection, UCSB.)*  
*Below: 2012 Photograph of south elevation of building.*



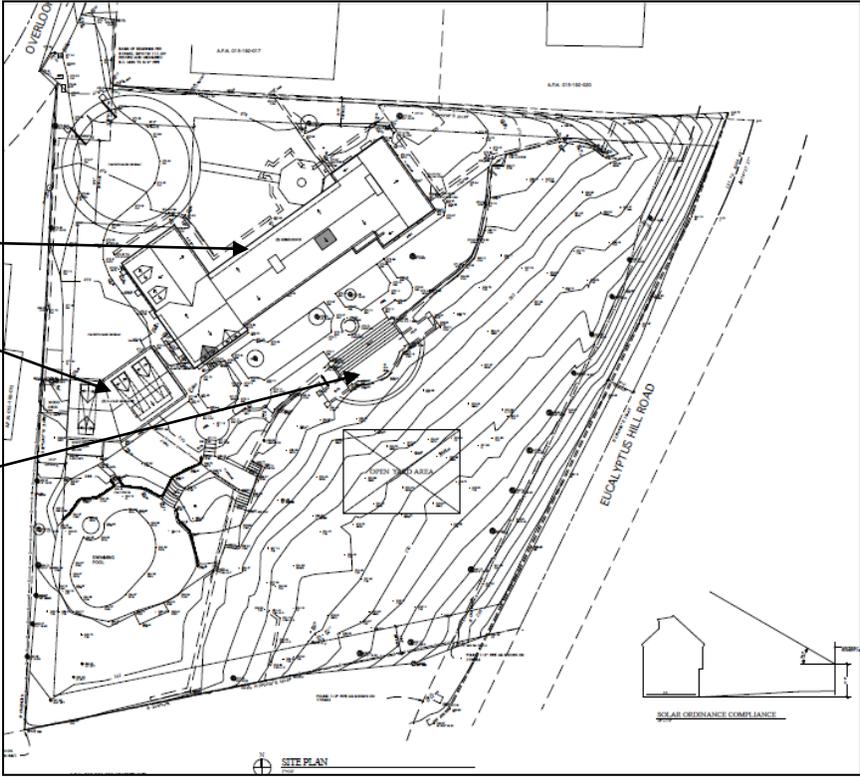


Vicinity Map, City of Santa Barbara Mapping  
Analysis and Printing System, 2013

*George Washington Smith Designed House*

*Garage added in the mid-1990s*

*Bowed belvedere added in the mid-1990s*



*Site plan from 2012 Construction Documents. The garage was added in the mid-1990s and much of the landscape altered. The proposed designation boundary is 5' around the main George Washington Smith designed house.*

**Historic Context:**

The residence is a two-story, irregularly-shaped structure built in the French Norman style. It was designed by George Washington Smith and erected for Jack Gage Stark and Edith L. Stark in 1928. Jack Gage Stark was an artist who was associated most closely with the California Impressionist group of landscape painters centered in Southern California and achieved modest local and regional critical acclaim.

A set of surviving sketches of the proposed residence drawn in 1928 by Smith reveal that the existing residence retains the general French Norman style and configuration of the architect’s original plan.

The most significant changes to the original design occurred in the 1990s when the garage was removed on the west elevation and a new door and window were installed in place of the old garage doors; a new kitchen door, porch, and window were added on the same elevation; a new bowed wall and window were added to the kitchen on the south elevation; and a new three-car detached garage was built; a new swimming pool was installed, the front lawn and concrete paver driveway were added, and the rear terrace was enlarged.

Lockwood de Forest, Jr. created a landscape plan for the property in 1928. Existing elements that probably date to de Forest’s plan include the Santa Maria flagstone walkway and adjoining, low, sandstone, cobble retaining wall that border the residence’s north and east elevations; the four olive trees on the south elevation terrace; the main sandstone, cobble, retaining wall below the rear entrance that traverses the entire property on the east-west alignment but is interrupted at its center by a modern belvedere addition; a set of sandstone steps near the east end of the main retaining wall; a small flagstone landing and two sets of sandstone steps approximately thirty feet southwest of the house’s south elevation; and scattered olive and ornamental trees. There is no visible evidence of the graceful arrangement of descending terraces, fruit trees, pathways, and steps depicted in de Forest, Jr.’s plan of 1928. The 2012 Historic



*Above: West Elevation. Photo taken November 5, 2012*



*Above: North Elevation. Photo taken November 5, 2012*

Structure Report notes that the existing landscaping plan does not represent an intact historically important design or a high quality example of a noted landscape architect's work and does not possess historical integrity. Most of the landscaping is less than twenty years old and its paved surfaces and ornamental features are not compatible with the historically significant residence.

The Stark House has remained as a residence through several home owners: Mrs. and Mr. Jack G. Stark (1928-1953), Mrs. May M. Ford (1954-1958), Mrs. Jolyne G. Ferry (1959-mid 1980s), and currently Courtney and Tanny Jones.

**Architect:**

**George Washington Smith**

George Washington Smith (1876-1930) was born in East Liberty, Pennsylvania. Smith became one of the preeminent practitioners of the interpretive Hispanic architectural revival movement. The architectural historian David Gebhard wrote that Smith's Spanish Colonial Revival signature was the "picturesque simplicity" of his use of extensive plain wall surfaces, arches, clay tile roofs, iron grille work, heavy wood components and deeply recessed wall openings, among other elements. The Stark House is distinct from Smith's other French Norman homes because of its radically asymmetrical main façade containing an unbalanced window plan and extensive areas of uninterrupted stucco. David Gebhard considered the Stark House a prime example of Smith's "abstract approach", which merged historical and modern imagery. Smith manipulated the picturesque and primitive aspects of the old architectural styles, Gebhard wrote, resulting in an imagery that was "simultaneously readable as a traditional artifact and as an abstract object of high art".

**Landscape Architect:**

**Lockwood De Forest, Jr.**

Lockwood de Forest, Jr. (1896-1949) was born in New York City. De Forest, Jr.'s family moved to Santa Barbara permanently in 1915. De Forest, Jr. started his own landscape business in Santa Barbara in the early 1920s after working for Ralph Stevens, an established landscape architect in Santa Barbara. He was almost immediately successful for his services among Santa Barbara, Montecito and Southern California estate owners. De Forest, Jr. was known for employing the colors and textures of a property's natural surroundings as a principal organizing tool for his landscape projects.

**Architectural Style:**

The French Norman architectural style was based on the farmhouses in Normandy. French Norman architecture was most popular in the United States in the 1930s. Character defining features of the style are the asymmetrical house with steeply pitched roof with dormers, multi-paned casement windows as displayed in George Washington Smith's design of the Stark House.

**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 Stark House meets 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 building represents an example of French Norman style architecture designed by George Washington Smith that is a significant part of the heritage of the City.

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

The French Norman style residence exemplifies George Washington Smith's "abstracting approach" to architectural design. This blend of historical and modern imagery resulted in a unique design that is important to the City, State, and Nation. The home's distinguishing characteristics, including its horizontal massing, asymmetrical main façade with unmatched gabled wings at each end, unusual window placement, steeply pitched roof with clay shingle roofing, large areas of plain stucco siding, recessed wall openings, and exposed timber beams, have not been significantly diminished by the alterations that have occurred since it was built. The residence features many of the architectural elements that typify the French Norman style, but their creative rendering distinguishes the building from other French Norman designs in Santa Barbara, including those by Smith.

***Criterion E, Its exemplification of the best remaining architectural type in a neighborhood.***

The property is the best French Norman architectural type in the neighborhood.

***Criterion F, its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;***

George Washington Smith, the building's designer, is a nationally acclaimed architect of the early twentieth century. Smith's Spanish Colonial Revival domestic and urban building designs were recognized for their "picturesque simplicity". Through his architectural designs in Santa Barbara, Smith made a significant contribution to the heritage of the City, State and Nation.

***Criterion G, its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;***

The Stark House displays a unique combination of materials and design elements which embodies outstanding attention to design, detail, materials, and craftsmanship. High quality elements include its asymmetrical yet picturesque main façade, its recessed and rustic main entry door; its cantilevered second floor that is underpinned by rough-hewn beams; its abstract arrangement of the chimney and adjoining roof lines; and its half-timbered balcony that melds into the adjacent gabled roof on the south elevation.

***Criterion I, Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.***

The residence's unique north façade, steeply-pitched cross-gabled roof with clay tile roofing, and recessed wall openings that contrast with large areas of rough stucco siding, give it a singular physical presence. It was built in 1928 and has retained its historical integrity. It therefore qualifies as an established and familiar visual presence in the neighborhood.

***Historical Integrity:***

In addition to determining significance, there are essential physical features that must be

considered to evaluate the integrity of a significant building. The residence has retained a high level of historical integrity. Its location and footprint have not changed. The integrity of design, materials, and workmanship, particularly on its north elevation, have not been significantly diminished by the minor alterations. Its integrity of setting has been compromised to some extent because of alterations made to the landscaping and construction of a new detached garage. However the house itself retains its character defining features designed by George Washington Smith that convey its historic significance.

**Recommendation:**

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the Stark House be designated as a City Landmark. Staff recommends the proposed boundary of the City Landmark designation is five feet around the perimeter of the George Washington Smith designed main house as the landscape of the entire parcel has been altered and no longer conveys historic significance.

**Works Cited:**

Nye, Ronald. Revised Historic Structures Report. May 9, 2012. The report is on file with the City Planning Division.



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
HOLD A PUBLIC HEARING  
TO CONSIDER LANDMARK DESIGNATION OF  
THE VETERANS MEMORIAL  
112 WEST CABRILLO BOULEVARD  
ASSESSOR PARCEL NO. 033-101-013**

**RESOLUTION 2013-2**

**JANUARY 16, 2013**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, historic research in the form of a National Register of Historic Place Form and summarized in a Staff Report has determined that the site and building of the Veterans Memorial located at 112 West Cabrillo Boulevard, Assessor's Parcel No. 033-101-013 within the boundary being the legal parcel qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the Spanish Colonial Revival building designed by Winsor Soule and John Murphy is significant for its historical, architectural, and archeological influence on the heritage of the City; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the Veterans Memorial as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, on December 19, 2012, the Historic Landmark Commission adopted a Resolution of Intention No. 2012-05 to hold a public hearing to begin the landmark

designation process for the Veterans' Memorial located at 112 West Cabrillo Boulevard, Assessor's Parcel No. 033-101-013; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the character-defining features of the buildings' facades and grounds are subject to Historic Landmark Commission review; and

WHEREAS, the building has been designated a Structure of Merit since 1983. Based on the extensive archeological prehistoric resources discovered below grade of the site, the County Board of Supervisor's, upon the request of the community, has authorized the County Architect to pursue elevating the status of the building to a City Landmark and applying to list the building on the National Register of Historic Places; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmark Commission; and

WHEREAS, in summary, the Historic Landmark Commission finds that the Veterans' Memorial located at 112 West Cabrillo Boulevard, Assessor's Parcel No. 033-101-013, meets the following City Landmark criteria 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;
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- J. Its potential of yielding significant information of archaeological interest.

NOW, THEREFORE, BE IT RESOLVED that on January 16, 2013, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Veterans' Memorial located at 112 West Cabrillo Boulevard, Assessor's Parcel No. 033-101-013 as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**HISTORIC LANDMARKS COMMISSION  
CITY OF SANTA BARBARA**

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**VETERANS MEMORIAL  
112 WEST CABRILLO BOULEVARD  
SANTA BARBARA, CALIFORNIA  
APN 033-101-013  
JANUARY 16, 2013**

**Background:**

The Santa Barbara Veterans Memorial Building is located within El Pueblo Viejo Landmark District. The property was designated a Santa Barbara Structure of Merit in 1983 based on the following criteria: a) Its character, interest or value as a significant part of the heritage of the City, State or the Nation; b) Its location as a site or a significant historic event; c) Its identification with a person or persons who significantly contributed to the culture and development of the City, 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; and e)

Its exemplification of the best remaining architectural type in a neighborhood. In addition, the property was identified in the Waterfront Survey in 2001 as a contributing resource to the proposed West Beach Residential and Tourist Historic District based on its significance in contributing to the broad patterns of the history of Santa Barbara (see exhibit A).

Based on the extensive archeological prehistoric resources discovered below grade of the site, in 2012, the County Board of Supervisor's, upon the request of the community, has authorized the County Architect to pursue elevating the status of the building to a City Landmark in addition to submitting a 2012 application to list the building on National Register of Historic Places (see exhibits B and C).



*Front elevation of the Veterans Memorial,  
December 2012*



Vicinity Map, City of Santa Barbara Mapping  
Analysis and Printing System, 2013

**Historic Context:**

The general coastal area and the Santa Barbara Veterans Memorial property in particular are well known and documented areas along the Santa Barbara Coastal region that supported a thriving Native American culture. The prehistoric Chumash community inhabited the coast of California dating from roughly 5000 to 3200 years before present. Their communities were made of village settlements up and down the coast, many of those villages were located in Santa Barbara. There is a volume of cultural resources subsurface to current day land development and specifically below the 5-foot mark directly under the Veterans Memorial property. The “kitchen” and burial areas of the Amolomol Village are under the site of the Veterans Memorial property. Thus, the “period of significance” is not only when the existing building was constructed, but when the prehistoric village was present, 5,000 to 3,200 years before present. In 1923, Burton Mound, housing the prehistoric settlement of Amolomol, was excavated by the Museum of the American Indian in New York. Dense domestic debris, house floors, hearths, stone features and over three hundred burials were discovered. A small portion of the mound was then deeded to the City as Ambassador Park.

It is located at the western end of the City in the potential West Beach Residential and Tourist historic District, west of State Street and north of West Cabrillo Boulevard. The portion of the district includes the area historically known as the Ambassador Tract, land occupied by the Potter hotel until 1921 and subsequently subdivided for residential use. Property types associated with the district include: multiple family residential, single-family residences, courtyard apartments,



*Spanish Colonial Revival designed arched openings of the Veterans Memorial, December 2012*

hotels/motels, and small commercial buildings. Significant architectural styles represented in the district include: Spanish Colonial Revival, Minimal Traditional,

Craftsman/Bungalow and Streamline Moderne. The potential district was significant for its association with the historical development of the area as a tourist destination. The majority of the West Beach section of the waterfront area from 1902 to 1922 was taken up by the Potter Hotel, the Plaza del Mar, and bathhouses. The Potter Hotel was constructed in 1901 and was sold several times and was renamed the Ambassador before burning in 1921. The demise of the Ambassador Hotel left a void of high-class tourist facilities on Cabrillo Boulevard. Consequently, West Beach became the center for smaller hotels and cottages. In the early 1920s, a group of Santa Barbara architects proposed designs for several buildings along Cabrillo Boulevard in the West Beach area. However, the Veterans

Memorial building was the only one that was constructed. The building was originally constructed in 1927 as a dance hall. In 1936, noted local architects Winslow Soule and John Frederick Murphy designed a renovation of the dance hall in the Spanish Colonial Revival Style that completely changed its exterior design and interior layout. Its name was changed to the Veterans Memorial Hall in 1935. It remained in use as a dance hall for many years. During World War II, when the U.S. Army maintained a redistribution center in the oceanfront area, the building was an important recreation spot. It is owned and maintained by the County, serving as a Veterans service office and meeting place for Veterans organizations.

### **Architects:**

#### **Winsor Soule and John Murphy**

Winsor Soule and John Frederick Murphy were partners in an architectural practice based in Santa Barbara. Winsor Soule's architecture career began on the East Coast after graduating from Massachusetts Institute of Technology (MIT) in 1907. Cram, Goodhue and Ferguson, one of the most prolific and well-known architectural firms in the country at the time, hired Soule. Specializing in ecclesiastical architecture and public buildings, the firm designed some of the most notable buildings of early twentieth century America. While Soule only worked for the firm for a year, his contacts with the firm's partners, particularly Bertram Goodhue, who would later practice in California, were invaluable. Soule then became an associate architect for Bryn Mawr College, where he collaborated with the renowned architect and designer, Lockwood de Forest, Sr. on a number of projects. It was through Soule's professional association with De Forest that he met, and later married de Forest's daughter, Judith. In 1911, Soule visited Santa Barbara, where his father-in-law had been spending annual summer holidays since the late 1880s. In 1912, less than a year after his visit, Soule and his wife relocated to Santa Barbara. Soule's early career on the East Coast provided him with critical exposure to some of the foremost practitioners of Period Revival architecture in the United States. Soule partnered with architect Russell Ray until 1917, where he hired architect John F. Murphy in 1915. Murphy studied at Columbia University in New York and moved to Santa Barbara to join the firm with Soule. The firm was developing a regional architectural style inspired by Spanish precedents. Russell Ray left the firm in 1917 and Murphy was elevated to full partnership. Over the next decade the firm of Soule and Murphy continued to refine its interpretation of the Spanish Colonial Revival Style. In 1922, the firm received a commission to build Lincoln and Nelson elementary schools in Santa Barbara. So successful was their reception, that for the next 20 years, the firm would design many public elementary schools in Santa Barbara. These schools brought the Spanish Colonial Revival Style to the attention of the public. In Santa Barbara, a concerted effort was made to make Mediterranean and Spanish Colonial Revival the City's dominant architectural styles. Architects, such as Soule and Murphy helped play an important and pivotal role in this process.

### **Architectural Style:**

#### **Spanish Colonial Revival Style**

The Spanish Colonial Revival style was part of the Eclectic Movement that stressed relatively pure copies of the classical, Medieval, and Renaissance classical movements in different European countries and their New World colonies. The Eclectic movement began

as European-trained architects began to design landmark period houses. The trend gained momentum with the 1893 Chicago Columbian Exposition, which stressed the correct historical interpretations of European Styles. From 1913-1915, architect Bertram Goodhue (formally of Cram, Goodhue, and Ferguson), author of a book on Spanish Colonial architecture, helped to promote the new Spanish Colonial Revival style with his designs for the Panama-California Expo in San Diego. Until then, the only Spanish themed architecture was based on Mission prototypes. The Spanish Colonial Revival style flourished throughout the Southwestern States that were once territories originally settled by the Spanish. As early as 1909, Santa Barbara was looking for a visual image with which to link its Spanish past to future developments within the City. A Civic League of citizens hired the planner Charles Mulford Robinson to determine the City's assets and to offer plans for development. Robinson pointed to the City's Hispanic heritage as a focal point for a unifying architectural style.

**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 Veterans Memorial Building meets 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 building does possess Spanish Colonial qualities that are significant to the heritage of Santa Barbara, California, and the Nation, as it is property is on the site of a prehistoric Chumash kitchen and burial ground with a large amount of cultural resources subsurface.

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

The building embodies distinguishing characteristics of the Spanish Colonial Revival style that are important to Santa Barbara's character.

***Criterion F, its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;***

Windsor Soule and John Fredrick Murphy played an important role in developing a regional architectural style for California inspired by the state's Colonial period and Spanish and Mediterranean antecedents. They designed numerous buildings in Santa Barbara including residential, commercial and government buildings that significantly influenced the heritage of the City.

***Criterion G, its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;***

The Veterans Memorial displays a pedestrian loggia behind five arched bays that form an outdoor colonnade. Three part wood windows, a French door and wrought-iron balcony are elements which embody outstanding attention to design, detail, materials, and craftsmanship.

***Criterion J, its potential of yielding significant information of archaeological interest;***

There are extensive prehistoric Chumash resources below grade on the site.

**Historical Integrity:**

In addition to determining significance, there are essential physical features that must be considered to evaluate the integrity of a significant building. The building has retained a high level of historical integrity. Since 1936, its location, setting, association and footprint have not changed. Its integrity of design, materials, and workmanship have not been diminished by alterations.

**Recommendation:**

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the Veterans Memorial be designated as a City Landmark.

**Works Cited:**

Ooley, Robert. National Register of Historic Places Registration Form. 2012. The form is on file with the City Planning Division.

Post Hazeltine Associates, Historic Structures/Sites Report for 2132 Mission Ridge Road. August 21, 2012. This report is on file with the City Planning Division.

Department of Parks and Recreation District Record. Proposed West Beach Residential and Tourist Historic District. August 20, 2001. This survey is on file with the City Planning Division.

A-13) GENERAL SERVICES[12-00859](#)

Consider recommendations regarding Landmark Designations for the Santa Barbara Veterans Memorial Building, Second District, as follows:

- a) Authorize the County Architect to prepare and file a Landmark Nomination Request for the Santa Barbara Veterans Memorial Building through the landmark process at the City of Santa Barbara;
- b) Authorize the County Architect to prepare a National Register of Historic Places application for filing with the California Office of Historic Preservation; and
- c) Find that the filing of such requests is categorically exempt under the California Environmental Quality Act (CEQA) and an administrative activity not constituting a "Project" within the meaning of CEQA, as set forth in 14 CCR 15378(b)(2).

**A motion was made by Supervisor Wolf, seconded by Supervisor Carbajal, that this matter be Acted on as follows:**

**a) and b) Authorized; and**

**c) Approved.**

**The motion carried by the following vote.**

**Ayes:** 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Gray, and Supervisor Lavagnino

A-14) PLANNING AND DEVELOPMENT[12-00871](#)

Receive and file a report on the Iannoccone Removal of Grade Beam Emergency Permit 12EMP-00000-00007 at 6761 and 6763 Del Playa Drive, APN 075-193-022, Third District.

**A motion was made by Supervisor Wolf, seconded by Supervisor Carbajal, that this matter be Received and filed. The motion carried by the following vote.**

**Ayes:** 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Gray, and Supervisor Lavagnino



**City Landmark Designation for:**

**The Stark House  
1709 Overlook Lane  
April 9, 2013**

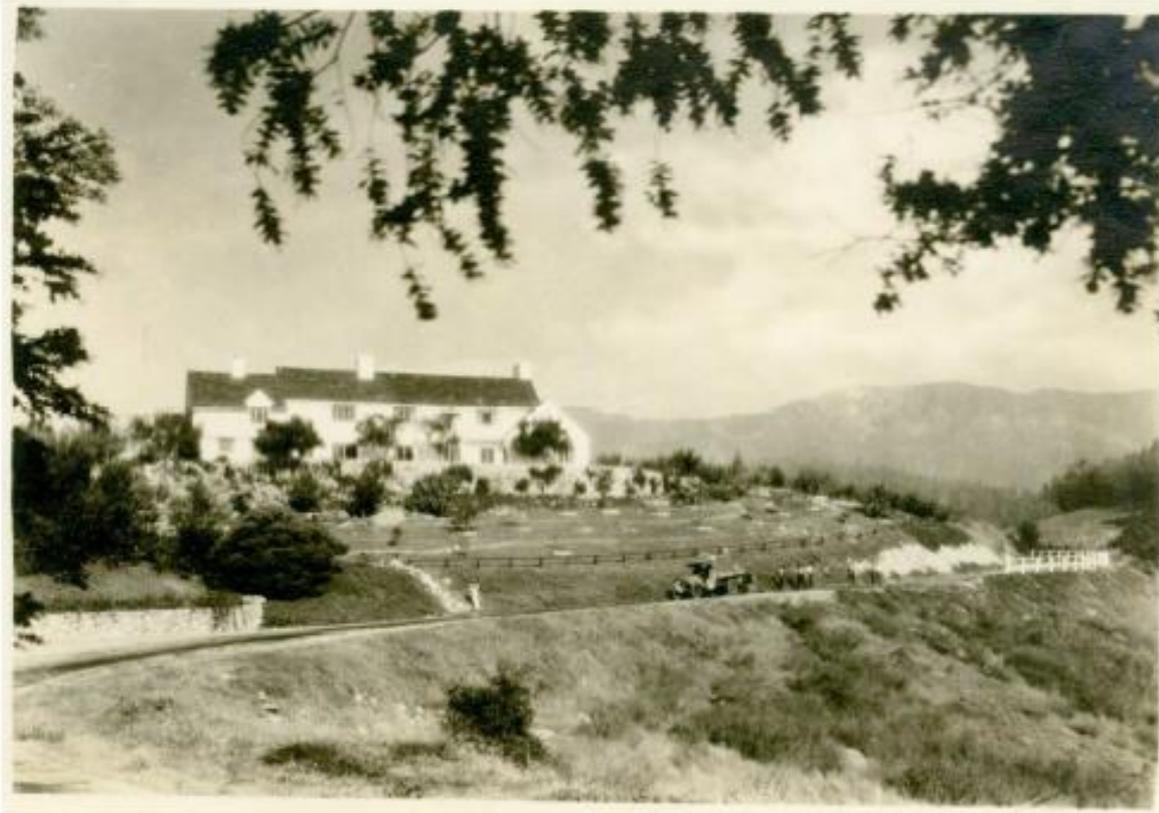
STATE STRE.

# The Stark House

## 1709 Overlook Lane

c. 1930

Historical Property Photograph, c. 1930  
1709 Overlook Lane – May 9, 2012

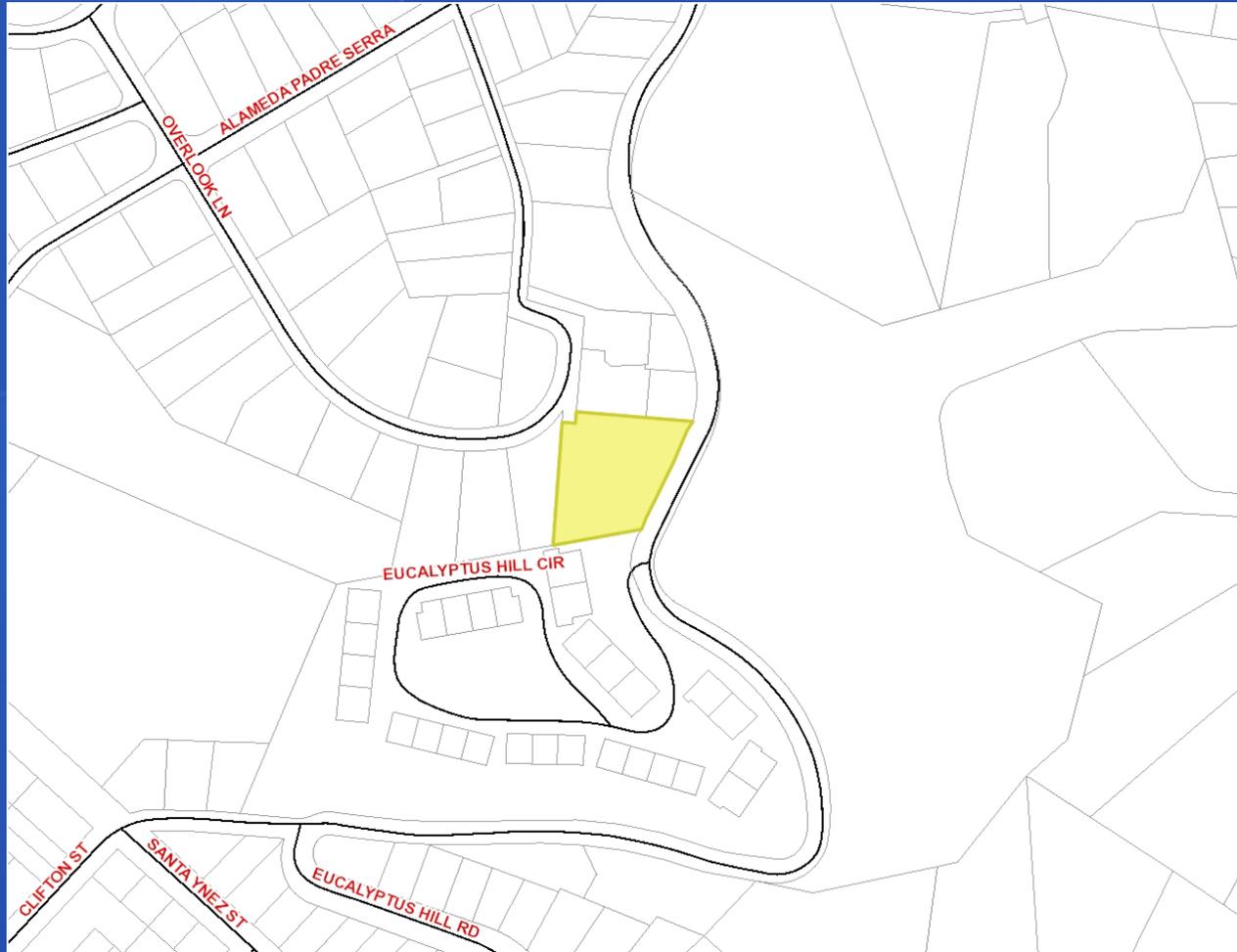


South elevation of study property showing single dormer and landscape terraces.

# The Stark House

## 1709 Overlook Lane

### Site Map



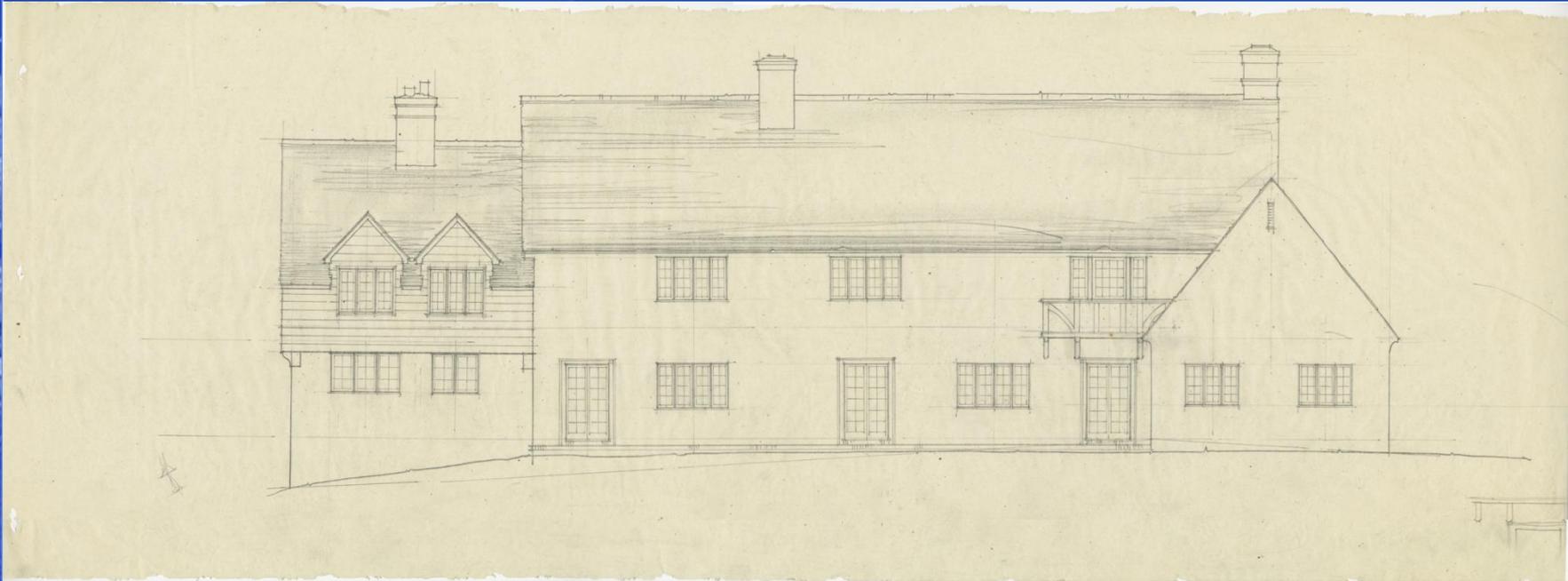
# The Stark House 1709 Overlook Lane Site Plan

- George Washington Smith Designed House*
- Garage added in the mid-1990s*
- Bowed belvedere added in the mid-1990s*



# The Stark House 1709 Overlook Lane

- ◆ George Washington Smith's Original Drawings of South Elevation



# The Stark House

1709 Overlook Lane

**The property qualifies for City Landmark status as per the Santa Barbara Municipal Code 22.22.040**

**Criterion A:** Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;  
**Criterion D:** Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

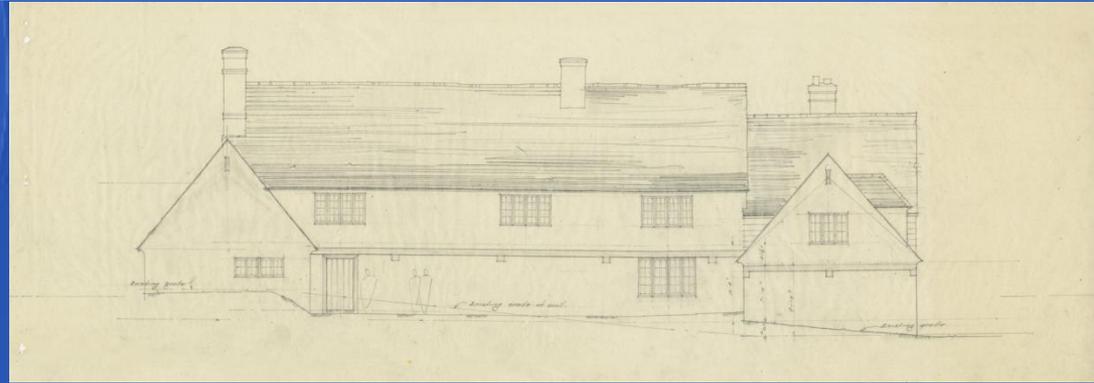


South elevation 2012

# The Stark House 1709 Overlook Lane

**Criterion E:** Its exemplification of the best remaining architectural type in a neighborhood.

**Criterion F:** Its identification as the creation, design or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation.



- ◆ George Washington Smith's Original Drawings of North Elevation

# The Stark House 1709 Overlook Lane

**Criterion G:** Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship.

**Criterion I:** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.



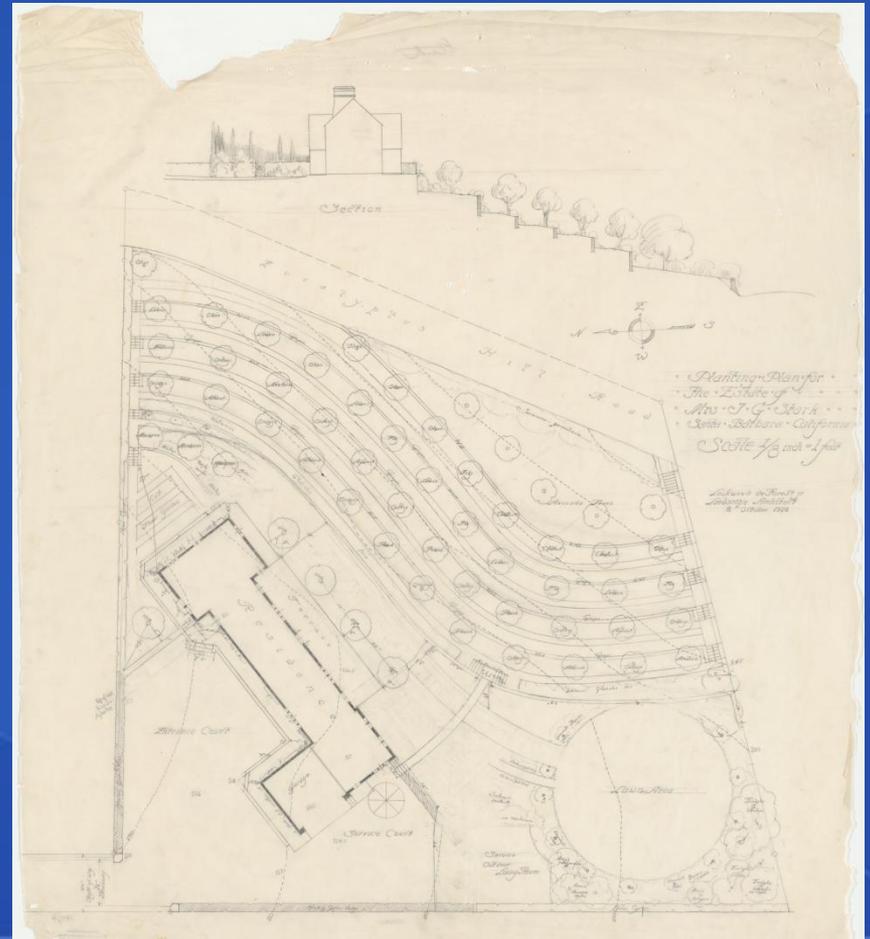
- ◆ North Elevation 2012

# The Stark House 1709 Overlook Lane

## Proposed Boundary of the City Landmark Designation:

- ◆ Five feet around the perimeter of the George Washington Smith designed main house as the landscape of the entire parcel has been altered and no longer conveys historic significance.

Landscape plan for the property by  
Lockwood de Forest, Jr.



# Stark House

## 1709 Overlook Lane

### Integrity:

- ◆ Location
- ◆ Design
- ◆ Setting
- ◆ Materials
- ◆ Workmanship
- ◆ Feeling
- ◆ Association



# Stark House

## 1709 Overlook Lane

### **Recommendation:**

Staff Recommends that City Council adopt a resolution that the Stark House be designated as a City Landmark. Staff recommends the proposed boundary of the City Landmark designation is five feet around the perimeter of the George Washington Smith designed main house as the landscape of the entire parcel has been altered and no longer conveys historic significance.





**City Landmark Designation for:**

**The Veterans Memorial  
112 Cabrillo Boulevard  
April 9, 2013**

STATE STRE.

# Veterans Memorial Building

## 112 West Cabrillo Boulevard

### Included in Designation:

- ◆ The entire parcel of the Veterans' Memorial Building is proposed



# Veterans Memorial Building

## 112 W. Cabrillo Boulevard

### Site Map



# Veterans Memorial Building

## 112 W. Cabrillo Boulevard

**The property qualifies for City Landmark status as per the Santa Barbara Municipal Code 22.22.040**

**Criterion A:** Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;

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



# Veterans Memorial Building 112 W. Cabrillo Boulevard

**Criterion F:** Its identification as the creation, design or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation.

**Criterion G:** Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship.



# Veterans Memorial Building 112 W. Cabrillo Boulevard

- ◆ **Criterion J:** Its potential of yielding significant information of archeological interest.

The “kitchen” and burial areas of a Chumash Village are under the site of the Veterans Memorial property.



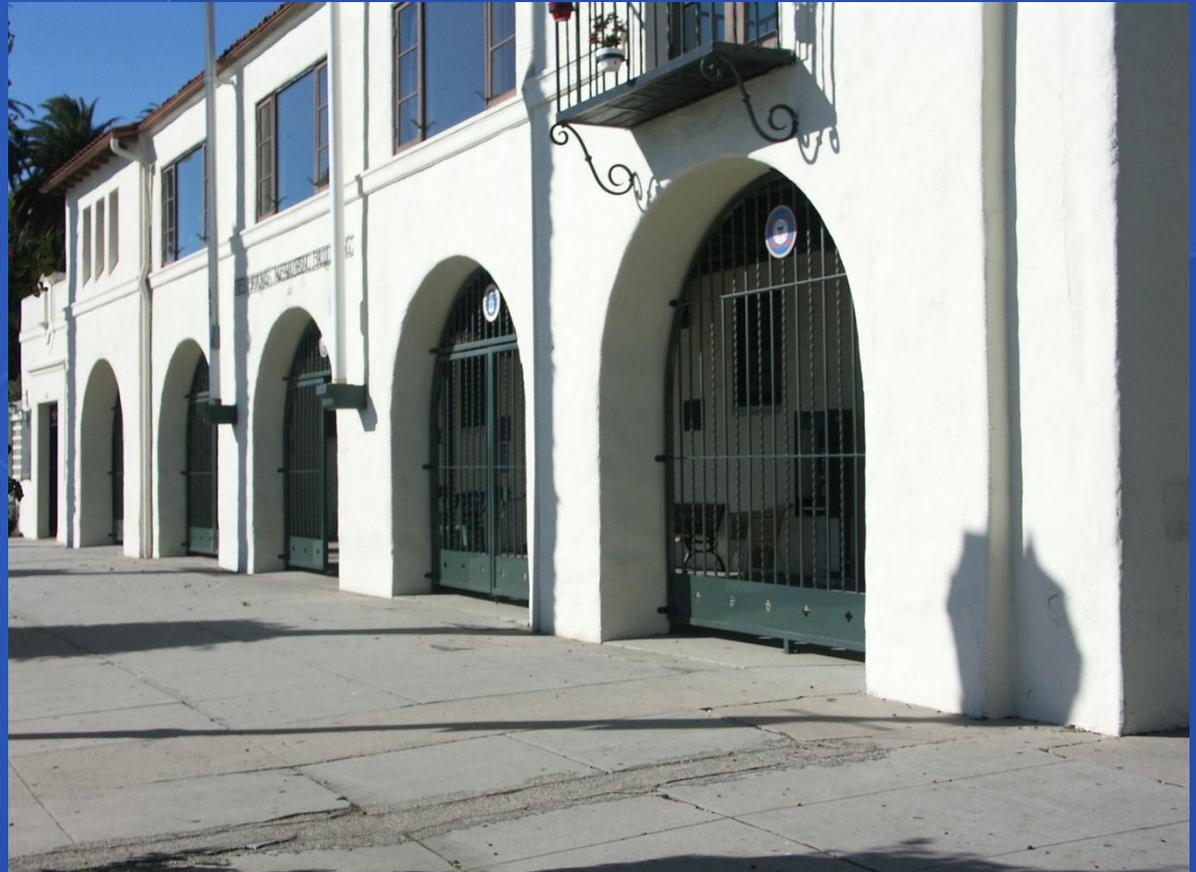
Photo courtesy [Santa Barbara Independent](#): July 19, 2012. Archeologist Lynn Gamble holds a whale vertebra that is a Chumash artifact..

# Veterans Memorial Building

## 112 W. Cabrillo Boulevard

### Integrity:

- ◆ Location
- ◆ Design
- ◆ Setting
- ◆ Materials
- ◆ Workmanship
- ◆ Feeling
- ◆ Association



# Veterans Memorial Building

## 112 W. Cabrillo Boulevard

### **Recommendation:**

Staff Recommends that City Council adopt a resolution that the Veterans Memorial Building be designated as a City Landmark.

