

## 9-15 West Ortega Street

### **Designation**

**Status:** Designated a Structure of Merit on June 26, 2019

### **Assessor Parcel**

**Number:** 037-131-022

**Constructed:** 1926

### **Property Description:**

A single-story, flat-roofed structure designed in the Spanish Colonial Revival style. A flat parapet with a simple protruding cornice runs over the arches of the storefronts expressing a sense of continuity and symmetry. The exterior features smooth stucco clad walls. The front façade features five, evenly spaced arches, of which, the four outer arches are comprised of three large glass store fronts resting atop a wooden base board, capped with a triple sash, multi-light transoms. The center arch features two single wooden doors with horizontal mullions

dividing the lights of the upper portion. The east and west ends of the front façade feature deeply recessed entryways under Spanish style ogee detailing in bas relief.

**Architect:** Saunter and Lockard

**Architectural Style:** Spanish Colonial Revival



**Property Type:** Commercial

**Original Use:** Commercial

**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 established for a City Landmark or a City Structure of Merit can be considered significant:



**Criterion A. Its character, interest or value as a**

**significant part of the heritage of the City, the State or the Nation:**

The minimally altered 1926 Spanish Colonial Revival style building is important to the heritage of Santa Barbara as the details that are found on the building constitute a resource valuable for its ability to exemplify methods of construction, craftsmanship, attention to detail and artistry reflective of the Spanish Colonial Revival style. The building illustrates social and aesthetic movements and conveys a sense of place and time of 1926. Known for its Spanish Colonial Revival architecture, Santa Barbara owes much of its charm to the many thick plaster walls and clay tile roofs of this style. The various subtle details such as the ogee curve bas relief over the doors and large arches add to the quality of the architecture and character of the city. Spanish Colonial Revival architecture will always be key to Santa Barbara's identity.

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

The structure at 9-15 West Ortega street exemplifies the Spanish Colonial Revival style, which emphasizes the interplay of cubic volumes, patios, pergolas, and verandas; each interpreted and redefined by local architects or regions in their own oeuvre of the form, massing, and decorative treatments. In Santa Barbara, examples of the Spanish Colonial Revival style can be found throughout the City as one of its most defining styles of architecture. This building is an excellent example of a commercial interpretation of the Spanish Colonial Revival style, which became an important part of Santa Barbara's heritage in the 1920s, when the City deliberately transformed its architecture and look from an ordinary western style town into a romantic Spanish Colonial Revival/Mediterranean style city. This transformation was the result of the planning vision of a number of Santa Barbara citizens in the early 1920s with the founding of the Santa Barbara Community Arts Association, which urged that the town identify its individual character and then use planning principles to develop it.

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

The building is significant as the work of the architectural firm of Roland Frederick Sauter and Keith Lockard, two of the major practitioners of the Spanish Colonial Revival style in the 1920's. Keith Lockard was born in 1892 in Santa Ynez. Lockard graduated from Santa Barbara High School, attended Occidental College for a year, and graduated from the University of California at Berkeley in 1916 with a degree in architecture and engineering. For six years he was a draftsman in the offices of various architects before joining with Roland Sauter in 1922. Sauter was born in 1888 in Baltimore County, Maryland, and graduated from the Maryland Institute in 1910 with a degree in architecture. After working as a draftsman in San Francisco, he moved to Santa Barbara in 1912 in search of work, setting up an office in the San Marcos building. Together, the two men were major practitioners of the Spanish Colonial Revival style in the 1920s and were chosen by the Community Arts Association; Plans and Planting Committee to design the new City Hall on De la Guerra plaza in 1923. After the 1925 earthquake, Lockard and Sauter's firm rebuilt several of the downtown State Street buildings in the Spanish Colonial Revival style, including the Fithian Building at 629 State Street and the Neal Hotel, adjacent to the Southern Pacific Train Depot on lower State Street. In 1932, the two men joined with W.H. Weeks to design the Santa Barbara High School. Other known works of Sauter are a rustic stone house for the philanthropist David Gray in Montecito in 1920, the City Meat Market at 1104 Chapala Street in 1929-30, and Dal Pozzo's Tire Corporation building at 530 Chapala Street in 1930. Both Sauter and Lockard made significant contributions to the architectural heritage of Santa Barbara and their legacy lies in contributing to the Spanish Colonial Style character of the City.

**G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;** The structure employs many of the character-defining elements of the Spanish Colonial Revival style, including an emphasis on expansive planer wall surfaces, and the distinctive the continuous arches of the arcade with divided light transoms over the storefronts that demonstrate outstanding attention to design and details..

**Integrity:** Historic Integrity: The building retains its original features and has high historic integrity of location, feeling, setting, design, materials, workmanship and association. The building can convey its c. 1926 original appearance.

