San Roque Historic Context Statement and Historic Resources Survey Report

City of Santa Barbara, California

Prepared For:

City of Santa Barbara
630 Garden Street
Santa Barbara, California 93101

Prepared By:

SOUTH ENVIRONMENTAL
2061 N. Los Robles Avenue, Ste. 205
Pasadena, California 91104

Authors: Sarah Corder, MFA, Marlena Krcelich, BA, Laura Carías, MA, Kate G. Kaiser, MSHP, Samantha Murray, MA, and Drulena Haller, BA

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Certified Local Government Grant Disclaimer

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1 Introduction

The City of Santa Barbara (City) retained South Environmental to prepare the Historic Context Statement and Historic Resources Survey Report for the City's San Roque neighborhood. The project is being undertaken as part of the City's commitment to "continue to identify, designate, protect, preserve and enhance the City's historical and architectural resources" as stated in the Historic Resources Element in the General Plan. The historic context statement portion of the study identifies and documents information about the neighborhood, important events and people, and information about significant buildings, structures and sites. The historic context statement is followed by a historic resources survey that identifies properties within the neighborhood that may be eligible for historic designation in advance of project planning, thereby streamlining the planning process.

The San Roque neighborhood is made up of single-family residences on large lots with wide streets and lush landscaping. Development of the neighborhood began in the 1920s and continued through World War II. The focus of the survey efforts for the project were the original central core of the neighborhood which dates to the 1920s and 1930s with the most prevalent architectural styles being Craftsman, Spanish Colonial Revival, English Vernacular, and Tudor Revival. There are also a few non-residential landmarks like the San Roque Catholic Church and the Peabody School.

1.1 Contributors

This document was prepared by South Environmental Principal Architectural Historian Sarah Corder, MFA, and Architectural Historian Marlena Krcelich, BA. Quality assurance/quality control was provided by South Environmental Cultural Resources Director and Principal Architectural Historian Samantha Murray, MA. All of whom meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history and/or history. Additional research, assistance, and survey was provided by South Environmental Architectural Historian Drulena Haller, BA and Senior Architectural Historians Laura Carías, MA, and Kate G. Kaiser, MSHP.

1.2 Study Area

The study area for the historic context statement is defined as the area included in the Rutherford Park and San Roque Park tracts maps from 1925 and 1927 The historic resources survey area was determined by the City's Architectural Historian, Nicole Hernandez. It is approximately 82.16-acres, and its boundaries are as follows: San Roque Road (west), Calle Fresno (north), East Calle Laureles (east), and Foot Aly (south) (alleyway between Calle Noguera and State Street). The survey area boundaries are based on evidence from the 1931 Sanborn Fire Insurance Maps (Sanborn Maps), which indicate that these boundaries formed the center of the neighborhood by 1931.

1.3 Historic Preservation Policies and Regulations

1.3.1 Historic Resources Element of the General Plan

The City's 2012 Historic Resources Element of the General Plan identifies the following goals for the City's historic resources:

- **Protection and Enhancement of Historical Resources:** Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's sense of place" by preserving and protecting evidence of its historic past, which includes but if not limited to historic buildings, structures, and cultural landscapes, such as sites, features, streetscapes, neighborhoods, and landscapes.

- **Increased Awareness and Appreciation:** Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural, and paleontological resources, their value and the need to protect them. Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.

- **Governmental Cooperation:** Incorporate preservation principles as a valid and necessary component in decision-making, at every phase of City government, and secure cooperation from all levels and agencies of government in these efforts.

- **Neighborhood Historic Preservation:** Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.

1.3.2 Municipal Code – Chapter 30.157 Historic Resources

30.157.025 Significance Criteria

In considering a proposal to designate or recommend designation of any structure, site or feature as a Landmark, Structure of Merit or for inclusion on the Local Register of Historical Resources, any structure, site or feature must be at least 50 years of age, meet one or more of the criteria outlined below, and retain historic integrity. The designating authority must find that the structure, site or feature retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association that it conveys its historic significance in accordance with the most recent National Register of Historic Places Bulletin *How to Apply the National Register Criteria for Evaluation.* The designating authority must find that the structure, site or feature meets one or more of the following Significance Criteria:

A. It is associated with events that have made a significant contribution in our past;

B. It is associated with the lives of persons significant in our past;

C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;

D. It yields, or may be likely to yield, information important in prehistory or history; or

E. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood. (Ord. 6006, 2021)

2 Document Organization

The organization and content of this study are based on the preferred format presented in the National Park Service (NPS) guidelines of National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*; National Register Bulletin No. 16A *How to Complete the National Register Registration Form*; National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*; and National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources, and a white paper on Writing Historic Contexts.

1. **Introduction** provides a study overview, identifies report contributors, and establishes the regulatory framework for the study.

2. **Document Organization** provides a breakdown of how the document is laid out and summaries of each of the sections.

3. **Methodology** provides a breakdown of the methodology employed for the study with regards to the research and the survey.

4. **Historical Background** provides a discussion of the early development of the neighborhood prior to residential development.

5. **Significant Themes** discusses the important themes and subthemes (as applicable) that relate to major development periods of the neighborhood's history. Each theme includes a discussion of associated property types and registration requirements.

6. **Registration Requirements** discusses the associated property types and eligibility standards for properties found to be eligible for the identified themes. It also discusses the integrity considerations for potentially eligible properties.

7. **Architectural Styles** provides information on the most common architectural styles identified throughout the neighborhood.

8. **Notable Architects** provides information on identified notable architects who designed buildings throughout the neighborhood.

9. **Important People** provides information on notable people associated with the neighborhood.

10. **Survey Findings** provides the results of the reconnaissance-level survey and intensive-level survey conducted as part of this study.

11. **Preservation Priorities** provides information on potential topics for further study and survey based on the results of this study.

3 Methods

3.1 Research Methods

3.1.1 Archival Research

Research for the project was gathered from primary and secondary sources located at a variety of local, regional, state, national, and online repositories. Archival materials were predominately assembled from the Gledhill Library Special Collections at the Santa Barbara Historical Museum, the City of Santa Barbara, and other previously published works on the history of San Roque. Primary source materials included Sanborn Fire Insurance Maps, United States Census records, historic aerial photographs, newspapers, and historical photographs. Secondary source materials included reference books, newspaper articles, magazine articles, and past historic resource studies. Multiple databases were also reviewed to generate a list of historical resource information including the Built Environment Resource Directory (BERD) and the City of Santa Barbara's current list of designated properties and "Historic Treasures" map. Specific information on archival research is available in the document footnotes and in the Bibliography presented at the end of study.

3.1.2 Information Provided by the City

The City Architectural Historian Nicole Hernandez provided several different sources of information related to the history of the neighborhood, individual properties, architects, builders, important people, and the City. Sources included but were not limited to reference books, local architect information, architectural style guidelines, building plans, and permit files. The City also provided a binder with a collection of photos titled "Tudor Revival Homes, San Roque Neighborhood, Santa Barbara" curated by Rick Closson and dated November 4, 2001.

3.1.3 Previous Studies

Nine properties within the survey area were identified as previously evaluated by the City. These properties were identified through use of the City's Historic Treasures Map and coordination with the City Architectural Historian Nicole Hernandez. Based on a review of the previous studies completed in the survey area boundaries, one property (18 Calle Alamo) was designated as a Structure of Merit. The remaining eight properties are listed on the City's Historic Resource Inventory and are identified by the following addresses: 201 Calle Granada, 225 Calle Manzanita, 3018 Calle Noguera, 3135 Calle Mariposa, 3204 Calle Pinon, 3214 Calle Cedro, 3225 Calle Pinon, and 3240 Calle Pinon. All designated and inventoried properties are also included in the Survey Matrix (Appendix A).

3.2 Community Outreach and Stakeholder Engagement

Community outreach efforts were undertaken for this project to learn about San Roque's history. Outreach efforts included online research, discussions with local research repositories and City staff, and individual discussions with neighborhood residents. This study employed multiple means of communication to gather information from stakeholders including email, flyers, telephone calls, social media, and in-person events.

A public meeting was held by the City's Community Development Department at Peabody Elementary School on March 13, 2025. All property owners within the survey area were notified about the meeting by flyers mailed via the United States Postal Service. A project webpage was also created by the City to provide the community members with project information and updates throughout the project.

3.3 Survey Methods

For the purposes of this study two types of field survey were undertaken: a reconnaissance-level survey and an intensive-level survey. These surveys were undertaken between May and September 2025 by South Environmental architectural historians and City Architectural Historian Nicole Hernandez.

3.3.1 Reconnaissance-Level Survey

Following completion of the background research and the preparation of the draft historic context statement, properties were identified for survey. Sources of information for the reconnaissance-level survey included publicly available County Assessor data, Sanborn Fire Insurance Company Maps, and information from the historic context statement. The majority of the properties within the neighborhood are residential properties constructed prior to 1980, but there were also important non-residential properties such as San Roque Catholic Church and the Peabody School that were also included in the survey. Once all of the properties were identified, South Environmental's GIS team built a customized ArcGIS Collector database with a map of the survey area that was preloaded with parcel information including the Assessor's Parcel Number (APN), address, and year of construction.

South Environmental architectural historians completed a detailed review of each street and individual property within the survey area constructed before 1980. Reconnaissance-level survey efforts were conducted from the public right-of-way between May and June 2025. During the survey, architectural historians used iPads with preloaded neighborhood information and maps to review each property to determine the following: accuracy of the recorded date of construction, alterations, and potential historical significance. Any potentially eligible properties were flagged for intensive-level survey and further research. If properties were not visible from the public right-of-way, they were flagged as "not visible" and are identified as such in the Survey Matrix (Appendix A).

3.3.2 Intensive-Level Survey

Following the reconnaissance-level survey, an intensive-level survey was conducted for all properties flagged as potentially eligible. This included additional field work; photographing each property from multiple angles; and noting architectural styles, features, potential modifications, and overall integrity. This survey was conducted from July to September 2025.

4 Historical Background

Before San Roque was developed with early housing tracts in the mid-1920s, the area was primarily agricultural. During the Mission Parish Period (1786-1834), the land was used as grain fields and vineyards. Following the secularization of the Missions in 1834, the land that San Roque now occupies was primarily vacant and undeveloped. It was briefly occupied by Jack Powers in the late 1840s and early 1850s. Powers was a former military sergeant who gained a reputation as a gambler and bandit. He had a headquarters for his men and horses near San Roque Canyon and built a barn and corrals for horses near present day Cañon Drive and Calle Fresno. He named the land the Arroyo Burrow Ranch.[1]

By the 1850s through the 1890s, the land of the future San Roque neighborhood was used by stagecoaches passing through the area near present day De la Vina and State Streets. From this period through the early 20th century, the area was also used for farming, including beans and walnuts, as well as for cattle raising, operating under the name Ontare Ranch.[2]

From circa 1858 until 1917, the land that would become developed as the San Roque neighborhood was known as Ontare Ranch. The Ontare Ranch was owned and operated by Dixey Wildes Thompson, a well-known Santa Barbara pioneer who was born in Maine in 1826. In 1846, Thompson went to sea to work as a cabin boy. The ship he worked on engaged in the cotton trade between the United States and Europe, and for the next few years Thompson spent his time visiting ports throughout both regions.[3]

Attracted by the potential for success in the Gold Rush, Thompson traveled to California in 1848. He arrived in San Francisco in December of that year, where he remained until 1850. With a lack of success in striking gold, Thompson returned to the sea for work. He worked on several vessels before purchasing his own schooner in 1852. At this point, he had steady work transporting livestock between the mainland and the California Channel Islands, primarily Santa Rosa Island. This island was owned by another relative of his, Captain Alpheous B. Thompson.[4]

After years of working, Thompson was able to save enough money to purchase his own land. In the early 1860s, he bought a tract of land in Ventura County, which was located on Rancho San Miguel. He developed the land as one of the largest bean farms in the United States and was one of the first in the region to use power-driven mechanical threshers to harvest bean crops. In addition to his Ventura County property, Thompson also purchased a tract of land on the outskirts of Santa Barbara,

[1] Walker A. Tompkins, *San Roque*, Neighborhood Series no. 1 (Santa Barbara: Southern Santa Barbara County Board of Realtors, 1977); Walker A. Tompkins, *Santa Barbara History Makers* (Santa Barbara, CA: McNally & Loftin, 1983), 104-105.
[2] Tompkins, *San Roque.*
[3] Tompkins, *San Roque.* Michael Redmon, "Q: 'Who Was Dixey Thompson?'," *The Santa Barbara Independent* (Santa Barbara), February 9, 2006, https://www.independent.com/2006/02/09/q-who-was-dixey-thompson/; Tompkins, *Santa Barbara History Makers*, 157-159.
[4] Tompkins, *San Roque.*; Redmon, "Who Was Dixey Thompson?"; Tompkins, *Santa Barbara History Makers*, 159.

which became Ontare Ranch. Ontare Ranch was roughly bounded by Foothill Road, Alamar Avenue, Hollister Avenue (modern day State Street), and San Roque Creek, and was used as a walnut and bean farm. Crews harvesting the crops brought in steam engines and separators, as well as cookhouses and bedroll wagons which served as accommodations for the crew.[5]

Ontare Ranch was primarily open agricultural land, with large barns and corrals that provided a visual landmark near the intersection of Hollister Avenue (now State Street/Verde Vista Drive) and Alamar Avenue, at the southwestern corner of the present-day San Roque area. These barns remained in place until 1927 when they were lost in a fire. Further south of present-day San Roque, at the intersection of Alamar Avenue and De la Vina Street, Thompson established a blacksmith shop and other buildings that served as a rest stop for produce farmers hauling their crops from Goleta into the City markets.[6]

In addition to his agricultural endeavors, Thompson was involved in other local businesses. He was friends with W. W. Hollister, owner of the Arlington Hotel in the City. In the late 1870s, Hollister asked Thompson to take over management of the establishment, which he continued to do for several years. In 1885, he sold the Ontare Ranch to continue focusing on this other work.[7]

Ontare Ranch was purchased by Francis T. Underhill in February 1885, who operated it as a horse and cattle ranch offering high quality, pure blood livestock imported from around the United States and Europe (Exhibit 1).[8] Chas F. Swan was the on-site manager of the ranch. Within a year of the purchase, Underhill made several improvements to the land, including adding fencing to divide it into large fields, constructing ranching buildings and stables, piping in spring water for a reliable water source, and the construction of a residence.[9]

[5] Tompkins, *San Roque.*; Redmon, "Who Was Dixey Thompson?"; Tompkins, *Santa Barbara History Makers*, 159-160.
[6] Tompkins, *San Roque.*; Redmon, "Who Was Dixey Thompson?"; Tompkins, *Santa Barbara History Makers*, 159; "A Pyramid of Hay," *The Morning Press* (Santa Barbara, CA), August 19, 1874, 3, https://www.newspapers.com/image-view/929533754/.
[7] Tompkins, *San Roque.*; Redmon, "Who Was Dixey Thompson?"; Tompkins, *Santa Barbara History Makers*, 160; Advertisement for the Arlington Hotel, *The Morning Press* (Santa Barbara, CA), November 27, 1880, 2, https://www.newspapers.com/image-view/929539419/.
[8] Ontare Ranch!" *The Independent* (Santa Barbara), March 4, 1885, 1, https://www.newspapers.com/image/626066305/; "Important Arrival," *The Independent* (Santa Barbara, CA), January 26, 1885, 4, https://www.newspapers.com/image-view/626064514/; "Ontare Rancho!," *The Independent* (Santa Barbara, CA), July 9, 1885, 1, https://www.newspapers.com/image/626069783/.
[9] "Ontare Ranch!," *The Independent*, 1; "Thoroughbred Stock," *The Independent* (Santa Barbara), March 2, 1885, 4, https://www.newspapers.com/image/626066259. "Santa Barbara," *The Morning Press* (Santa Barbara), February 1, 1886, https://www.newspapers.com/image/995501566/.; Tompkins, *Santa Barbara History Makers*, 229.



Ontare Ranch!

BLOODED STOCK

[Two miles west of Santa Barbara.]

THE IMPORTED FRENCH COACHING Stallion

"DUNOIS,"

Will stand for the season, beginning **March 1st, 1885**, and continuing four months at the above named ranch. Also the imported French Coaching Stallion

"DAGOBERT."

The Clydesdale Stallion

"Prince of Aird."

The Hambletonian Stallion

"HESPERION."

Sire—Satellite, by Robert Bonner, by Ryadyk's Hambletonian. Dam—Valley Belle, by Chevalier, by Kearsarge, by Volunteer.

Also, Imported Holstein Bull

"Strathmore,"

If cow throws bull calf, the calf to be taken by owner of bull in place of the $25 for service.

CHARGES FOR SEASON:

For "Dunois"	$50 00
For "Dagobert"	35 00
For "Prince of Aird"	15 00
For "Hesperion"	35 00
For Bull "Strathmore"	25 00

☞ Pasturage for mares taken to "Dunois" **free** for one month.

For further information apply to

F. T. UNDERHILL,
Proprietor.

CHAS. F. SWAN, Manager.

Exhibit 1. Advertisement for Ontare Ranch, 1885.[10]

[10] "Ontare Ranch!," *The Independent*, 1.

By 1887, Ontare Ranch was sold to the Pacific Improvement Company for a total of $125,000.[11] The property continued as an agricultural property and was occupied by the Van Robbins family. Historical photographs from the 1890s show that farm hands were still working bean fields on Ontare Ranch (Exhibits 2-4).[12] In 1905, the land was briefly proposed as a potential site for the construction of a new women's college in the City, but it was ultimately not selected.[13] Throughout the 1900s and 1910s, some parts of Ontare Ranch were sold and developed with single-family homes, such as an adobe home designed by architect J. L. Curietti from Peru, for Mr. and Mrs. G. Orena. This adobe style home was constructed on a 40-acre site up north in the foothills.[14] Other parts of the Ontare Ranch were leased to the Enterprise Dairy Co., who operated it as a dairy farm.[15] The future San Roque neighborhood remained undeveloped during this time, until 1917 when Stephen Rutherford bought 123 acres of the Ontare Ranch between San Roque Road and Alamar Avenue. At this point, the portion of land within the present-day survey area boundaries was no longer utilized for agricultural purposes and was officially slated for residential tract development.[16]



Exhibit 2. Photograph of workers on a bean threshing crew on Ontare Ranch, 1894.[17]

[11] "The Times", *Santa Maria Times* (Santa Barbara), August 27, 1887, 3, https://www.newspapers.com/image/629331925.
[12] Tompkins, *San Roque.;* "A Hot Time In Hope," *The Morning Press* (Santa Barbara), April 28, 1900, 5, https://www.newspapers.com/image/995740069/.
[13] "Looking For College Sites," *The Morning Press* (Santa Barbara), May 19, 1905, 8, https://www.newspapers.com/image/995720653/.
[14] "Orena Home to Be Renaissance of Architecture of Pioneer," *The Santa Barbara Daily News and the Independent* (Santa Barbara), August 15, 1914, 3, https://www.newspapers.com/image/929580350/.
[15] "Hope Ranch Sold; Land Cost $500,000," *The Santa Barbara Daily News and the Independent* (Santa Barbara), October 3, 1918, 2, https://www.newspapers.com/image/929648884/.
[16] Tompkins, *San Roque*. Tompkins, *Santa Barbara History Makers*, 274.
[17] Tompkins, *San Roque.*

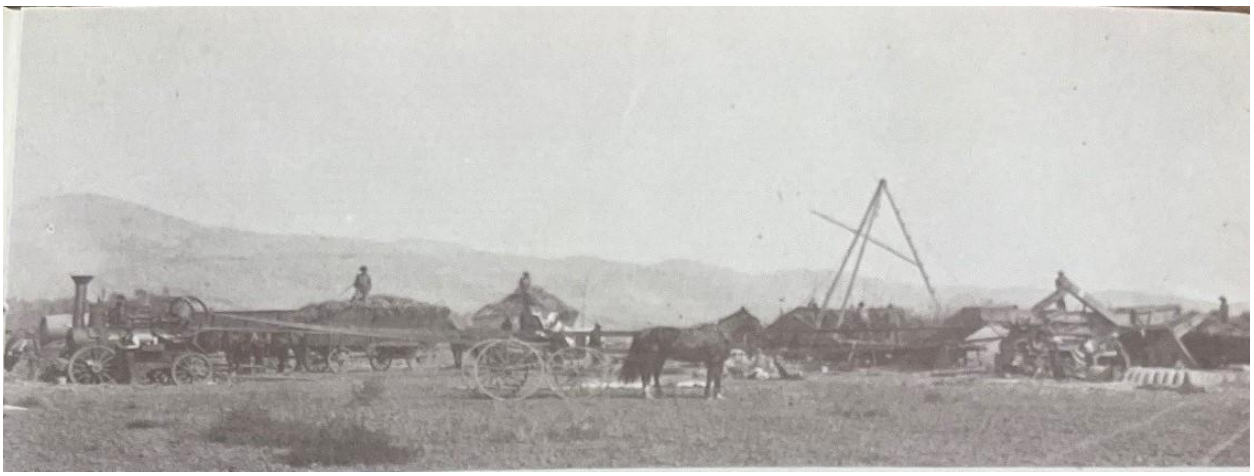


Exhibit 3. Photograph of steam engine and other workers and equipment on Ontare Ranch, no date.[18]

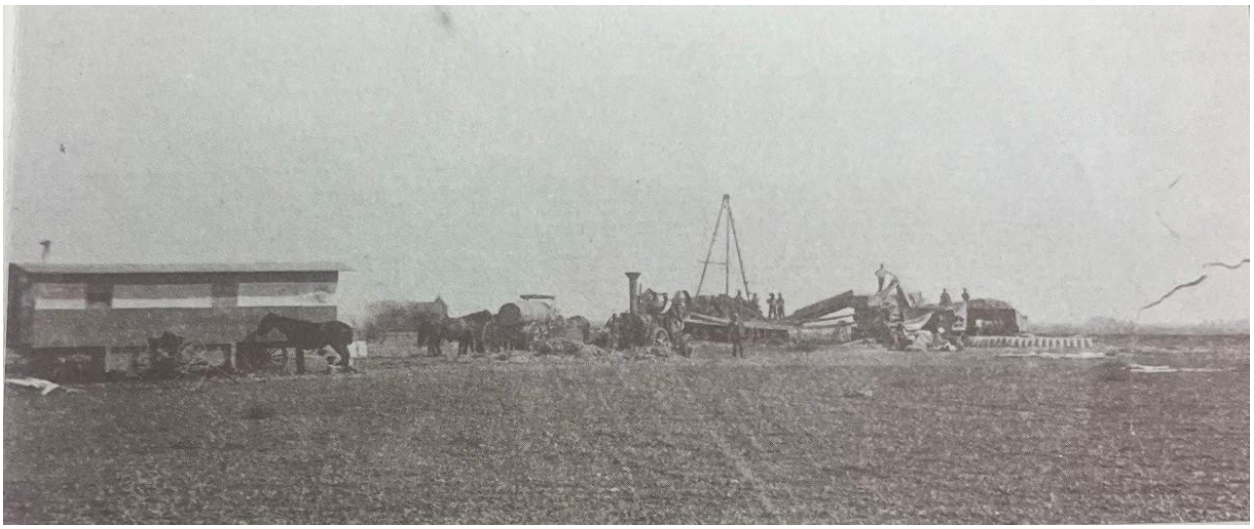


Exhibit 4. Photograph of workers' kitchen and mess hall within crop fields on Ontare Ranch, no date.[19]

In 1918, the remaining undeveloped and unsold portions of Ontare Ranch, as well as the neighboring Hope Ranch Park to the west, were sold to G. Maurice Hecksher of New York City. Hecksher was a wealthy investor looking to invest in property on the West Coast.[20]

[18] Tompkins, *San Roque.*
[19] Tompkins, *San Roque.*
[20] "Hope Ranch Sold; Land Cost $500,000," *The Santa Barbara Daily News and the Independent* (Santa Barbara), October 3, 1918, 2, https://www.newspapers.com/image/929648884/.

5 Significant Themes

5.1 Residential Development

Residential development encompasses both the physical forms and patterns of residential buildings in San Roque as well as the changing demographics and identity of residents who have resided in the community over time.

5.1.1 Early Residential Development (1925-1938)

The origins of the development of the current San Roque neighborhood began in 1917 when Stephen Rutherford bought 123 acres of land between San Roque Road and Alamar Avenue. Following the sale of his Dos Pueblos Ranch in nearby Goleta to oil tycoon Herbet Wylie, Rutherford purchased and began development of the Rutherford Park residential tract in San Roque. The tract was designed with a series of curving streets radiating from Argonne Circle in honor of his son, Lawrie, who died in the Battle of Argonne in World War I. He named the rest of the streets in the neighborhood "Calles" to honor the Spanish traditions that had been established throughout the City by this time.[21]

The design of the neighborhood followed the general principles of the City Beautiful Movement that was popular in the United States from the 1890s to the 1920s. This movement deviated from many previous planning movements seen in the United States, where rectilinear, grided cities were commonplace. During the City Beautiful Movement, cities like Chicago and Washington, DC embraced the movement and created beautiful urban spaces with grand buildings that were enhanced by radial features, landscape elements, and wide streets and boulevards. These principles trickled down over the years into many different types of planning and became popular in the context of neighborhood planning in the early 20th-century. San Roque's unique design of curving streets radiating from a fixed circular feature (Argonne Circle), installation of wide streets with landscape elements and home setbacks to create front lawns paired with the planting of trees throughout the neighborhood is reflective of this style of planning and its application in residential neighborhood design.[22]

By the mid-1920s, the streets and lots of the neighborhood were officially laid out (Exhibit 5). At this time, the City's limits only went as far as Mission Creek, but Rutherford successfully lobbied the City to annex his new tract. This development also resulted in the extension of State Street (then known as Hollister Avenue) and solidified it for continued development as a main thoroughfare in the decades to come. Before the Rutherford Park tract, State Street ended abruptly at Constance Avenue.

[21] Tompkins, *San Roque.*; Tom Modugno, "Stephen Rutherford," *Goleta History*, April 13, 2018, https://goletahistory.com/stephen-rutheford; Tompkins, *Santa Barbara History Makers*, 274; "$250,000 Deal in County Realty," *The Santa Barbara Daily News and the Independent* (Santa Barbara, CA), September 13, 1917, 5, https://www.newspapers.com/image/929659874/.

[22] "City Beautiful Movement," *New York Preservation Archive Project*, accessed April 7, 2025, https://www.nypap.org/preservation-history/city-beautiful-movement/;Mariana Leandro Pizzol, "*The City Beautiful Movement*" (master's thesis, Purchase College State University of New York, 2020), 17-25; Thomas S. Hines, "The Imperial Mall: The City Beautiful Movement and the Washington Plan of 1901-1902," *Studies in the History of Art,* Vol. 30, Symposium Papers XIV: The Mall In Washington, 1791-1991 (1991): 79-80.

Rutherford constructed a street in the tract which extended from the curve of Hollister Avenue (now De La Vina Street) and connected to Calle Laureles (Exhibit 5). Although Constance Avenue was small and not particularly useful at the time, Rutherford had the foresight that it would one day be connected to State Street and serve as a major thoroughfare for the neighborhood that provided access to the City's downtown. As predicted, in 1951, the City extended State Street past Constance Avenue and connected it to the former Hollister Avenue, resulting in State Street being a continuous thoroughfare through the northwestern part of the City.[23]

[23] Tompkins, *San Roque.*; Modugno, "Stephen Rutherford"; "Rutherford Tract Active," *The Morning Press* (Santa Barbara), August 23, 1925. 28, https://www.newspapers.com/image/995878670/; Michael Redmon, ed., "The South Coast: An Historical Overview," *Noticias: Quarterly Magazine of the Santa Barbara Historical Museums* 40, no. 2 (Summer 1994).



Exhibit 5. Map of the Rutherford tract (more commonly known as Rutherford Park tract), including State Street Extension, 1925.[24]

[24] *1925 Map of Rutherford Tract*, 1925, Gledhill Library, Santa Barbara.

Rutherford's initial plans for the Rutherford Park tract included Argonne Circle serving as a centralized community playground, with radiating streets containing single-family homes. Lots were for sale by 1924 (Exhibit 6), and several homes were already under construction. The lots were for sale under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. Advertisements also promoted that paving on the State Street extension was completed, and that contracts were continually being awarded to add and develop new blocks.[25] Although this was the same year as the Santa Barbara earthquake which destroyed many buildings across the City, particularly unreinforced masonry buildings, the earthquake did not appear to have any impact on the early development stages of the tracts within San Roque. However, the earthquake did lead to more locals moving outward, away from the damage downtown, to more suburban areas. San Roque was one of the areas able to meet the needs of people seeking to be farther removed from the denser parts of the City. In addition, the popularity of the automobile began to rise at this time, which pushed the spread of people outward from downtown even further, to areas such as San Roque.[26] By 1926, an aerial image shows that the streets on the south side of the Rutherford Park tract, such as Calle Noguera, Calle Rosales, Calle Alamo, and Calle Palo Colorado were graded and paved, with several houses constructed or under construction by this time (Exhibit 7). The portion of the Rutherford Park tract north of Argonne Circle remained undeveloped, though grading for streets was underway.[27]

[25] "Large Lots," *The Morning Press* (Santa Barbara), July 26, 1925, 16 https://www.newspapers.com/image/995876065/; "Drive Out Today," *The Morning Press* (Santa Barbara), August 23, 1925, 2, https://www.newspapers.com/image/995878518/.
[26] City of Santa Barbara, *General Plan Elements & Appendices* (2011), accessed April 14, 2025, https://santabarbaraca.gov/government/priorities-policies/general-plan/general-plan-elements-appendices; City of Santa Barbara, *History of Santa Barbara*, accessed April 16, 2025, https://santabarbaraca.gov/government/priorities-policies/historic-preservation/history-santa-barbara; Neal Graffy, *Historic Santa Barbara: An Illustrated History* (San Antonio: HPN Books, 2010).
[27] "Aerial View Shows Growing Home Section," *Santa Barbara News-Press* (Santa Barbara), February 27, 1926, 17, https://www.newspapers.com/image/929655291/; "San Roque Firm In New Quarters," *Santa Barbara News-Press* (Santa Barbara), April 2, 1927, 12, https://www.newspapers.com/image/929581755/.

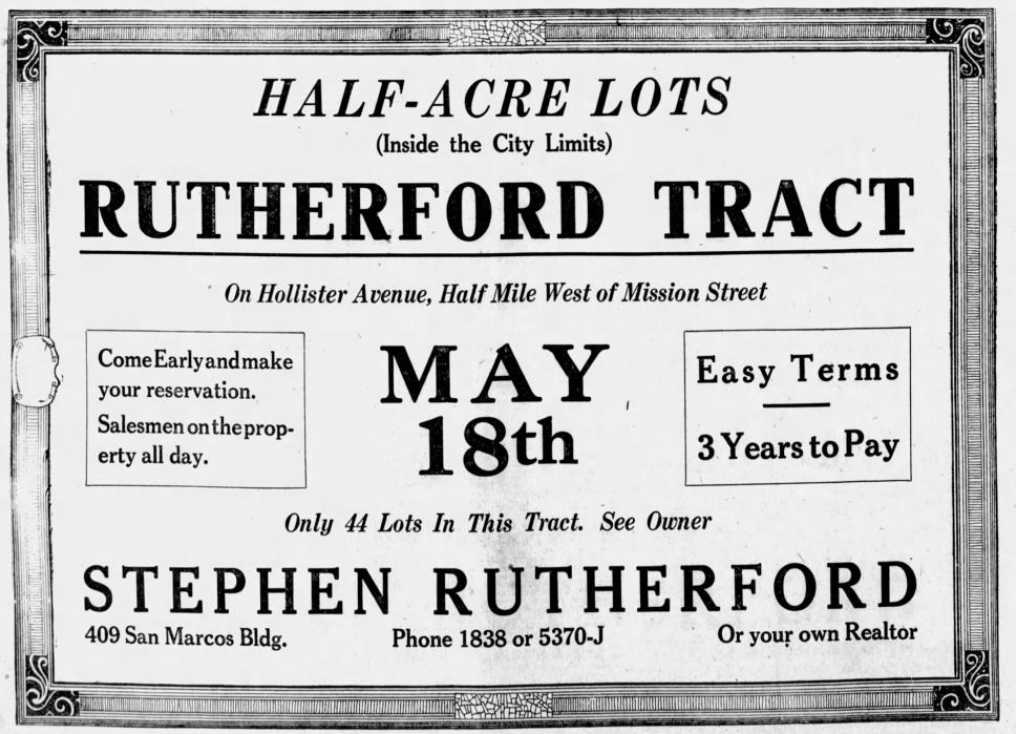


Exhibit 6. 1924 newspaper advertisement for lots in the Rutherford Park tract.[28]

[28] Advertisement, *The Morning Press* (Santa Barbara, CA), May 18, 1924, 12, https://www.newspapers.com/image-view/995806137/.



Aerial View Shows Growing Home Section

This picture was taken by Dwight Faulding from his airplane, and suggests the rapid development to be found in Rutherford park tract. The plane flew over the tract, a camera snapped, and the result is shown above. E. G. Hawkins, realty man, who is offering the homesites in Rutherford park, states that another six months and an airplane picture will prove true all statements that the home building activity this year is to set a real record of high speed development.

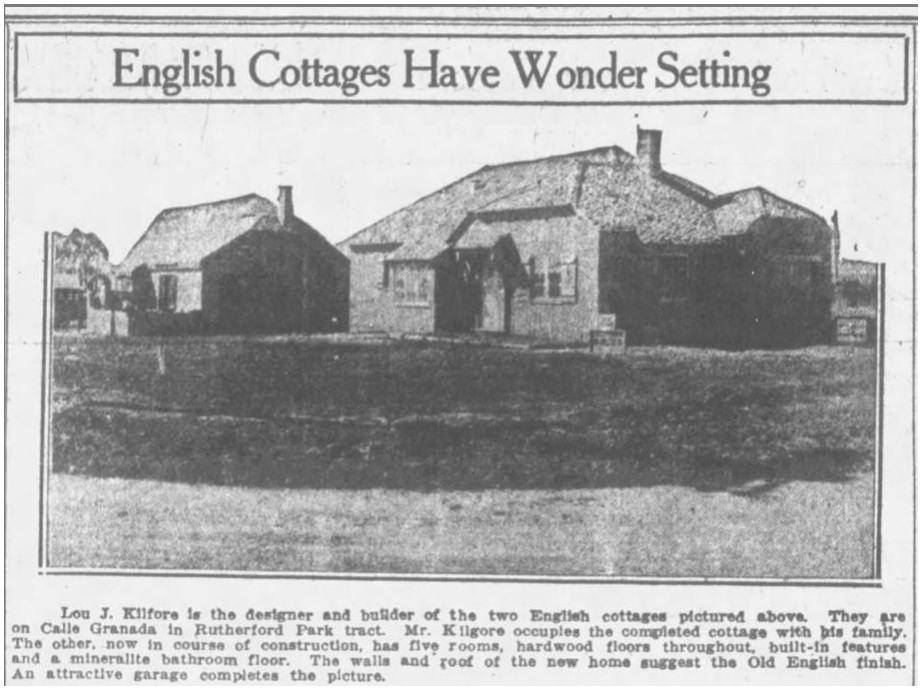
Exhibit 7. Newspaper article and aerial image showing development progress of the Rutherford Park tract, 1926.[29]

The Rutherford Park tract received recognition for its inclusion of English style homes and cottages, which were touted as pleasant and charming (Exhibit 8). The tract was advertised as a relief from the prevailing styles found in the area, which were inspired by Spanish and Italian designs.[30]Following the Panama-California Exposition of 1915 held in San Diego, which celebrated the beauty of the Spanish Colonial Revival architectural style, the City saw a new vision for the design of its civic buildings. It hosted design competitions for civic buildings in Santa Barbara that required the design be done in a Spanish Colonial Revival style, and public exhibitions were held to showcase how downtown could be redone to showcase a more unified architectural style and theme. In 1922, the City of Santa Barbara Plans and Planting Committee was formed, and members Pearl Chase and Bernhard Hoffmann were the driving force behind the City's transformation to a unified architectural aesthetic rooted in Spanish Colonial Revival style. While this brought uniformity and cohesive beauty to the City, San Roque was

[29] "Aerial View Shows Growing Home Section," *Santa Barbara News-Press* (Santa Barbara), February 27, 1926, 17,https://www.newspapers.com/image/929655291/.
[30] "Rich Architectural Types Suggests Splendid Growth of Rutherford Home Park," *Santa Barbara News-Press* (Santa Barbara), February 27, 1926, 17, https://www.newspapers.com/image/929655291/.

able to offer homes that countered these newly prevailing styles and used it as an effective selling point within their advertising campaigns.[31]

It was also noted in advertisements and newspapers that not only were the homes unique and original in design, but that the soil was fertile and could support intricate gardens and full lawns, creating a natural, lush, and attractive environment for prospective buyers and developers.[32] While Rutherford Park became known for its English Vernacular and Tudor style cottages, other styles consistent with the time period were also constructed in the neighborhood, such as Craftsman, Spanish Colonial Revival, and Italian Mediterranean.



English Cottages Have Wonder Setting

Lou J. Kilfore is the designer and builder of the two English cottages pictured above. They are on Calle Granada in Rutherford Park tract. Mr. Kilgore occupies the completed cottage with his family. The other, now in course of construction, has five rooms, hardwood floors throughout, built-in features and a mineralite bathroom floor. The walls and roof of the new home suggest the Old English finish. An attractive garage completes the picture.

Exhibit 8. Newspaper article and photograph showing "English cottage" style homes being developed in the Rutherford Park tract, 1926.[33]

While the Rutherford Park tract was steadily under development by the mid-1920s, planning also began for the San Roque Park tract, which was located directly west of the Rutherford Park tract. This tract was developed under the direction of John S. Edwards and E. G. Hawkins, who also managed the sale of the lots, as they did for Rutherford Park tract. The tract map for San Roque Park was accepted by the City in March 1926 (Exhibit 9) and the first lots went on sale April 1st, 1926. It was advertised as being developed as a "Park System" with broad, winding roads through large parks, with a variety of

[31] City of Santa Barbara, *General Plan Elements & Appendices*; City of Santa Barbara, *History of Santa Barbara;* Graffy, *Historic Santa Barbara*.
[32] "Rich Architectural Types Suggests Splendid Growth of Rutherford Home Park," *Santa Barbara News-Press,* (Santa Barbara), February 27, 1926, 17, https://www.newspapers.com/image/929655291/.
[33] "English Cottages Have Wonder Setting," *Santa Barbara News-Press* (Santa Barbara), February 27, 1926, 20, https://www.newspapers.com/image/929655322/.

trees. It included a mountain setting with panoramic views of the ocean, and a unique canyon running through the area (Exhibit 10).[34]



Exhibit 9. Tract map of San Roque Park, 1927/1928.[35]

[34] "Formal Opening of San Roque Park," *Santa Barbara News-Press* (Santa Barbara), April 3, 1926, 18, https://www.newspapers.com/image/929649882/; "Council Accepts San Roque Park Map", *Santa Barbara News-Press* (Santa Barbara), March 29, 1926, 13, https://www.newspapers.com/image/929663765/.
[35] *1927-1928 Map of San Roque Park Tract*, 1927-1928, Gledhill Library, Santa Barbara.



FORMAL OPENING OF

SAN ROQUE PARK

THE IDEAL PLACE FOR YOUR FUTURE HOME

SATURDAY APRIL 3rd

THE DEVELOPMENT

San Roque Park is developed like a Park System, with broad winding roads, through large and beautiful parks, graced by spreading live oak and many other varieties of trees. You will be impressed with the enchanting canyon meandering through the property, which adds greatly to its natural charm. The mountain panorama and ocean views are unsurpassed. Special attention has been given to recreation, such as tennis courts, bridle paths, and proximity to an excellen Country Club, which is only about ten minutes drive. SAN ROQUE PARK is all one could desire in a home district, carefully protected by adequate restrictions and architectural supervision. Delightful climate and freedom from fog are among its many attractions.

Such a residential development is possible only in Santa Barbara, and in Santa Barbara there is no place that combines all that you will find in SAN ROQUE PARK. COME OUT AND SEE FOR YOURSELF.

THE IMPROVEMENTS

The entrance will be 120 feet wide with a 2100 foot main drive bordered with shade trees leading into the property. Prices include complete improvements:

PAVED STREETS CURBS & GUTTERS
CITY WATER SEWER
TELEPHONE ELECTRICITY
GAS TWO LARGE PARKS

Lots Are 70 to 150 Foot Frontage

We offer liberal terms and assistance in financing your home

Drive Out Now—Representatives on Property Daily

How To Get There—

Drive North on Hollister Ave., Just Past Rutherford Park on Your Right is San Roque Park the Beautiful

Only Ten Minutes from Post Office

JOHN S. EDWARDS
15 Daily News Building

E. G. HAWKINS
Phone 1838 and 5743-J

Exhibit 10. Newspaper advertisement for San Roque Park tract, 1926.[36]

In 1926, plans were announced to construct the San Roque Country Club (County Club) near the northern section of the San Roque Park tract. Consisting of 12-acres, the Country Club would be accessed through the San Roque Park tract and contain a golf course that ran along San Roque Creek. Having a home along the creek and the golf were selling points that were utilized in the advertisements to boost sales for the tract. However, plans for the Country Club were later abandoned due to the hardships of the Great Depression. The land was later annexed into the 25-acre Stevens Park located to the north of San Roque Park and named after Ralph Stevens who served as Superintendent of the Parks Department and later Park Commissioner. Stevens was also a highly regarded landscape architect who ran his own private practice in the City.[37]

Lots and houses continued to be advertised for sale through the 1920s and 1930s. One notable advertisement from *The Morning Press* in 1928, stated the lots for sale in San Roque were "carefully restricted" (Exhibit 11). Given the prevalence of discriminatory housing practices throughout the United States in the first half of the 20th-century it is assumed that there were discriminatory restrictive

[36] "Formal Opening of San Roque Park," *Santa Barbara News-Press* (Santa Barbara), April 3, 1926, 18, https://www.newspapers.com/image/929649882/.
[37] "San Roque Country Club to be one of Features Making New Home Section Unique," *Santa Barbara News-Press* (Santa Barbara), May 5, 1926, 19, https://www.newspapers.com/image/929658791/.; Tompkins, *San Roque*.

covenants in place to prevent people of color or certain religious denominations from purchasing property in the neighborhood.[38]

From the mid-to-late 1920s to 1931 the Rutherford Park tract and San Roque Park tract continued to develop with single family homes. The 1931 Sanborn Map shows that by this time, 20 houses had been constructed in the San Roque Park tract (Exhibit 12), and 112 houses had been constructed in Rutherford Park tract around or to the south of Argonne Circle (Exhibits 13 and 14).[39]

[38] Advertisement*, The Morning Press* (Santa Barbara), April 1, 1928, 11, https://www.newspapers.com/image/995899510/.
[39] Sanborn Map Company, *Insurance Maps of Santa Barbara, California* (New York: Sanborn Map Company, 1931, Volume 2), sheets *Sheets 255, 256, 257, 258, and 262*, https://www.lapl.org/.



Exhibit 11. *Morning Press* Advertisement for San Roque (1928)[40]

[40] Advertisement, *The Morning Press* (Santa Barbara), April 1, 1928, 11, https://www.newspapers.com/image/995899510/.



Exhibit 12. 1931 Sanborn Map showing the development of the San Roque Park tract.[41]

[41] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1931, sheet 262.

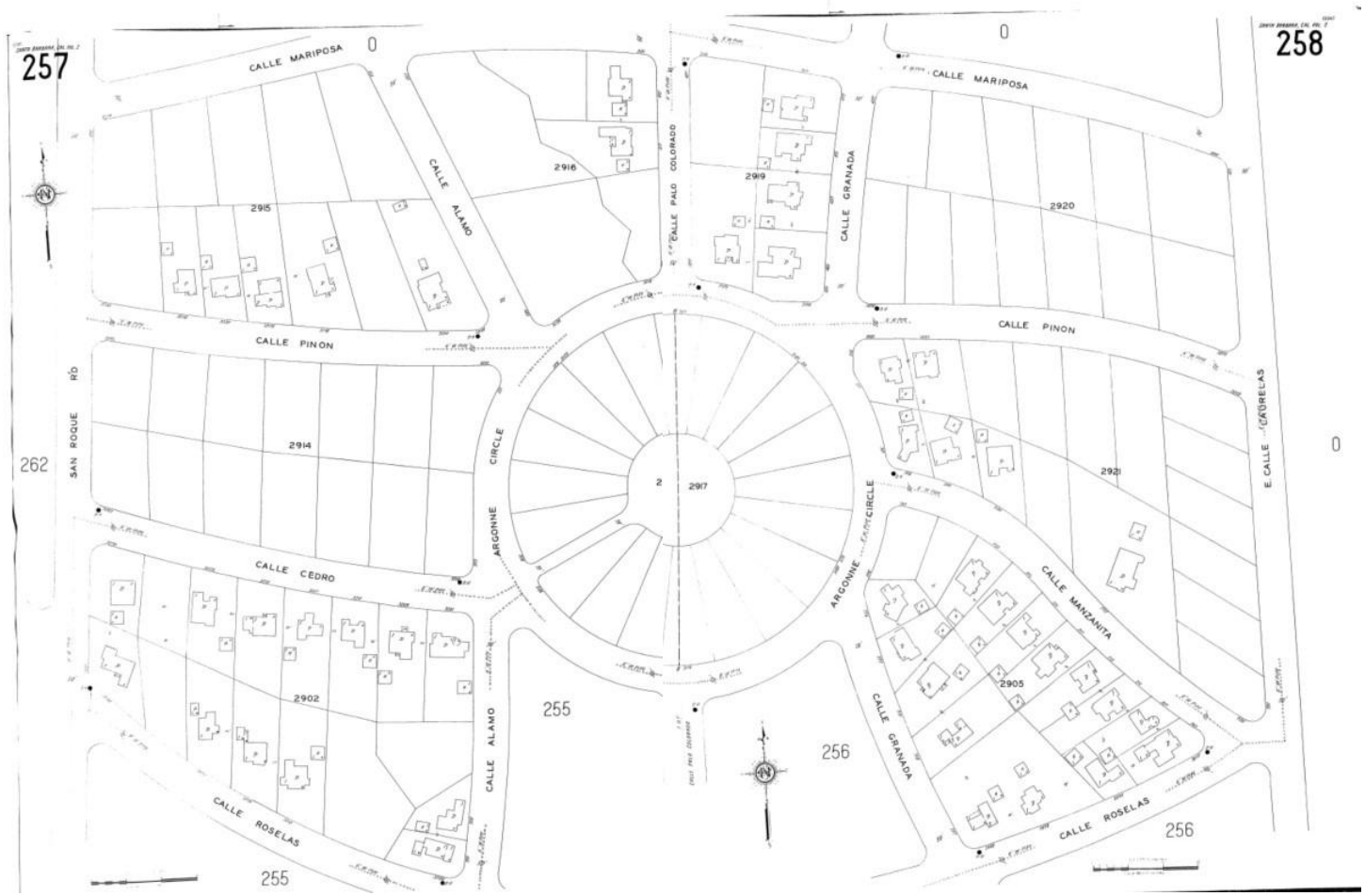


Exhibit 13. 1931 Sanborn Map showing the development of the northern section of the Rutherford Park tract.[42]

[42] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1931, sheets 257 and 258.

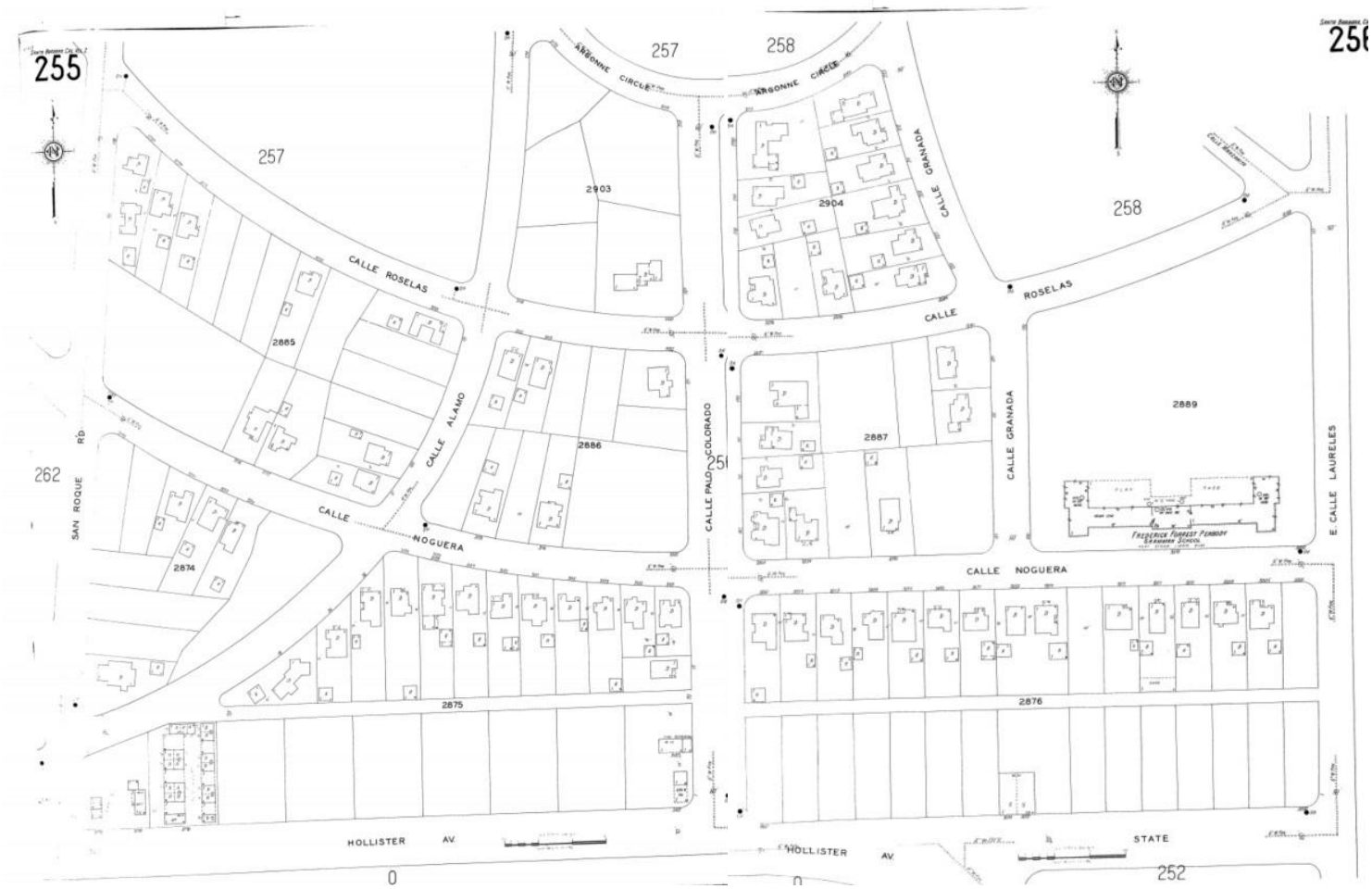


Exhibit 14. 1931 Sanborn Map showing the development of the southern section of the Rutherford Park tract.[43]

[43] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1931, sheets 255 and 256.

From 1930 through 1938, before the start of World War II, substantial development occurred to the north of Argonne Circle in the Rutherford Park tract. Clusters of houses on Calle Granada, Calle Palo Colorado, and Calle Alamo (all north of Argonne Circle) appeared during this time. The southern side of the tract continued to see development as well, with the majority of the lots on Calle Noguera and Calle Rosales developed during this time. In addition, the two blocks bound by Calle Palo Colorado to the west, Calle Manzanita to the east, Argonne Circle to the north, and Calle Rosales to the south, were entirely developed with single-family homes by 1938. The block bound by Calle Cedro to the north, Calle Rosales to the south, San Roque Road to the west, and Calle Alamo to the east, had only a few remaining undeveloped lots. At this time there was still no development north of Calle Fresno, and the streets within this area (Calle Rinconada, Calle Madera, and the north end of Calle Granada) were not formally laid out or paved (Exhibit 15).[44]

The San Roque Park tract also continued to develop throughout the 1930s but was not as prevalent as the Rutherford Park tract. Clusters of homes were constructed on Canon Drive south of San Roque Park, as well as to the northeast along Carizo Drive and Calle Fresno. The north side of San Roque Park above San Roque Creek still only had rough grading of lots and streets done at this time and contained no single-family development (Exhibit 15).[45]



Exhibit 15. Aerial image of the Rutherford Park tract (right) and San Roque Park tract (left), with survey area outlined in red, 1938.[46]

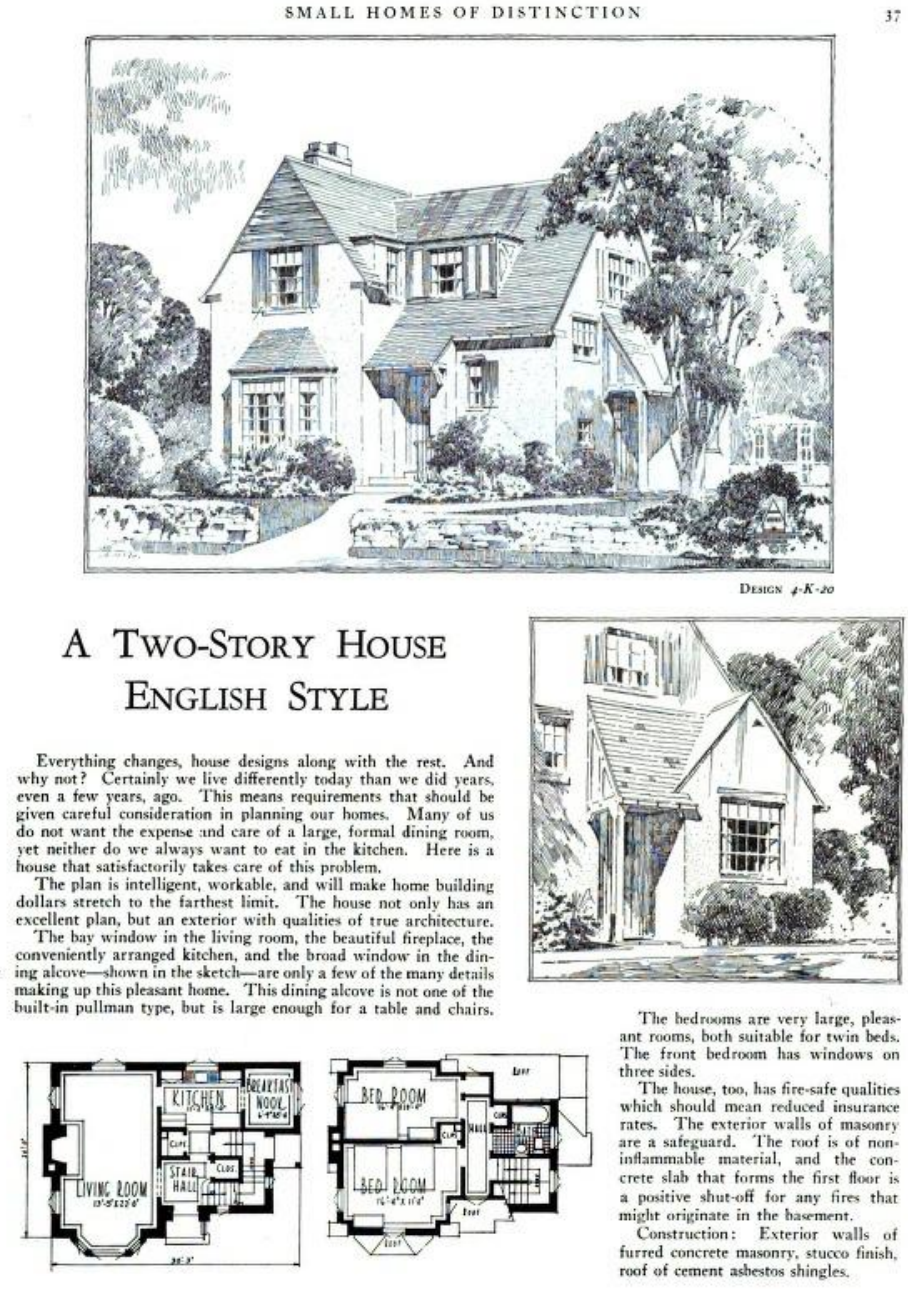
[44] University of California, Santa Barbara Library, *FrameFinder*, aerial image from 1938, accessed April 17, 2025, https://mil.library.ucsb.edu/ap_indexes/FrameFinder.
[45] UCSB Library, *FrameFinder*, 1938.
[46] UCSB Library, *FrameFinder*, 1938.

5.1.2 The Small House Movement and Better Homes in America (1919-1945)

The Small House Movement arose throughout the United States in the 1920s and continued through the Great Depression and World War II. The movement set the standard for high quality, well-designed small houses for the working class, during a time when many new neighborhoods were being developed across the country.

In 1919, the American Institute of Architects (AIA) founded the Architect's Small Home Service Bureau. This was a non-profit organization that allowed perspective homebuyers to purchase blueprints for small houses through the mail. These houses were defined as compact, containing three to six principal rooms, such as a kitchen, living room, one to four bedrooms, and sometimes a dining room. The plans were designed by architects and provided affordable and accessible well-designed home plans for homeowners who would otherwise not be able to afford an architect-designed home (Exhibit 16). The homes were targeted at a cost of $5,000, which reached a large segment of the housing market during the first half of the 20th century. The service became popular, setting the standard for the quality and design of Small Houses, resulting in several other architectural plan services being established throughout the 1920s. However, the Architect's Small Home Service Bureau continued to maintain their focus on those with moderate incomes.[47]

[47] Valerie Smith, *The Small House Movement of the 1920s: Preserving Small "Better" Houses* (master's thesis, Columbia University, 2022), iv, 2, 13–15.



SMALL HOMES OF DISTINCTION 37

DESIGN 4-K-20

A TWO-STORY HOUSE ENGLISH STYLE

Everything changes, house designs along with the rest. And why not? Certainly we live differently today than we did years, even a few years, ago. This means requirements that should be given careful consideration in planning our homes. Many of us do not want the expense and care of a large, formal dining room, yet neither do we always want to eat in the kitchen. Here is a house that satisfactorily takes care of this problem.

The plan is intelligent, workable, and will make home building dollars stretch to the farthest limit. The house not only has an excellent plan, but an exterior with qualities of true architecture.

The bay window in the living room, the beautiful fireplace, the conveniently arranged kitchen, and the broad window in the dining alcove—shown in the sketch—are only a few of the many details making up this pleasant home. This dining alcove is not one of the built-in pullman type, but is large enough for a table and chairs.

The bedrooms are very large, pleasant rooms, both suitable for twin beds. The front bedroom has windows on three sides.

The house, too, has fire-safe qualities which should mean reduced insurance rates. The exterior walls of masonry are a safeguard. The roof is of non-inflammable material, and the concrete slab that forms the first floor is a positive shut-off for any fires that might originate in the basement.

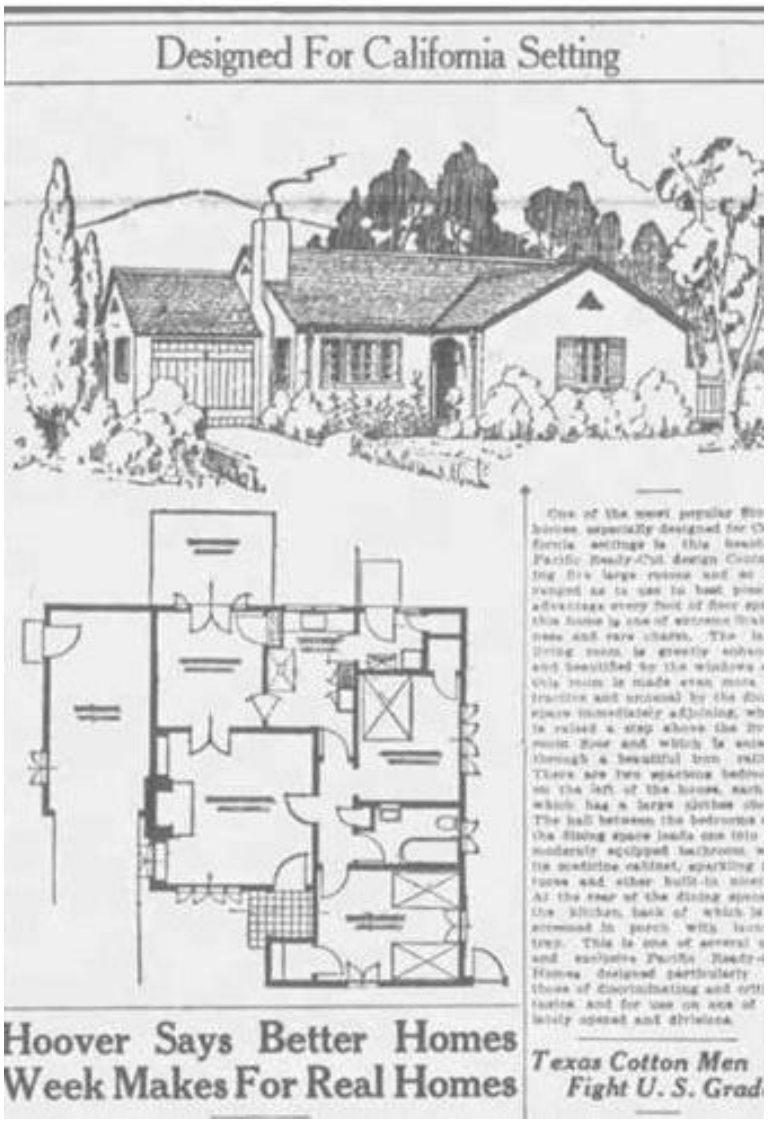
Construction: Exterior walls of furred concrete masonry, stucco finish, roof of cement asbestos shingles.

Exhibit 16. Example of a "Small House of Distinction" in the "English Style" designed and offered for sale by the Architect's Small Home Service Bureau.[48]

[48] Robert Jones, AIA, *Small Homes of Architectural Distinction: A Book of Suggested Plans Designed by the Architects' Small House Service Bureau, Inc.* (New York: Harper and Brothers Publishers, 1929), 37.

Another organization that fueled the popularity of the Small House Movement across the United States was the Better Homes in America organization and program. It was established in 1922 and aimed to change the knowledge of the average homeowner about quality design and construction of homes. It was founded by Marie William Brown Meloney, who was interested in reforming housing conditions for the working class. Meloney organized the first of many Better Homes Weeks from October 4 to 9 in 1922. Better Homes Weeks was a national program that promoted Better Homes in America by involving local governments, women's groups, civic associations, and chambers of commerce, as well as architects, builders, contractors, banks, schools, and other groups related to home building and buying. By 1923, the program was endorsed by President Calvin Coolidge, and Better Homes in America was incorporated as a non-profit with its headquarters in Washington D.C. Herbert Hoover, who as the Secretary of Commerce at the time, was President of the organization's Board, and Dr. James Ford was the Executive Director. As a Board member and Secretary of Commerce, Hoover lobbied for improved construction methods, materials, and costs for quality small homes throughout America (Exhibit 17).[49]

[49] Smith, *The Small House Movement of the 1920s*, 16-19, 26.; J Jane Hutchinson, "The Cure for Domestic Neglect: Better Homes in America, 1922–1935," *Perspectives in Vernacular Architecture* 2 (1986): 168–69.


Designed For California Setting

Hoover Says Better Homes Week Makes For Real Homes

Texas Cotton Men Fight U. S. Grad

Exhibit 17. *Santa Barbara News-Press* article detailing Herbert Hoover's support of the Better Homes in America movement, and showing an example of an architect designed plan, 1926.[50]

As the Better Homes in American program was so popular and successfully promoted small, well-designed homes, homeowners looked to organizations like the Architect's Small Home Service Bureau to provide these types of homes. Therefore, the two organizations worked in tandem, which resulted in the rise of quality small homes across America. This also coincided with the rise of the development of streetcar and automobile suburbs. As many major cities began to rapidly industrialize and become crowded, they were perceived as dangerous and unhealthy. People began moving to the suburbs on larger lots and would commute to cities in their new automobiles. Better Homes in America argued that single-family homes were the best for the "ideal family" and reflected a family's character and

[50] "Hoover Says Better Homes Week Makes For Real Homes," *Santa Barbara News-Press* (Santa Barbara), March 20, 1926, 25, https://www.newspapers.com/image/929661636/.

happiness. These concepts capitalized on the idea of a wholesome American home and the influence it had on one's life.[51]

As a part of the Better Homes annual week-long campaigns, Better Homes in America would release an annual *Guidebook for Better Homes Campaign*, providing details on how to organize a campaign and what components to include (Exhibit 18). They detailed the purpose behind the program, why communities should participate, how to organize the program and what subcommittees to create, and how to involve local stakeholders, such as businesses, churches, schools, clubs, and organizations. The level of effort a community put into the campaign often resulted in what they got out of it, and most invested communities had greater success with the programs. The guidebooks also provided information on how to select award recipients and provided reference to notable local demonstrations and campaigns from previous years.[52]

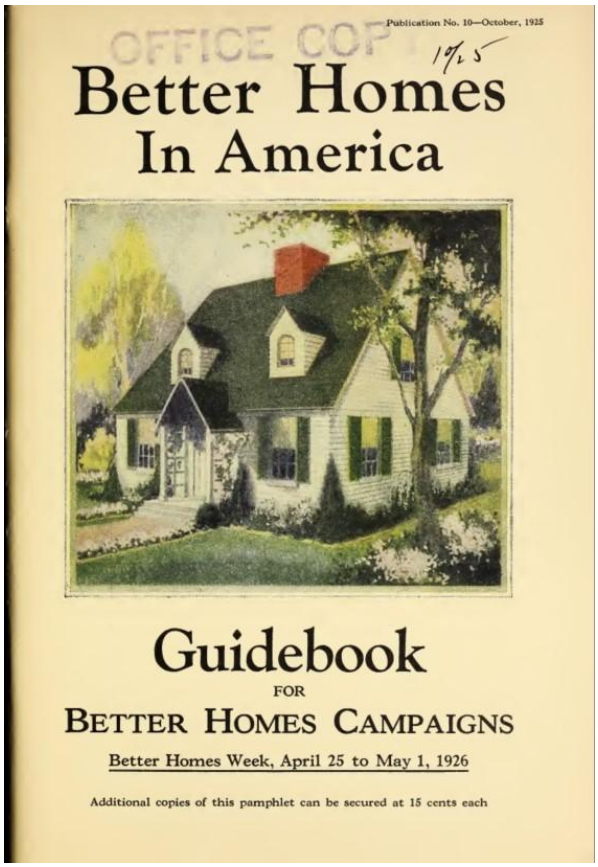


Exhibit 18. Cover of the 1925 Better Homes in American Guidebook.[53]

[51] Smith, *The Small House Movement of the 1920s*, 22-23, 26-29.
[52] Better Homes in America, *Guidebook of Better Homes in America: How to Organize the 1926 Campaign: Better Homes Week, April 25 to May 1, 1926* (1926); Hutchinson, "The Cure for Domestic Neglect," 173-174.
[53] Better Homes in America, *Guidebook of Better Homes in America*, 1926, Cover page.

The City of Santa Barbara was very active in the Small House Movement and Better Homes in America campaigns from 1925-1927 and continued participating in the program through 1931. One of the leaders of the local program was Pearl Chase, a pioneer in the fields of conservation, preservation, socials services, and civic planning, who later formed the Santa Barbara Trust for Historic Preservation in 1963. She was the daughter of Hezekiah Griggs Chase, a major real estate developer in the City in the 1910s and 1920s, which fostered many connections in her goal to beautify the City and promote the construction of quality houses for those with moderate incomes.[54]

In the early 20th century, new industries such as tourism, movies, and agriculture brought new groups and classes of people into the City. This influx of working-class residents created a need for more moderately sized homes on smaller lots. Existing housing for the working class in the City of Santa Barbara was largely subpar and considered unsanitary in many cases. Chase, with her constant concern for housing conditions and suitability, was interested in supplying the poor and working class with small cottages that would be available for rent. This interest in small, quality homes, planted the seed for what would later bloom into a successful Small House and Better Homes in America movement in the City.[55]

In 1920, the City established The School of Arts, which later became known as the Community Arts Association. They offered courses in music, French, and graphic and decorative arts. In 1922, they added an architecture branch to the organization called the Plans and Planting Committee. This subcommittee of architects provided guidance on the design of homes and commercial buildings and offered suggestions to beautify the City. They also facilitated the City's involvement in the Small House Movement through the organization of local competitions that focused on celebrating quality small homes.[56]

In 1922, the Plans and Planting committee held their first Small House competition, followed by another in 1923, which was for houses costing less than $5,000. The competition's rules were quite strict, requiring that the participating homes have less than five rooms and be located on a modest-sized lot. They received over 100 submissions, and designs were displayed at an exhibit located at 21 East de la Guerra Street. As a result of this competition, the Community Arts Association published 62 of the best submissions into a book called *Small House Designs.* Similar to the Architects Small House Service Bureau plan book, the book published architect designed plans for the public at a low cost. The book was edited by architects Carleton Monroe Winslow and Edward Fisher Brown.[57]

The architectural styles featured in *Small House Designs* included those described as "Spanish-California", "English Rural Stucco", "English Stucco", "Wood Exterior", and one "Cape Cod". In addition to providing architectural plans, the book also provided tips for home builders, including ways to lower

[54] Smith, *The Small House Movement of the 1920s*, 98-101.
[55], *The Small House Movement of the 1920s*, 102-105.
[56] Smith, *The Small House Movement of the 1920s*, 106-107.
[57] Carleton Monroe Winslow and Edward Fisher Brown, *Small House Designs* (Santa Barbara, California: Community Arts Association of Santa Barbara, 1924).

home building costs and how to finance Small Homes, as well as general property and site considerations of the location of Small Homes. It provided an evaluation of what constituted a good house plan and quality construction, with guidance on the important factors to take into consideration for each individual room, as well as elements important to the home exterior. One example includes bedrooms having plenty of light and air, and being of a large enough size to accommodate a bed, dresser, chest of drawers, and chairs that would not interfere or cover doors and windows. Another example includes a bathroom having a window large enough to be well-aired and not having the sole access point be through a bedroom. Additional guidance was offered on Small House maintenance, such as regular repainting of interior walls and wooden window sashes.[58]

Houses selected to be included in *Small House Designs* were evaluated on a basis of their architectural components, including everything from the layout of the plan and placement of the front door to the location of the fireplace to the view of the garden from the living spaces and location of the kitchen sink. The following images show examples of houses featured in the book (Exhibits 19, 20 and 21).[59]

[58] Winslow and Brown, *Small House Designs,* 9-22.
[59] Winslow and Brown, *Small House Designs*, 21-22.

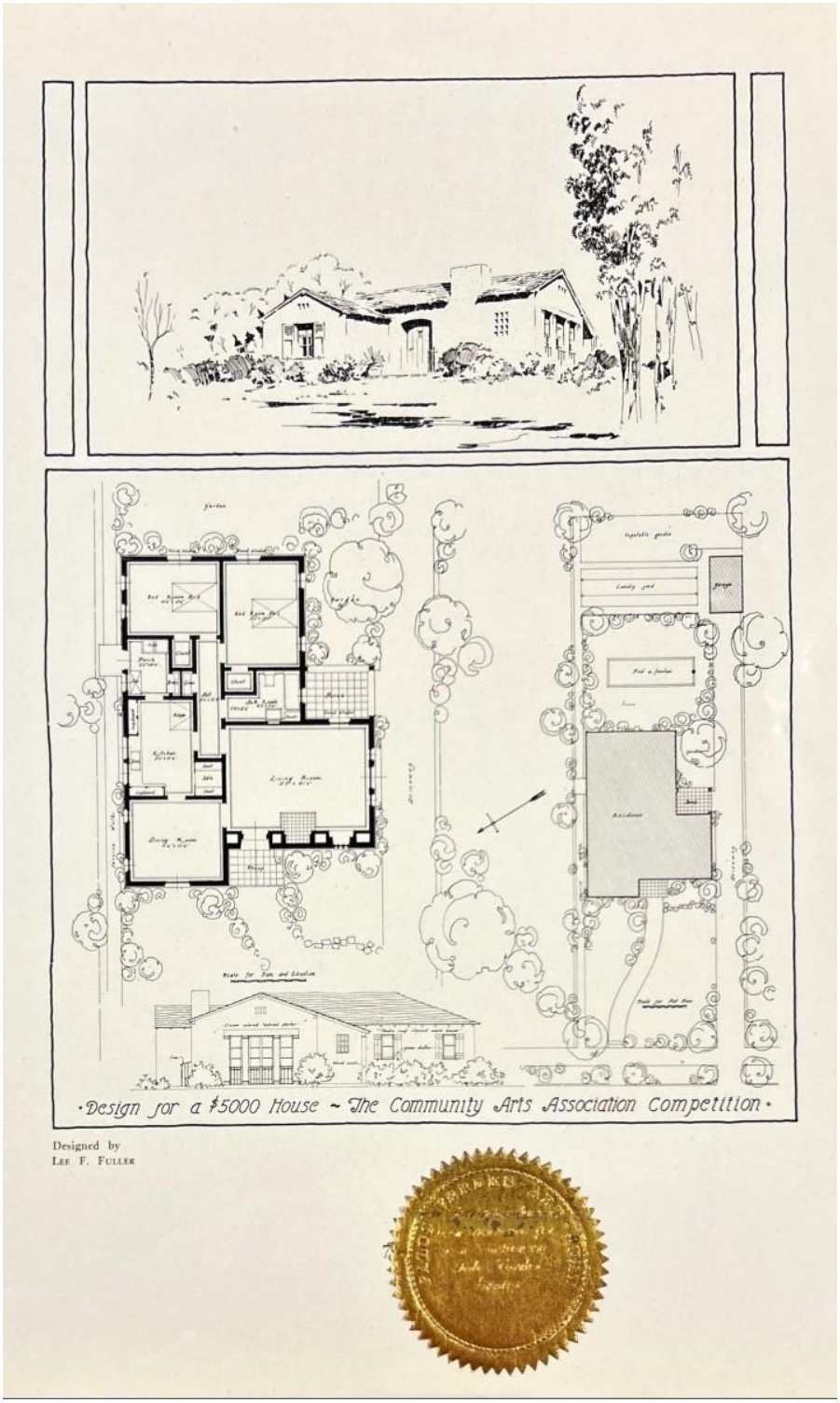


Exhibit 19. Example of a "Spanish-California" style Small House from *Small House Designs.*[60]

[60] Winslow and Brown, *Small House Designs,* 79.

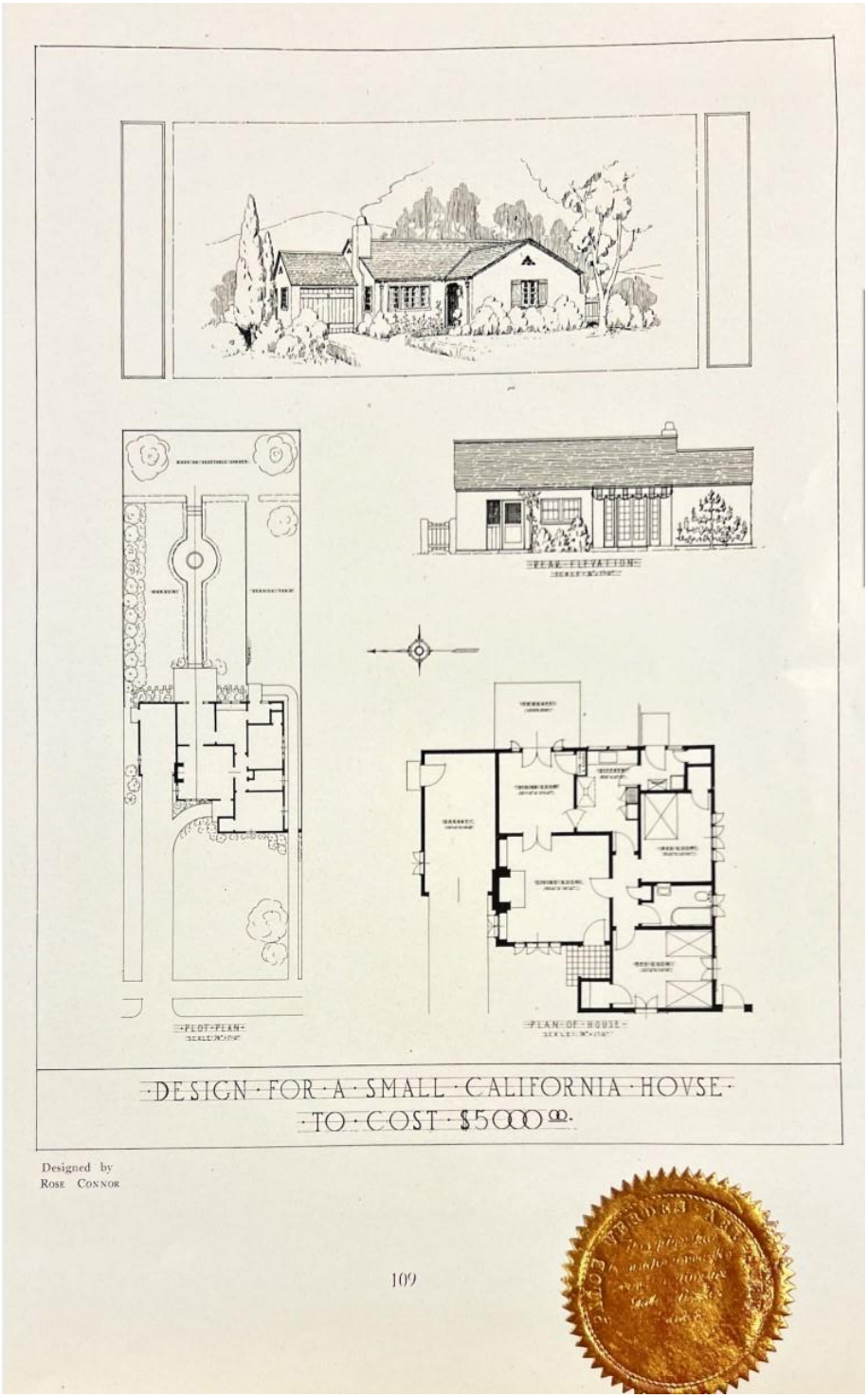


Exhibit 20. Example of an "English Rural Stucco" style from *Small House Designs.*[61]

[61] Winslow and Brown, *Small House Designs,* 109.

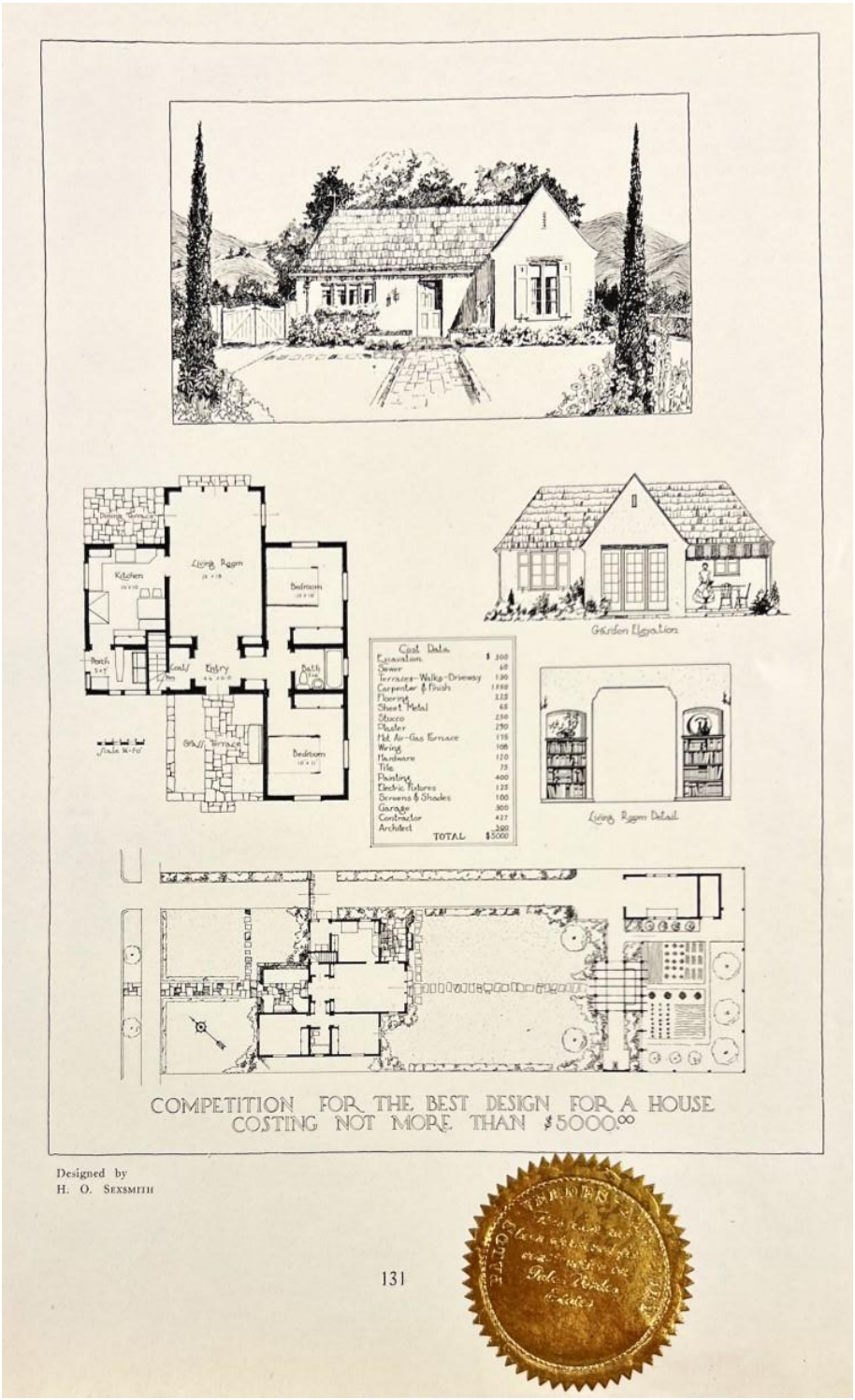


Exhibit 21. Example of an "English Stucco" style from *Small House Designs.*[62]

[62] Winslow and Brown, *Small House Designs,* 131.

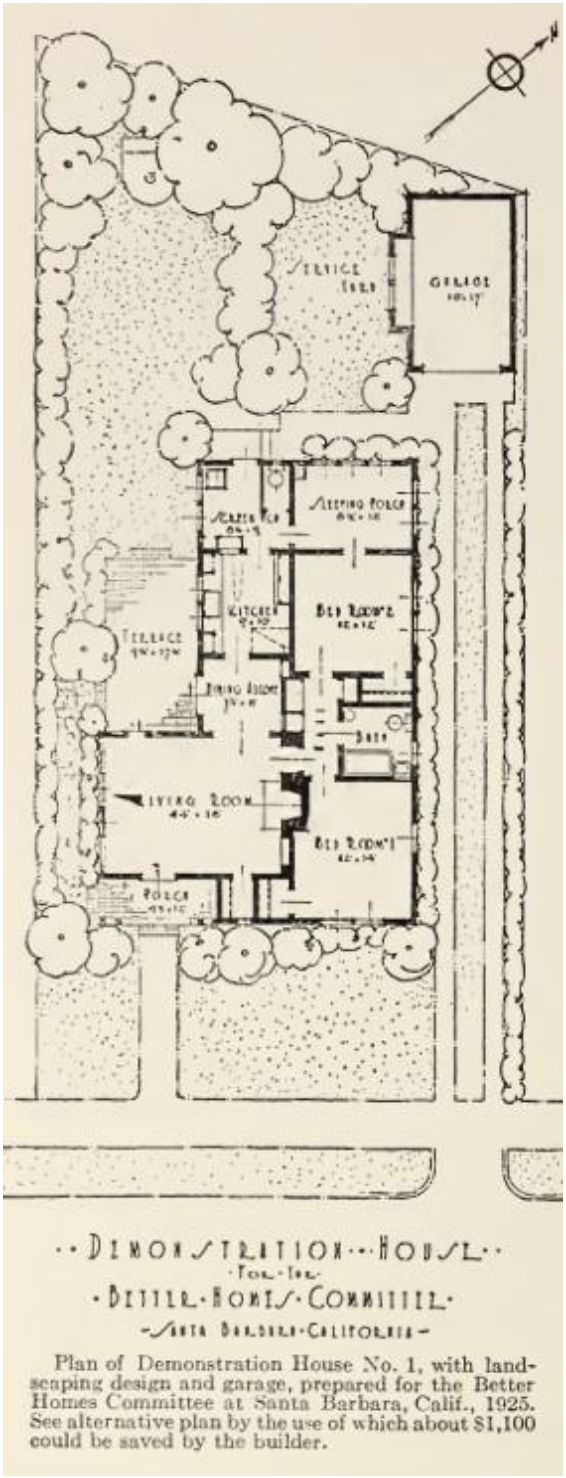
Several of the houses included in *Small House Designs* were later featured as Demonstration Homes in the national Better Homes campaigns in the mid-1920s. These Demonstration Homes were featured in Better Homes in American annual guidebooks to showcase good examples of demonstration homes and Small Houses. In Santa Barbara, Demonstration Homes were open to the public during Better Homes Week and served as examples of exceptional design for people to inspect and gather inspiration. These homes were typically Small Homes at a modest price (Exhibits 22 and 23).[63] For example, the *Guidebook of Better Homes in America: How to Organize the 1926 Campaign* has a section titled "Notable Local Demonstrations in 1925", which highlighted Santa Barbara as one of the standouts in producing quality examples of Small Houses. The Better Homes in America organization recognized the City's early commitment to Small Houses and their acknowledgement of the benefits to the working class and the overall living standards within the community. The Community Arts Association's Plans and Planting committee was responsible for organizing and running the Better Homes campaigns each year in the City. Given how strongly the Plans and Planting committee and the Better Homes in America's morals and priorities aligned when it came to the construction of Small Homes, the program was quite successful in the City.[64]



The six-room Demonstration House No. 1 at Santa Barbara, Calif., 1925. This house cost $6,109 to build. The planting around the house adds a great deal to its appearance

Exhibit 22. Photograph of one of Demonstration House No. 1 from the 1925 Better Homes Week in Santa Barbara.[65]

[63] Pearl Chase, *Better Small Homes in Santa Barbara* (Santa Barbara: The Plans and Plating Committee of the Community Arts Association, 1926), 48-52.; Smith, Smith, *The Small House Movement of the 1920s*, 121-122.
[64] Smith, *The Small House Movement of the 1920s*, 107-108; Better Homes in America, *Guidebook of Better Homes in America*,46-49.
[65] Better Homes in America, *Guidebook of Better Homes in America*, 9.



Plan of Demonstration House No. 1, with landscaping design and garage, prepared for the Better Homes Committee at Santa Barbara, Calif., 1925. See alternative plan by the use of which about $1,100 could be saved by the builder.

Exhibit 23. Plan of the above Demonstration Home from the 1925 Better Homes Week in Santa Barbara.[66]

[66] *Better Homes in America, Guidebook of Better Homes in America,* 9.

The 1926 Community Arts Association's competition and Better Homes Week showcased the City's dedication to Small Houses and the success of these programs. In 1926, competitions included the Small Gardens from 5,000 to 25,000 square feet, Small Houses and Gardens for houses less than five years old and on lots smaller than 10,000 square feet, and Small Houses of four, five, or six rooms that were built within the prior 18 months. Judges were architects, landscape architects, gardeners, and home economics instructors. Prize winning homes were found across town, but many of the best houses were from architectural plan books designed by accredited architects. Several of these homes were selected to serve as Demonstration Homes to the public during Better Homes Week in April (Exhibit 24). These homes were done in various styles, such as Spanish Colonial Revival, French, or English Cottage styles, and were meant to showcase what good quality Small Houses were like. The City won first place in the Better Homes Week competition out of 3,000 communities that participated throughout the country. Approximately 10,000 people visited the model homes in the City during 1926.[67]


Here's Demonstration Home No. 1

Home of Mr. and Mrs. Louie Larson, 1425 San Andres street, selected as Demonstration Home No. 1 in the Better Home Campaign starting tomorrow, and continuing through the week. The home will be opened for inspection daily starting tomorrow. Mrs. Larson designed the home and Mr. Larson was the builder. The owners do their own gardening.

Exhibit 24. Santa Barbara News-Press article showing a Spanish Colonial Revival Demonstration Home in that year's Better Homes Week campaign, 1926.[68]

[67] Chase, *Better Small Homes In Santa Barbara*, 48-52.; Smith, *The Small House Movement of the 1920s*, 121-122.
[68] "Here's Demonstration Home No. 1," *Santa Barbara News-Press* (Santa Barbara), April 24, 1926, 11, https://www.newspapers.com/image/929654744/.

The City was consistently awarded prizes for the model home entries into the Better Homes campaign from 1925 to 1931. Their model homes were diverse in size, material, and type, but consistently prioritized good design and quality materials. The houses included styles such as Cape Cod, Monterey Revival, Italian Revival, Tudor, English Vernacular, French Cottage, and Spanish Colonial Revival. Several of these homes were featured as national examples of quality homes, and therefore continually put the City on the map as a leader in participating in the Small House Movement.[69]

Multiple homes within San Roque were awarded prizes and/or received recognition as part of the annual Better Homes campaigns. For instance, in 1926, 121 Calle Granada was showcased as a "Model House C" and 3201 Calle Cedro was a Demonstration House. Both homes are extant in the present day.[70] In 1928, 225 Calle Manzanita, referred to as the L. J. Kilgore residence, received special mention for its "unusually good arrangement of rooms in good proportion to each other." It was specifically noted for its lack of an entrance vestibule, because that provided for the greatest workable value of the interior space for a compact home. Another home in San Roque, referred to as the Charles M. Upton home on Calle Alamo (address could not be confirmed), received special mention for its exterior, noting its "peculiar interest in the grouping of various units [sections] of the house to create the floor plan.[71] In 1931, 3078 Calle Rosales, owned by Mrs. S. J. Bingham, was chosen as a Demonstration Home and 217 Calle Manzanita was chosen for its gardens.[72] In 1933, 3216 Calle Noguera, occupied by Miss Emmaline Livingstone, was awarded third place in the small gardens competition of the Better Homes Week that year.[73]

In the 1930s, the City stopped participating in the Better Homes in America campaigns. Despite the lack of City participation, new Small Houses continued to be constructed, but under new motivations and in new architectural styles. One of the main motivating factors for the continued construction of Small Houses in the mid-to late 1930s through the early 1940s was the establishment of the Federal Housing Administration (FHA). The FHA was an essential feature of the New Deal legislation enacted to rescue decreased home building from the impacts of the Great Depression. The FHA was established in 1934 under the National Housing Act to expand the possibility of homeownership for working class families in America, as well as broaden the availability of mortgages and stimulate home construction. The FHA insured mortgages made by lenders, and in doing so, provided single-family housing for low- to moderate-income families. In addition to being a catalyst for home building for the working-class family in America, the FHA programs also helped finance military housing and homes for returning veterans and their families in the 1940s after the war. These programs in combination with other

[69] Smith, *The Small House Movement of the 1920s*, 116-117.
[70] Smith, *The Small House Movement of the 1920s*, 162-163.
[71] "Better Homes Exhibits Draw Hundreds; Program for Today Given; New Awards are Made," *The Morning Press* (Santa Barbara), April 26, 1928, 3, https://www.newspapers.com/image/995900822/.
[72] "Many Homes to be Open Today," *The Morning Press* (Santa Barbara), April 26, 1931, 4, https://www.newspapers.com/image/995850234/; "One New House a Day Record In Santa Barbara Past Year; Luncheon for Contest Winners," *The Morning Press* (Santa Barbara), May 1, 1931, 4, https://www.newspapers.com/image/995840342/.
[73] "Better Homes Week Prizes Presented by Miss Chase," *The Morning Press* (Santa Barbara), April 27, 1933, 3, https://www.newspapers.com/image/995851977/.

programs, such as those enacted by the Veterans Administration (VA), which offered guaranteed housing loans, permitted Veterans to secure housing for their families in new cities.[74]

As a result of the FHA, buildings began to increase across America. The FHA recommended curvilinear and hierarchical street plans with long blocks and no alleyways, resulting in neighborhoods that differed greatly from the gridlocked, shorter blocks seen in early urban development. In addition to new neighborhood layouts, new housing styles also emerged or rose in popularity. One of these styles served as a continuation of the Small House characteristics in a stripped down and simplified form that was known as Minimal Traditional (at the time advertised as "Monterey" style homes). Known by various nicknames including the "FHA House", the "Depression-era Cottage", the "War Years house", or the "Victory House", Minimal Traditional style homes were more modern and streamlined than their earlier counterparts. They were typically one-story in height and featured minimal decorative elements such as wooden trim work and metal or wooden porch posts. Though they had minimal details and decoration, they still possessed a comfortable and traditional feel, with just enough features to satisfy the average middle-class homebuyer. Many Minimal Traditional homes were standardized and published in home pattern books, thus making the designs readily available to builders and contractors across the country. The other feature of Minimal Traditional homes was that they could be easily and cost-effectively mass produced, while still being customizable to appeal to broad ranges of taste and incorporate slight variations to customize them for each buyer.[75]

The impact of the FHA and its introduction of new styles could be seen in the 1930s and 1940s in San Roque. Two examples of the Minimal Traditional style could be found at 404 Calle Palo Colorado and 3118 Calle Rosales, which were constructed in 1937 and 1938 respectively (Exhibits 25 and 26).[76] In 1941, the *Santa Barbara News-Press* was still advertising these styles of houses as "small homes" noting that "small homes [led] record building parade in Santa Barbara." Three houses in San Roque on Calle Noguera (one specifically being 3228 Calle Noguera) were highlighted as being examples of affordable, small homes within San Roque (Exhibit 27).[77] These new designs marked the initial transition of the neighborhood aesthetic to include more modern styles in the second development boom, which predominately occurred in the Post World War II era.

[74] Melissa Stegman and Mike Calhoun, "Federal Housing Administration," in *Advocates' Guide 2021: A Primer on Federal Affordable Housing & Community Development Programs*, National Low Income Housing Coalition, 2021, https://nlihc.org/sites/default/files/AG-2021/05-01_FHA.pdf.
[75] Stegman and Calhoun, "Federal Housing Administration"; Deb Richey, "Minimal Traditional: America's 'Can Do' Architectural Style," *Fullerton Heritage*, Winter 2020, https://www.fullertonheritage.org/News/newsletter%20archive/2020_Winter.pdf; Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 587-589.
[76] "Charming Model Home in Rutherford Park," *Santa Barbara News-Press* (Santa Barbara), February 13, 1938, 14, https://www.newspapers.com/image/996154556/; "New Home Has Charm," *Santa Barbara News-Press* (Santa Barbara), June 13, 1937, 8, https://www.newspapers.com/image/996149874/.
[77] "Small Homes Lead Record Building Parade in Santa Barbara," *Santa Barbara News-Press* (Santa Barbara), January 19, 1941, 15, https://www.newspapers.com/image/997275343/.

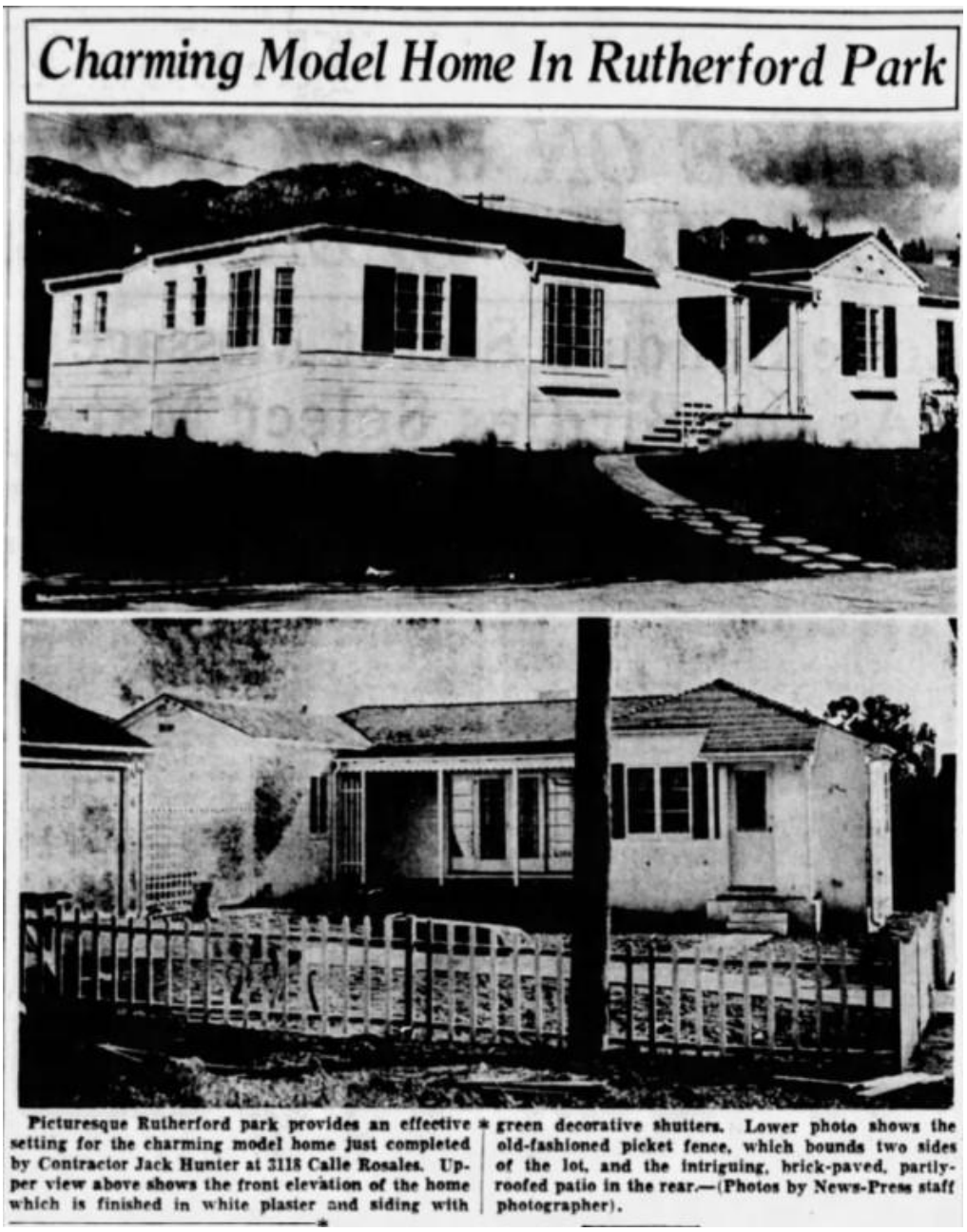


New Home Has Charm

There is "loads of room" in the attractive, Monterey residence just completed by Contractor H. C. Laskey in Rutherford Park. The home, pictured above, is of frame and stucco construction with shingled roof. It has been opened for inspection by appointment.

Exhibit 25. *Santa Barbara News-Press* article advertising a new "Monterey residence" in Rutherford Park tract, 1937 (404 Calle Palo Colorado).[78]

[78] "New Home Has Charm," *Santa Barbara News-Press* (Santa Barbara), June 13, 1937, 8, https://www.newspapers.com/image/996149874/.



Charming Model Home In Rutherford Park

Picturesque Rutherford park provides an effective setting for the charming model home just completed by Contractor Jack Hunter at 3118 Calle Rosales. Upper view above shows the front elevation of the home which is finished in white plaster and siding with green decorative shutters. Lower photo shows the old-fashioned picket fence, which bounds two sides of the lot, and the intriguing, brick-paved, partly-roofed patio in the rear.—(Photos by News-Press staff photographer).

Exhibit 26. 1938 *Santa Barbara News-Press* article advertising a new "Monterey" style residence in Rutherford Park tract (3118 Calle Rosales).[79]

[79] "Charming Model Home in Rutherford Park," *Santa Barbara News-Press* (Santa Barbara), February 13, 1938, 14, https://www.newspapers.com/image/996154556/.



SANTA BARBARA NEWS-PRESS

SANTA BARBARA, CALIFORNIA, SUNDAY MORNING, JANUARY 19, 1941

Small Homes Lead Record Building Parade In Santa Barbara

One of the many new houses being built in the Verde Vista district is shown above. This home cost $3,600, including a garage, to build.

Soon this home at 3328 Calle Noguera will be completed. The cost of building this six-room house will amount to $4,200, and the garage, which is off to one side, will cost $300.

This home was built for a total cost of $4,350 for Mr. and Mrs. D. Rowland Hancock. It is located at 1312 Robbins street.

L.A. Air Field Need Like City's

Bond Approval Urged by Mayor

"Los Angeles has just given the 'go-sign' on new airports to cost $20,000,000. Santa Barbara shouldn't hesitate one minute in approving the $140,000 airport bond issue at the Feb. 4 election."

This statement came last night from Mayor Maher as he commented on last week's action of

Mr. and Mrs. V. L. Cartwright are now living in their recently completed home at 2908 Ventura drive. The house, which was built at a cost of $3,100, has five rooms and a two-car attached garage which is shown at the right.

The homes shown above are in San Roque park on Calle Noguera. The one in the foreground will cost $4,500 to build and the other $4,300.

Mrs. Kirk Trial

Hale And Hearty At 80, Laughs At

Adult Education

Exhibit 27. 1938 *Santa Barbara News-Press* article showcasing new small homes, with three being located on Calle Noguera in San Roque.[80]

5.1.3 Kit Houses (1908-1940)

Many of the modestly scaled houses in San Roque reflect designs found in early 20th-century pattern books and factory-built catalogs. Between 1908 and 1940, the Pacific Ready-Cut Homes Company sold ready-to-assemble houses based on more than 1,800 plans, along with some custom designs. These plans offered practical alternatives to the elaborate Victorian homes of the late 1800s, featuring styles such as Craftsman bungalows, English Revival, and Spanish Colonial Revival (Exhibit 28).[81]

While most Pacific Ready-Cut homes were single-story, the company also produced two-story residences, duplexes, bungalow courts, as well as commercial buildings like hotels, gas stations, and

[80] "Small Homes Lead Record Building Parade in Santa Barbara," *Santa Barbara News-Press* (Santa Barbara), January 19, 1941, 15, https://www.newspapers.com/image/997275343/.

[81] Gayle Pollard-Terry, "12,000 Easy Pieces," *Los Angeles Times*, July 16, 2006, https://www.latimes.com/archives/la-xpm-2006-jul-16-re-kit16-story.html; Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes, Vol. 25* (Los Angeles: Pacific Ready-Cut Homes, Inc., 1925), accessed September 16, 2025, https://archive.org/details/PacificReadyCutHomesIncPacificsbookofhomesvol250001; Sears, Roebuck and Co., *Sears Modern Homes, 1927*, accessed September 16, 2025, https://archive.org/details/SearsModernHomes1927Pg00/Sears%20Modern%20Homes%201927%20pg101%2C%20Bedford.jpg.

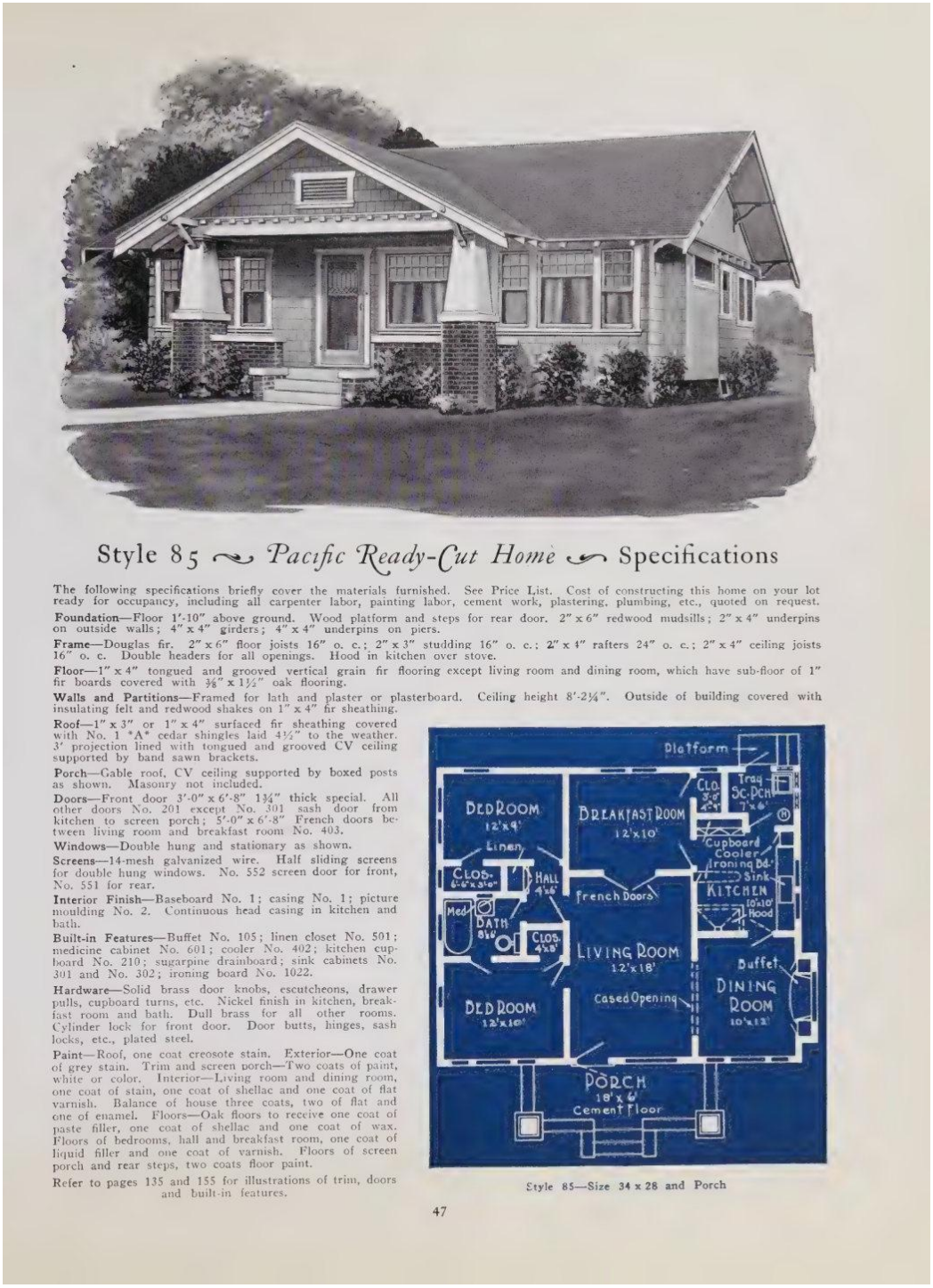
offices. Buyers could select from a variety of design elements and combine them in different ways, giving each home a sense of individuality despite being based on standardized plans (Exhibits 29-31).[82]

After World War I, the prefabricated housing market in Southern California surged as returning soldiers sought affordable housing. In response, Pacific Ready-Cut Homes began producing larger and more sophisticated designs. The company's peak came during the 1920s, when California's rapid population growth and strong economy fueled demand for housing. At its height, the firm operated branch offices in 53 California cities, expanded nationally, and even shipped kit houses to international markets including Mexico, Venezuela, Argentina, Guatemala, and Japan.[83]



Exhibit 28. A streetscape scene from 1925 volume of the Pacific Ready-Cut Homes catalog similar to a streetscape in San Roque featuring a variety of English and Spanish Colonial Revival style buildings.[84]

[82]. Pollard-Terry, "12,000 Easy Pieces"; Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*; Sears, Roebuck and Co., *Sears Modern Homes*
[83] Pollard-Terry, "12,000 Easy Pieces"; Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*; Sears, Roebuck and Co., *Sears Modern Homes*
[84] Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, 81.



Style 85 ~ *Pacific Ready-Cut Home* ~ Specifications

The following specifications briefly cover the materials furnished. See Price List. Cost of constructing this home on your lot ready for occupancy, including all carpenter labor, painting labor, cement work, plastering, plumbing, etc., quoted on request.

Foundation—Floor 1'-10" above ground. Wood platform and steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers.

Frame—Douglas fir. 2" x 6" floor joists 16" o. c.; 2" x 3" studding 16" o. c.; 2" x 4" rafters 24" o. c.; 2" x 4" ceiling joists 16" o. c. Double headers for all openings. Hood in kitchen over stove.

Floor—1" x 4" tongued and grooved vertical grain fir flooring except living room and dining room, which have sub-floor of 1" fir boards covered with ⅜" x 1½" oak flooring.

Walls and Partitions—Framed for lath and plaster or plasterboard. Ceiling height 8'-2¼". Outside of building covered with insulating felt and redwood shakes on 1" x 4" fir sheathing.

Roof—1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. 3' projection lined with tongued and grooved CV ceiling supported by band sawn brackets.

Porch—Gable roof, CV ceiling supported by boxed posts as shown. Masonry not included.

Doors—Front door 3'-0" x 6'-8" 1¾" thick special. All other doors No. 201 except No. 301 sash door from kitchen to screen porch; 5'-0" x 6'-8" French doors between living room and breakfast room No. 403.

Windows—Double hung and stationary as shown.

Screens—14-mesh galvanized wire. Half sliding screens for double hung windows. No. 552 screen door for front, No. 551 for rear.

Interior Finish—Baseboard No. 1; casing No. 1; picture moulding No. 2. Continuous head casing in kitchen and bath.

Built-in Features—Buffet No. 105; linen closet No. 501; medicine cabinet No. 601; cooler No. 402; kitchen cupboard No. 210; sugarpine drainboard; sink cabinets No. 301 and No. 302; ironing board No. 1022.

Hardware—Solid brass door knobs, escutcheons, drawer pulls, cupboard turns, etc. Nickel finish in kitchen, breakfast room and bath. Dull brass for all other rooms. Cylinder lock for front door. Door butts, hinges, sash locks, etc., plated steel.

Paint—Roof, one coat creosote stain. Exterior—One coat of grey stain. Trim and screen porch—Two coats of paint, white or color. Interior—Living room and dining room, one coat of stain, one coat of shellac and one coat of flat varnish. Balance of house three coats, two of flat and one of enamel. Floors—Oak floors to receive one coat of paste filler, one coat of shellac and one coat of wax. Floors of bedrooms, hall and breakfast room, one coat of liquid filler and one coat of varnish. Floors of screen porch and rear steps, two coats floor paint.

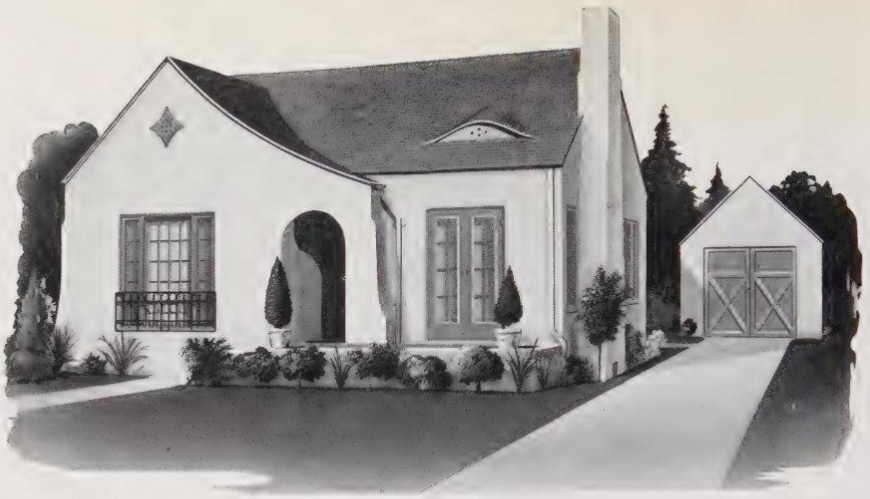
Refer to pages 135 and 155 for illustrations of trim, doors and built-in features.

Style 85—Size 34 x 28 and Porch

47

Exhibit 29. Example from the 1925 volume of the Pacific Ready-Cut Homes catalog of a Craftsman style home similar to those seen in San Roque.[85]

[85] Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, 47.

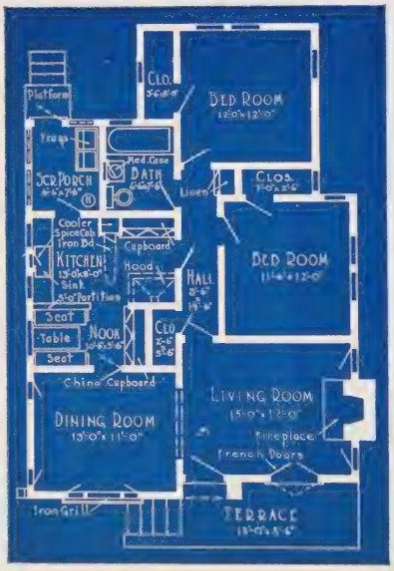


Style 413 ~ *Pacific Ready-Cut Home* ~ Specifications

The following specifications briefly cover the materials furnished. See Price List. Cost of constructing this home on your lot ready for occupancy, including all carpenter labor, painting labor, cement work, plastering, plumbing, etc., quoted on request.

Foundation—Floor 2'-6" above ground. Wood platform and steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers.

Frame—Douglas fir. 2" x 6" floor joists 16" o.c.; 2" x 4" studding 16" o.c.; 2" x 4" rafters 24" o.c.; ceiling joists 2" x 4" 16" o.c. Double top plates. Double headers for all openings. Hood in kitchen over stove.



Style 413—Size 28 x 40 and Terrace

Floor—Sub-floor of 1" fir boards covered with ⅜" x 1½" oak flooring in all rooms except bath, breakfast nook, kitchen and screen porch which are 1" x 4" tongued and grooved vertical grain fir flooring.

Walls and Partitions—Interior framed for lath and plaster; exterior for stucco. Stucco not included. Ceiling height 8'-6".

Roof—1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. Projection finished with crown mould as shown. Gutters and down spouts not included.

Entry—As shown. Staff work and masonry not included.

Doors—Front door 3'-6" x 6'-8" 1¾" thick special. All other doors No. 205 except No. 303 from kitchen to screen porch. French doors 1⅜" thick, 8 light.

Windows—Casement and double hung as shown. Stationary sash in dining room. Iron grill included.

Screens—14-mesh galvanized wire. Full hinged screens for all casement sash; half sliding screens for all double hung windows. No. 551 screen for rear door. No. 552 screens for French doors.

Interior Finish—Living room and dining room, baseboard No. 3; casings No. 6; picture moulding No. 3. Balance of house baseboard No. 1; casings No. 1; picture moulding No. 1. Continuous head casing in bath, kitchen and nook.

Built-in Features—Mantel shelf No. 912; linen closet No. 501; special combination cooler and ironing board No. 410; kitchen cupboard No. 204, four doors; dramboard prepared for tile or composition; sink cabinets No. 305 and No. 306; breakfast nook No. 702; medicine cabinet No. 602; china cupboard in nook No. 206; spice cabinet in kitchen No. 312.

Hardware—Solid brass door knobs, escutcheons, drawer pulls, cupboard turns, etc. Nickel finish in kitchen, nook and bath room. Dull brass for all other rooms. Cylinder lock for front door. Door butts, hinges, sash locks, etc., plated steel.

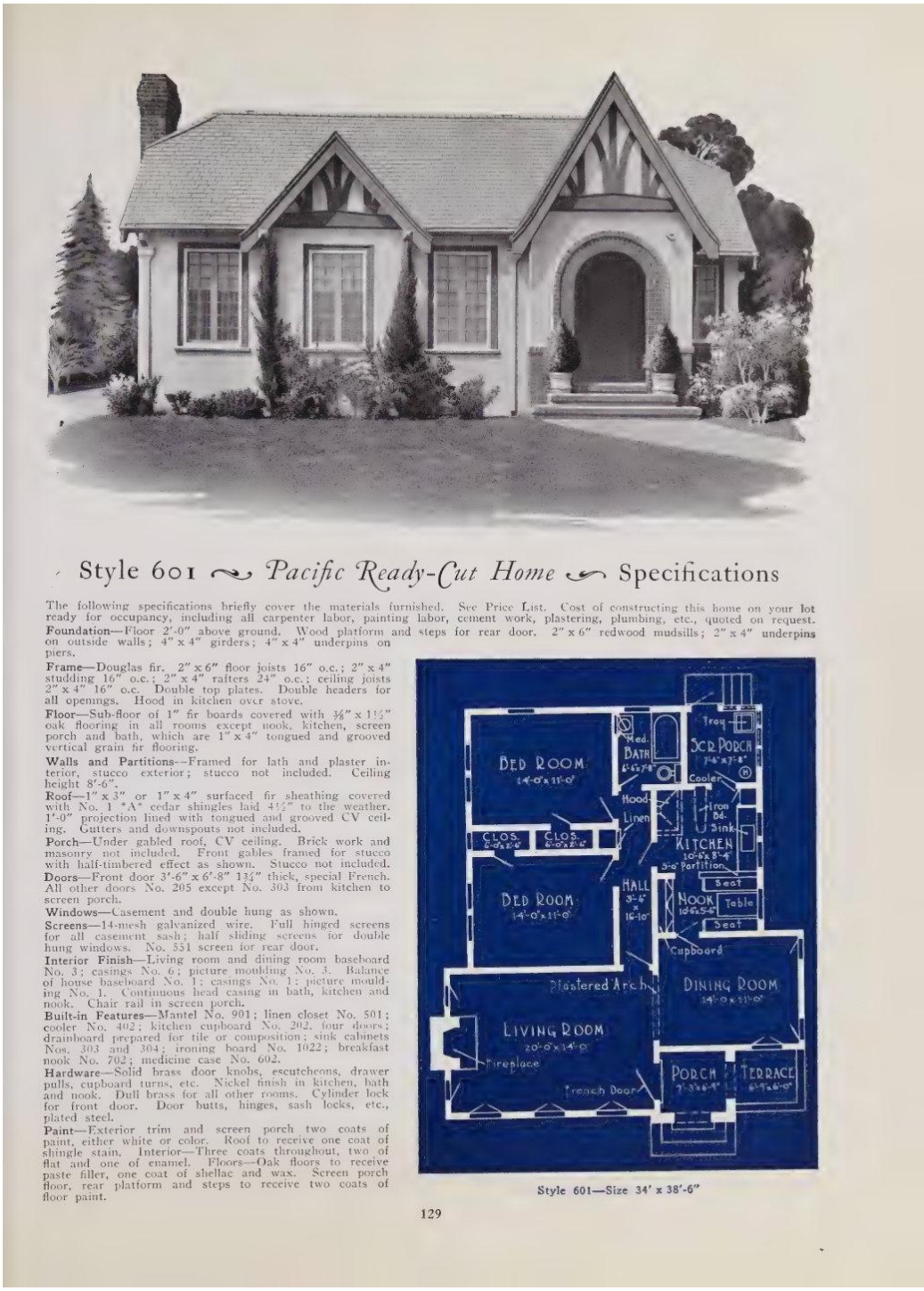
Paint—Exterior trim and screen porch two coats of paint, either white or color. Roof to receive one coat of shingle stain. Interior—Four coats throughout, three of flat and one of enamel. Floors—Oak floors to receive paste filler, one coat of shellac and wax. Screen porch floor, rear platform and steps to receive two coats floor paint.

Refer to pages 135 to 155 for illustrations of trim, doors and built-in features

102

Exhibit 30. Example from the 1925 volume of the Pacific Ready-Cut Homes catalog of an English Revival style home similar to those seen in San Roque.[86]

[86] Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, 102.



Style 601 ~ *Pacific Ready-Cut Home* ~ Specifications

The following specifications briefly cover the materials furnished. See Price List. Cost of constructing this home on your lot ready for occupancy, including all carpenter labor, painting labor, cement work, plastering, plumbing, etc., quoted on request.

Foundation—Floor 2'-0" above ground. Wood platform and steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers.

Frame—Douglas fir. 2" x 6" floor joists 16" o.c.; 2" x 4" studding 16" o.c.; 2" x 4" rafters 24" o.c.; ceiling joists 2" x 4" 16" o.c. Double top plates. Double headers for all openings. Hood in kitchen over stove.

Floor—Sub-floor of 1" fir boards covered with ⅜" x 1½" oak flooring in all rooms except nook, kitchen, screen porch and bath, which are 1" x 4" tongued and grooved vertical grain fir flooring.

Walls and Partitions—Framed for lath and plaster interior, stucco exterior; stucco not included. Ceiling height 8'-6".

Roof—1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. 1'-0" projection lined with tongued and grooved CV ceiling. Gutters and downspouts not included.

Porch—Under gabled roof, CV ceiling. Brick work and masonry not included. Front gables framed for stucco with half-timbered effect as shown. Stucco not included.

Doors—Front door 3'-6" x 6'-8" 1¾" thick, special French. All other doors No. 205 except No. 303 from kitchen to screen porch.

Windows—Casement and double hung as shown.

Screens—14-mesh galvanized wire. Full hinged screens for all casement sash; half sliding screens for double hung windows. No. 551 screen for rear door.

Interior Finish—Living room and dining room baseboard No. 3; casings No. 6; picture moulding No. 3. Balance of house baseboard No. 1; casings No. 1; picture moulding No. 1. Continuous head casing in bath, kitchen and nook. Chair rail in screen porch.

Built-in Features—Mantel No. 901; linen closet No. 501; cooler No. 402; kitchen cupboard No. 202, four doors; drainboard prepared for tile or composition; sink cabinets Nos. 303 and 304; ironing board No. 1022; breakfast nook No. 702; medicine case No. 602.

Hardware—Solid brass door knobs, escutcheons, drawer pulls, cupboard turns, etc. Nickel finish in kitchen, bath and nook. Dull brass for all other rooms. Cylinder lock for front door. Door butts, hinges, sash locks, etc., plated steel.

Paint—Exterior trim and screen porch two coats of paint, either white or color. Roof to receive one coat of shingle stain. Interior—Three coats throughout, two of flat and one of enamel. Floors—Oak floors to receive paste filler, one coat of shellac and wax. Screen porch floor, rear platform and steps to receive two coats of floor paint.

Style 601—Size 34' x 38'-6"

129

Exhibit 31. Example from the 1925 volume of the Pacific Ready-Cut Homes catalog of a English Revival style home similar to those seen in San Roque.[87]

[87] Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, 129.

5.1.4 World War II and Post-War Tract Housing (1939-1964)

During and post-World War II, the remainder of San Roque Park and Rutherford Park tracts were infilled with single-family homes. By 1940, the City's population reached 34,438, not many more than it had prior to the Great Depression. However, as with many places across California, Santa Barbara experienced a construction boom at the conclusion of World War II. Development occurred wherever it could, including within already established tracts such as the Rutherford Park and San Roque Park tracts.[88]

During World War II, the United States Navy and Army chose to establish Santa Barbara as a center of war support on the West Coast. Within Santa Barbara County, the military constructed Camp Cooke, Santa Maria Airfield, the Marine Air Base, Hoff General Army Hospital, and the Allen Hancock College of Aeronautics. A German prisoner of war camp was also constructed near Goleta in 1944. The City served as a Rest and Relaxation Port for the U.S. Navy, whose ships patrolled the waters just outside the harbor. Other military infrastructure installed throughout the City included mounted artillery battery installations and searchlights on the hillsides. By 1942, the Goleta Air Station was commissioned for the United States Marine Corps.[89]

The postwar construction boom was essential in providing housing for returning World War II veterans and those who were stationed in and around the City and decided to stay at the end of the war. Like many cities throughout the United States, local builders turned to mass produced materials and housing forms and styles like Ranch, Minimal Traditional. The introduction of these styles, influences, and materials began to shift the architectural character of parts of the City during the mid-century.[90]

The San Roque neighborhood was one of the areas where postwar housing was prevalent. During the 1940s, nearly all of the lots south of Calle Fresno in the Rutherford Park tract were developed or under construction. Even Argonne Circle, which has previously remained untouched open space, was filled with housing framing its circular border. In the San Roque Park tract, the northwestern section still remained largely undeveloped, but the majority of the lots to the south of Canon Drive were

[88] City of Santa Barbara, *General Plan Elements & Appendices*, 2011; , City of Santa Barbara, "History of Santa Barbara," accessed May 1, 2025, https://santabarbaraca.gov/government/priorities-policies/historic-preservation/history-santa-barbara; Justin M. Ruhge, *Repair and Recovery: The Story of Hoff General Army Hospital 1940–1954* (Goleta, CA: Quantum Imaging Associates, 1990), Santa Barbara Historical Museum Collection, Gledhill Library, Santa Barbara; Justin M. Ruhge, "Historic California Posts, Camps, Stations and Airfields: Hoff General Hospital," last modified February 8, 2016, accessed May 2023, http://www.militarymuseum.org/HoffGen%20Hosp.html; Graffy, *Historic Santa Barbara*.

[89] City of Santa Barbara, "History of Santa Barbara."; Mary Louise Days, "Hoff General Hospital: Reminders of War," *Noticias: Quarterly Magazine of the Santa Barbara Historical Society* 37, no. 1 (Spring 1991), Santa Barbara Historical Museum Collection, Gledhill Library, Santa Barbara, California; Ruhge, *Repair and Recovery*; Ruhge, "Hoff General Hospital."

[90] City of Santa Barbara, "History of Santa Barbara."; Mary Louise Days, "Hoff General Hospital: Reminders of War," *Noticias: Quarterly Magazine of the Santa Barbara Historical Society* 37, no. 1 (Spring 1991), Santa Barbara Historical Museum Collection, Gledhill Library, Santa Barbara, California; Ruhge, *Repair and Recovery*; Ruhge, "Hoff General Hospital"; Graffy, *Historic Santa Barbara.*

developed.[91] Houses continued to be advertised for sale, and a new bus service was added to serve the neighborhood and connect it to the downtown area.[92]

By the 1950s, the Rutherford Park tract had only a few vacant lots remaining and it began to resemble the neighborhood as it appears in the present day (Exhibits 32, 33, and 34). The San Roque Park tract still had several vacant lots on its southern edge, and north of Canon Drive, but development continued at a steady pace.[93]. Houses constructed from the 1940s through the 1960s were primarily Minimal Traditional style, with some Ranch style homes as well. Many advertisements for houses for sale during this time described them as "ranch-type" homes and continued to boast about the neighborhood's charming qualities.[94] A comparison of aerial images from 1948, 1954, and 1964 demonstrates how each decade brought the Rutherford Park and San Roque Park tracts closer to completion (Exhibits 35, 36, and 37). By the mid-1960s, residential development in both tracts appears to have been complete.[95]

[91] UCSB Library, *FrameFinder*.
[92] "Spreitz Transportation announces the purchase of 3 new busses." *Santa Barbara News-Press* (Santa Barbara), April 19, 1940, 12, https://www.newspapers.com/image/997872282/.
[93] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1950, sheets 255, 256, 257, 258, and 262.
[94] "Upper Rutherford Park," *Santa Barbara News-Press* (Santa Barbara), January 1, 1960, 22, https://www.newspapers.com/image/997937903/.
[95] UC UCSB Library, *FrameFinder*.

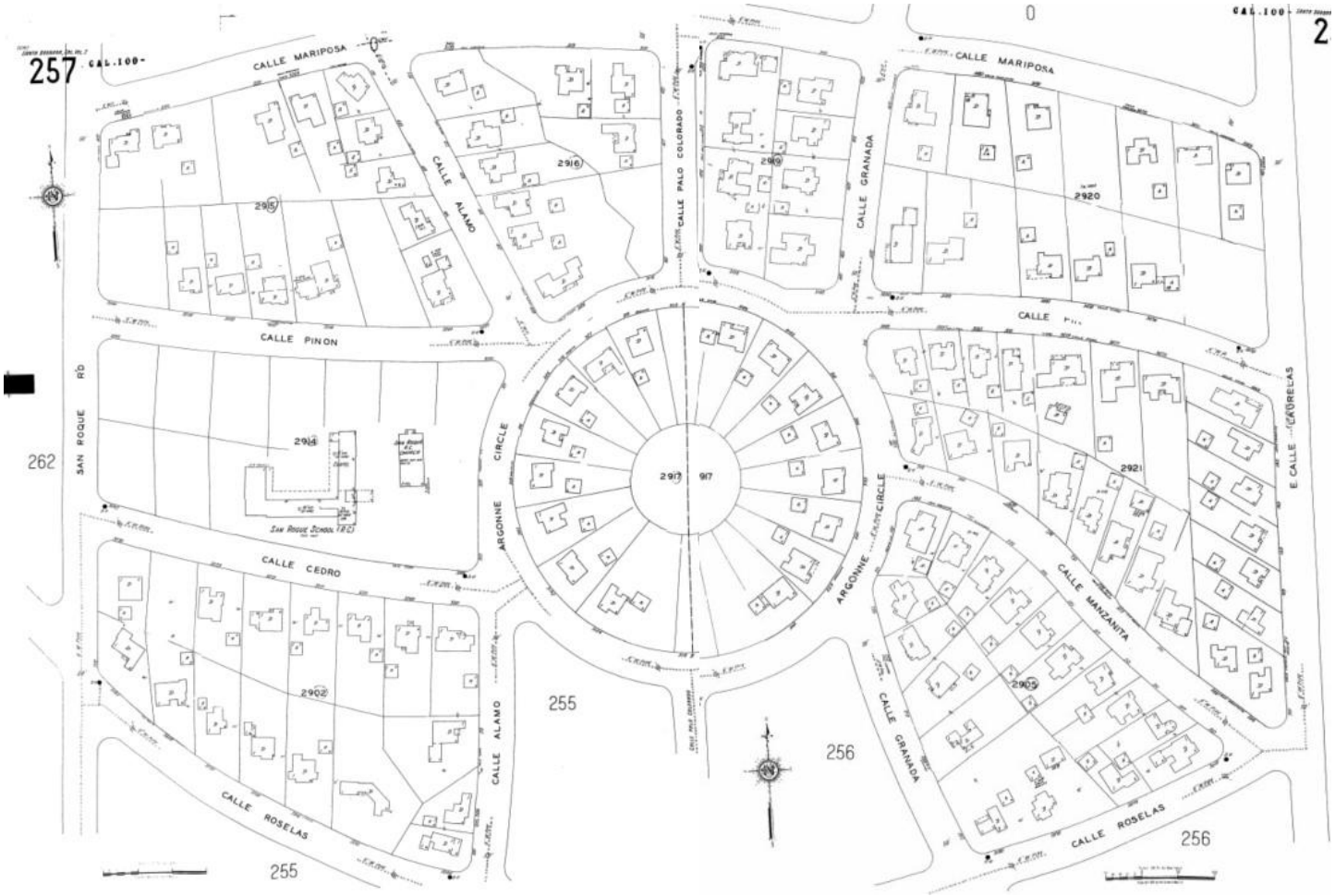


Exhibit 32. 1950 Sanborn Map showing the development of the northern section of the Rutherford Park tract.[96]

[96] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1950, sheets 257 and 258.



Exhibit 33. 1950 Sanborn Map showing the development of the southern section of the Rutherford Park tract.[97]

[97] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1950, sheets 255 and 256.

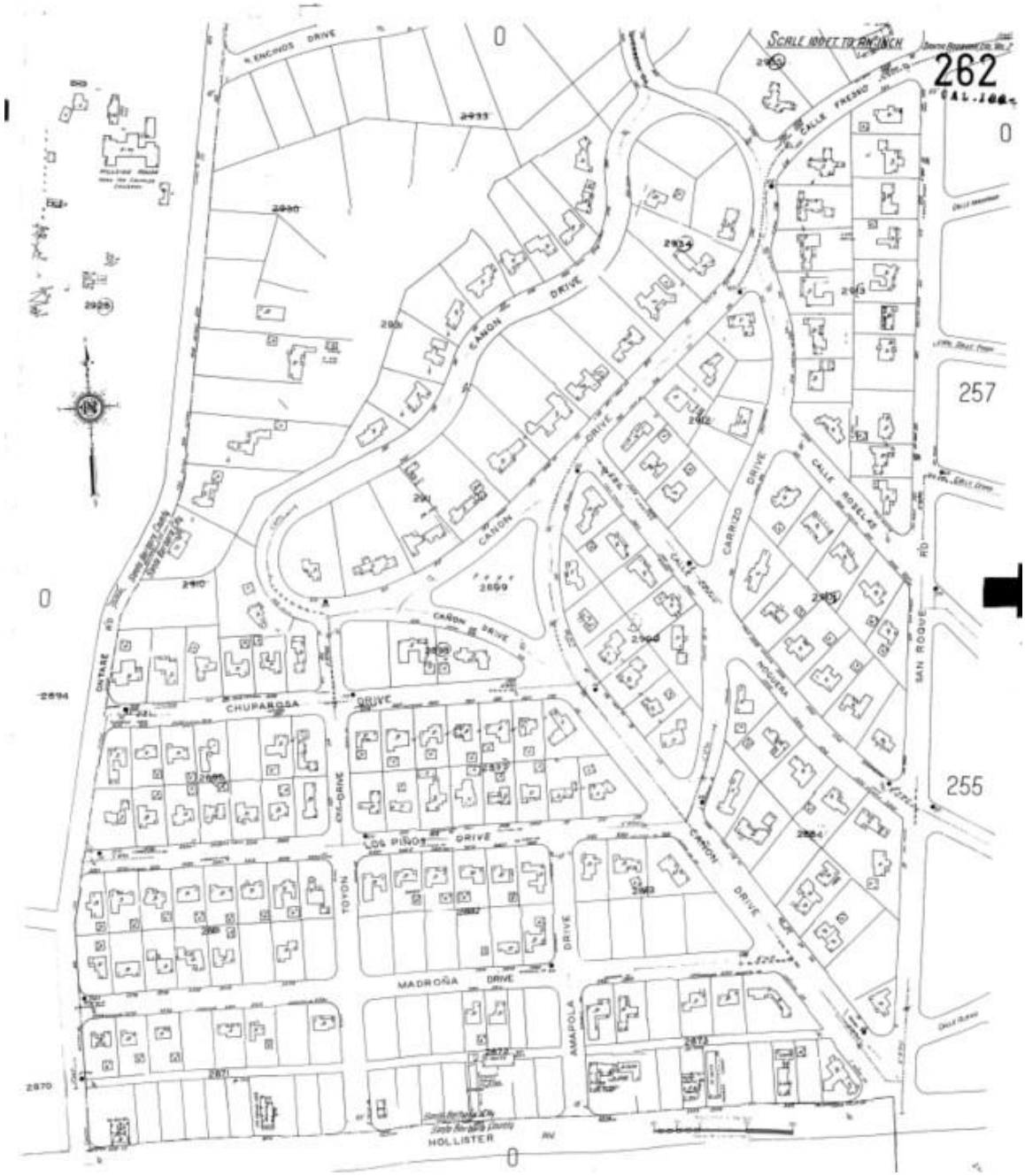


Exhibit 34. 1950 Sanborn Map showing the development of the San Roque Park tract.[98]

[98] Sanborn Map Company, *Insurance Maps of Santa Barbara*, 1950, sheet 262.



Exhibit 35. 1948 aerial photograph of the Rutherford Park and San Roque Park tracts showing development throughout the post-World War II decades.[99]

[99] UCSB Library, *FrameFinder*, 1948.



Exhibit 36. Aerial photograph of the Rutherford Park and San Roque Park tracts showing development throughout the post-World War II decades, 1954.[100]

[100] UCSB Library, *FrameFinder*, 1954.



Exhibit 37. Aerial photographs of the Rutherford Park and San Roque Park tracts showing development throughout the post-World War II decades, 1964.[101]

[101] UCSB Library, *FrameFinder*, 1964.

5.1.5 Recent Residential Development (1970-Present)

By 1970, the San Roque neighborhood was fully developed. Since that time, the changes that have occurred in the neighborhood have included the construction of additions to existing houses, Junior Accessory Dwelling Unites (JADUs) or freestanding Accessory Dwelling Units (ADUs) added to existing lots. Interviews conducted with long-term residents indicated that the neighborhood has more visual and physical barriers than it did around the mid-century. One example of this is shown in the following exhibit, where there are low wooden fences that separated the houses versus the tall hedges and/or fences/walls that separate adjacent properties in the neighborhood today (Exhibit 38).



Exhibit 38. Example of property fences in the 1950s in San Roque, circa 1950.[102]

5.2 Institutional Development

The neighborhood of San Roque has enjoyed a rich educational history. Since its foundation in the 1920s, the neighborhood has included both public and religious education options. From an educational standpoint, the neighborhood of San Roque falls within the current boundaries of the Santa Barbara Unified School District, which was formed in 1866.[103] During the early 1900s, the School District included Franklin Elementary (1899), Washington School (1901), Garfield and McKinley schools (1906) and the Wilson school (1922).[104] Children residing in the new San Roque neighborhood

[102] Photograph of 322 Calle Rosales, provided by Patrice Onheiber, March 14, 2025.
[103] City of Santa Barbara Unified School District, "District Historical Timeline," accessed April 11, 2025, https://www.sbunified.org/about/district-historical-timeline.
[104] Santa Barbara Unified School District, "District Historical Timeline."

predominately attended Garfield and Roosevelt schools, but as the neighborhood grew, the existing public schools quickly became overcrowded with the influx of new residents. In response to overcrowding, the Frederick Forrest Peabody Elementary School (Peabody School) was established in 1928. The local catholic church also established a school in the neighborhood known as the San Roque School.

Frederick Forrest Peabody Elementary School (1928)

The Frederick Forrest Peabody Elementary School (Peabody School) is located at 3018 Calle Noguera and was constructed as a single building with seven classrooms. The building was designed by architects Soule, Murphy and Hastings with A.L. Vezina as contractor (Exhibit 39).[105] The school was named in the honor of former president of the Santa Barbara Board of Education, Frederick Forrest Peabody.[106]



Exhibit 39. Historic photograph of Peabody Elementary School n.d.[107]

When the school officially opened its doors in 1928, enrollment was only 115 students. Former Peabody student Margery Baragona recalled that when the school first opened, it combined all grades and classes together due to its limited enrollment.[108] By the 1950s, in the midst of the World War II baby-boom, enrollment jumped from 210 students to almost 500.[109] To support the population and

[105] "Masons Lay School Cornerstone Next Week," *The Morning Press* (Santa Barbara), February 3, 1928, 7, https://www.newspapers.com/image/995893031/.
[106] Michael Redmon, "History 101," *The Santa Barbara Independent*, February 2–9, 2006, accessed April 2025, Gledhill Library.
[107] Historic photograph of Peabody Elementary School, n.d., Gledhill Library, Santa Barbara, California.
[108] "The Female Side," *Ancestors West*, Santa Barbara County Genealogical Society, 2015, accessed April 2025, Gledhill Library.
[109] "Peabody Charter School, "History/Mission Statement," accessed April 11, 2025, https://www.peabodycharter.org/79373_2.

subsequent enrollment surges, the school completed a large expansion which included an auditorium, kindergarten wing, cafeteria, and new classrooms. It was during these late 1940s and early 1950s renovations that Calle Laureles was closed to traffic and the campus was expanded eastward to Vista de la Cumbre [110] The school continued through the years as a public school until The State of California deemed Peabody School a "charter school". The school now goes by "Peabody Charter School" and has autonomy over its governance, including on-site administration, staff development, curriculum development, methodology, and delivery instructions.[111]

The Peabody School has also served as an important community gathering place in the neighborhood. Notable activities held at the school include the annual Spring festivals and various school functions, with the auditorium serving as a community gathering place. For example, over the years the school's auditorium has been the location of events such as adult square dancing sponsored by the Santa Barbara Recreation Department, New Years Parties, and rummage sales.[112] Today, the Peabody Charter School remains an important fixture of the neighborhood, continues to provide educational facilities for the neighborhood's children, and serves as a central location for the community to gather.

San Roque School (1937) and San Roque Catholic Church (1962)

Since the establishment of San Roque, the neighborhood was predominantly occupied by people of the Catholic faith. Between the 1920s and 1930s, the Rutherford Park tract officially opened and contributed to a population influx which resulted in new Catholic families in the area. In 1936, when Mission Santa Barbara celebrated its 150th anniversary, Bishop of Los Angeles and San Diego, Rev. John Joseph Cantwell, D.D., expressed his wish to Father Augustine that the Mission parish build a school to serve the growing Santa Barbara communities. This project was enthusiastically agreed upon by Father Augustine, and the site for the school was chosen in the Rutherford Park tract. The new school site included an entire city block just west of Argonne Circle. The new school marked the Catholic church's first physical presence in the neighborhood when it officially opened in 1937. The original purpose of the San Roque School was twofold: to serve as a school for the Catholic youth, and act as the neighborhood's first Catholic place of worship. The school's faculty consisted of sisters from Manitowoc, Wisconsin who came to California on a mission by Father Augustine to help him in his pioneering endeavor in San Roque. The building's architect was Winsor Soule, and the contractor was Andrew McDonough. The school served as the first catholic place of worship in San Roque and was

[110] Peabody Charter School, "History/Mission Statement."
[111] Capistrano Unified School District, "Frequently Asked Questions – Charter Schools," accessed April 11, 2025, https://www.capousd.org/documents/Schools/Charter-Schools/faqs-charter-schools.pdf.
[112] "Peabody Pupils Hold Gay Spring Frolic," *Santa Barbara News Press* (Santa Barbara), May 22, 1937, 11, https://www.newspapers.com/image/996147216/; "Square Dancing is Fun!," *Santa Barbara News-Press* (Santa Barbara), February 2, 1956, 7, https://www.newspapers.com/image/928147366/; "New Years Eve Party," *Gazette-Citizen* (Goleta) December 31, 1964, 10, https://www.newspapers.com/image/929548545/; "Rummage Sale," *Santa Barbara News-Press* (Santa Barbara), November 12, 1966, 3, https://www.newspapers.com/image/929571137/.

led by Father Augustine until 1940 when he was succeeded by Father Clement Berberich (1940-1941) (Exhibits 40 and 41).[113]



Exhibit 40. Historic photograph of San Roque school, n.d.[114]

[113] Tompkins, *San Roque*; Fr. M. Geiger, OFM, *Dedication and History of the Parish of San Roque*, 1965, accessed Mission Archives, 2025.
[114] Historic photograph of San Roque School, undated, Santa Barbara Mission Archives, accessed April 11, 2025.

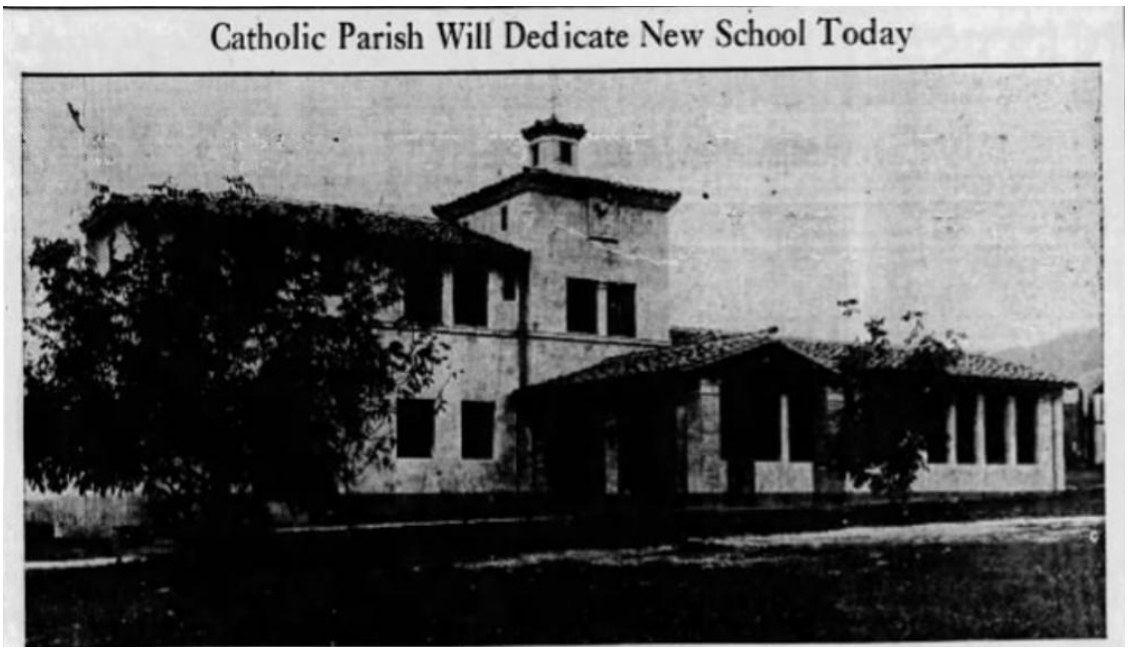

Catholic Parish Will Dedicate New School Today

Exhibit 41. Santa Barbara News Morning Press December 7, 1936, displaying original San Roque Parish School[115]

As the school continued to serve the growing neighborhood, the physical landscape expanded. Under Father Gratian, an army chapel from Hoff General Army Hospital was purchased and moved to the San Roque School where it was put to church use just in time for Christmas 1948.[116] The chapel became the school's first separate building and provided much needed space for parishioners in the growing community (Exhibit 42).

[115] "Catholic Parish Dedicate New School Today," *The Morning Press* (Santa Barbara), December 27, 1936, 5, https://www.newspapers.com/image/995840245/.
[116] Tompkins, *San Roque.*



Exhibit 42. Undated photograph of converted Army chapel-Second San Roque Church.[117]

By the 1950s, there were 650 Catholic families residing in the neighborhood.[118] As a result of the needs of the neighborhood, James Francis Cardinal McIntyre designated San Roque as an independent parish making its eastern limits Alamar Avenue, and its western limit at La Cumbre Road.[119] With the neighborhood being primarily Catholic, the church continued to expand. In 1961, under the incumbency of Father Gratian, the original army chapel was moved to Calle Pinon, and a new church was constructed on the old site of the chapel. The new San Roque Catholic Church was completed in the fall of 1962 by architects Barker & Ott of Los Angeles with J.W. Bailey Construction Company of Santa Barbara (Exhibit 43). After the new church opened to the San Roque community, it held numerous marriage ceremonies, festivals, and fashion shows which further cemented the relationship of church and community in San Roque.[120]

[117] Undated photograph of converted Army chapel—Second San Roque Church, Santa Barbara Mission Archives, accessed April 11, 2025.
[118] Geiger, *Dedication and History of the Parish of San Roque*.
[119] Geiger, *Dedication and History of the Parish of San Roque*; ; Bob Barber, "San Roque Church Early Pillar for Area," April 1, 1995, accessed April 11, 2025, Santa Barbara Mission Archives.
[120] "San Roque Church Festival," *Santa Barbara News-Press* (Santa Barbara), October 3, 2025, 3, accessed via Newspapers.com, https://www.newspapers.com/image/928875796/.

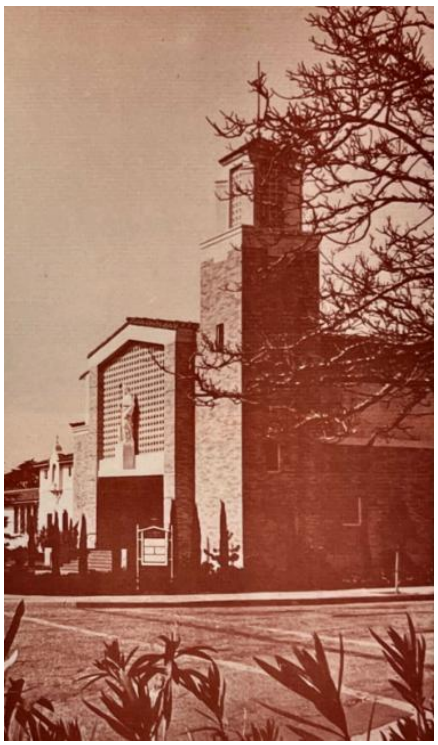


Exhibit 43. 1965 Photograph of the new San Roque Church.[121]

[121] 1965 photograph of the new San Roque Church, Santa Barbara Mission Archives, accessed April 11, 2025.

6 Registration Requirements

6.1 Residential Properties

6.1.1 Associated Property Types

Residential development in San Roque's Rutherford Park tract primarily dates from 1925 to 1964. There were noticeable boom periods in the early years of development and during and after World War II. Early development was primarily clustered in the southern section of the tract, with many of the earliest houses located on Calle Noguera, followed by later development in the northern section of the tract, ultimately surrounding and infilling the neighborhood's central anchor, Argonne Circle.

The largely residential neighborhood is comprised of single-family residences. Some residences remain intact, with limited modifications and alteration, but many houses have undergone alterations on primary façades that have resulted in a loss of integrity, such as large additions, fenestration modifications, and replacement of original materials. Houses constructed within the early development period between 1925 and 1938 were primarily designed in the English Vernacular, Tudor Revival, Spanish Colonial Revival, and Craftsman architectural styles. Common architectural styles within the later period included Minimal Traditional and Ranch. As a whole, the neighborhood retains original character-defining features such as winding, curvilinear streets and moderate setbacks, side driveways, and mature lawns and trees.

In addition, the residential development within San Roque was found to be influenced, and some cases even directly participating in, the national Small House and Better Homes in America movements. Elements and characteristics of these movements seen in the neighborhood include overall modest scale, one-story, high-quality materials, builder designed homes, and distinct stylistic architectural features reflecting styles common of the time, including Spanish Colonial Revival, English Vernacular, Tudor Revival, Craftsman, and Minimal Traditional.

6.1.2 Eligibility Standards

Associated architectural styes:

- English Vernacular and Tudor Revival (1900-1939)
- Spanish Colonial Revival (1915-1940)
- Craftsman (1905-1935)
- Minimal Traditional (1935-1950)
- Ranch (1930-1975)

City Criterion A

In some cases, residential properties may be eligible for designation under City Criterion A for being associated with events that have made a significant contribution in the City's past. To be eligible under this criterion, properties must have a distinguishable characteristic that connects to a larger pattern of development in the neighborhood, City, or nation. For example, being a tract house or a kit house is not enough of a distinguishing characteristic for eligibility under this criterion. Eligible residences must also have sufficient eligibility to convey historical significance and retain integrity of design, materials, and workmanship to the period of significance.

City Criterion B

In some cases, residential properties may also be eligible for designation under City Criterion B for being associated with the lives of persons significant in the City's past. The person's activities in their personal or professional lives must be demonstrably important within the City's history. In addition, the person's connection to the property must be substantial, reflecting the time period in which they achieved significance. This criterion is restricted to properties that demonstrate a connection to a person's important achievements and direct association with their productive life. Properties that pre- or post-date an individual's accomplishments are not eligible. Length of association is also an important factor to consider in determining the connection between the individual and the property. To be eligible under City Criterion B, and residential property should:

- Be associated with the lives of persons significant in the City's past
- Retain sufficient integrity to reflect the period of association in which the individual was associated with the property.

City Criterion C

Residential properties within San Roque are primarily eligible for designation for their architectural style under City Criterion C, which applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction. Embodying the distinctive characteristics of a type, period, architectural style or method of construction means that the property must reflect a high number of character-defining features of a recognized, defined, and important architectural style such that it is an accurate and true representation of the collection of features. It should be recognized as achieving a high level of design and good craftsmanship. A residence that only displays simple form, massing, and materials of the architectural style is not enough to rise to the level necessary for designation under Criterion C. It must retain a series of architectural features that distinguish it as a good example of a style. In addition, the property should retain integrity and have overall minimal modifications to its primary façade. To be eligible under City Criterion C, a residential property must:

- Embody the distinctive characteristics of one of the above architectural styles
- Serve as a good example of one of the above architectural styles
- Have minimal alterations on or impacting its primary façade
- Intact kit houses and Small House award winners may also be eligible for designation based on archival evidence

6.2 Institutional Properties

6.2.1 Associated Property Types

Institutional development within San Roque occurred concurrently with the community's residential development. Institutional development in the neighborhood consists of both religious institutions and schools. As more houses were built and the neighborhood population increased, institutional properties were necessary to meet the needs of the growing population. Property types associated with institutional development include educational and religious campuses with a variety of building types (i.e., churches, schools, gathering spaces, etc.) from various periods of development. Due to continuous growth and development of the neighborhood, various architectural styles may be present from period revival to Mid-Century Modern. Properties representing this theme may reflect both the growth of the neighborhood and the demographics of its increasing population.

6.2.2 Eligibility Standards

Institutional properties are potentially eligible for designation under City Criterion A, for their association with events that have made a significant contribution in the City's past; City Criterion B, for their association with the lives of persons significant in the City's past; or City Criterion C, for embodying the distinctive characteristics of a type, period, architectural style, or method of construction, represents the work of a master, possesses high artistic or historical value, or represents a significant and distinguishable collection whose individual components may lack distinction. Only properties with direct, demonstrated significance in relation to San Roque and/or the City and a high level of integrity are eligible for designation under the theme of institutional development. Properties only exhibiting the character-defining features of an institutional property type without demonstrated significance as it relates to the neighborhood are not eligible. A building or campus evaluated under this theme may be eligible if it has attained historical importance as the location of an important event or if it is a place most directly associated with an important and influential community member. Religious campuses and schools may also be eligible if they derive their primary significance from their architectural style or represent the work of a notable architect.

To be eligible under City Criteria A an institutional property must retain integrity of location, feeling, setting, and association for a specific and direct connection to a historical event connected to the

neighborhood. It must also retain sufficient integrity of design, materials, and workmanship to convey significance and be recognizable to its period of significance.

To be eligible under City Criteria B an institutional property must retain integrity of integrity of location, feeling, setting, and association to a specific historical person(s), or group that has made significant contributions to the neighborhood/the City. Simply being associated with a religious or educational group or person is not enough to justify eligibility. The person/group must have reached importance in the overall greater context of institutional development within San Roque and/or the City or be the primary location or founding location of an organization. To be eligible under City Criteria C, an institutional property must embody the distinctive characteristics of an architectural style and retain the majority of its character-defining features, or be the work of a master architect or builder. It must also retain sufficient integrity of design, materials, and workmanship to convey significance and be recognizable to its period of significance.

6.3 Integrity Considerations

Integrity is the ability of a property to convey its historical significance. To be eligible as a City Structure of Merit, a resource must not only be shown to be significant under one of the City's criteria but also retain overall historic integrity. Properties are found to either retain their historic integrity or not. The City recognizes the seven aspects the define integrity as location, design, setting, materials, workmanship, feeling, and association. To be defined as retaining historic integrity, a property must possess several, and usually most or all, of these seven aspects. While most buildings do undergo changes over time, the alterations should not significantly impact a property's historic character or appearance. Eligible properties should retain integrity of location, design, setting, materials, workmanship, feeling, and association.

7 Architectural Styles

The following architectural styles were identified within the San Roque neighborhood based on a survey of the houses throughout the neighborhood as well as an analysis of the primary periods of development. San Roque began to be developed in the mid-1920s and was completed by the 1950s. Therefore, styles popular in the 1920s and 1930s, including period revival styles, and styles popular in the 1940s, including more modern transitional styles, were included as a part of this context. In addition, focus was given to the English Vernacular and Tudor Revival style, due to its particularly common presence in San Roque, and its use as a selling point when the neighborhood was originally developed in the mid-to-late 1920s. There are also numerous examples of the residences that were constructed as part of the nationwide Small House movement in San Roque. The examples of Small Houses in San Roque are largely English Vernacular and Spanish Colonial Revival, but there are also examples of the later Minimal Traditional style homes.

7.1 Spanish Colonial Revival (1915-1940)

The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day.[122]

[122] City of Santa Barbara, *Historic Resource Design Guidelines* (Santa Barbara: City of Santa Barbara, 2021), Appendix A: "Historical Architectural Styles Guide."; City of Santa Barbara, *EPV Guidelines* (Santa Barbara: City of Santa Barbara, 2021), https://www.capousd.org/documents/Schools/Charter-Schools/faqs-charter-schools.pdf.David Gebhard, "The Spanish Colonial

Spanish Colonial Revival buildings are most easily recognizable by their stucco exterior, red clay tile roofs, arched openings, and asymmetrical design. Character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways that lead to wooden plank or panel doors
- Irregular fenestration
- Primarily wood windows, most commonly multi-light, often horizontally divided, casement windows and large picture windows, sometimes arched
- Large wood entry doors, typically heavily planked or paneled with a small grille, sometimes elaboratively carved
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

7.2 English Vernacular and Tudor Revival (1900-1939)

The English Vernacular and Tudor Revival style was popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture. [123]

Character-defining features of the English Vernacular and Tudor styles include the following:

- One to two stories in height
- High-pitched roof front facing or cross gables
- Slate, composite, or wood shingle roof with dormers
- Stucco or masonry exterior with half-timbering sometimes present

Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, no. 2 (May 1967): 131–47, https://www.c100.org/books/articles/Gebhard_Spanish.Colonial.Arch.pdf; McAlester, *A Field Guide to American Houses,* 521.
[123] City of Santa Barbara, *Historic Resource Design Guidelines*, Appendix A.

- Tall wooden casement windows, sometimes including double-hung windows, or diamond shaped windows recessed at the wall with no trim
- Heavy, large wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimneys

7.3 Craftsman (1905-1935)

The Craftsman style of architecture originated in Southern California and evolved from previously popular Prairie style architecture, traditional Asian wooden architecture, and the Arts and Crafts Movement. It focused on a resurgence of human craft in design and featured many hand-crafted details alongside simple forms and natural materials, which was a significant departure from the applied architectural ornament that dominated the Victorian Era. In California, the typical Craftsman residence was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Pasadena, who practiced together from the 1890s through the 1910s. Their work was highly publicized in magazines and as a result, pattern books were developed that offered floor plans and even pre-cut packaged lumber to construct these designs with local labor. Companies such as Sears and the Pacific Ready-Cut Company also began to offer catalogs with Craftsman style kit houses for sale. As a result of the style's popularity and the availability of pattern books, Craftsman homes became one of the most popular house types in the United States in the first half of the 20th century. While many of the homes constructed during this time, were simplistic forms with a maximum height of 1.5 stories, larger and more high-style examples of Craftsman homes were constructed, primarily in California. These larger versions were oftentimes two-stories in height, designed by notable architects, and featured complex floor plans, customized interior features like built in cabinetry, and elaborate interior and exterior detailing.[124]

Character defining features for the Craftsman style include:

- Generally 1-1.5 stories in height
- Low-pitched, gabled (sometimes hipped) roof with multiple roof planes
- Wide, unenclosed eave overhang
- Wood frame construction
- Triangular knee brace supports

[124] City of Santa Barbara, *Historic Resource Design Guidelines*, Appendix A; McAlester, *A Field Guide to American Houses*, 567; Randell L. Makinson, *Greene & Greene: Architecture as a Fine Art/Furniture and Related Designs* (Layton, UT: Gibbs Smith, 2001); Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W. W. Norton & Company, 2009); 125 Pacific Homes Ready-Cut: California's Choicest Designs (Los Angeles: Pacific Ready-Cut Homes, Inc., 1923).; Sears, Roebuck and Co., *Sears Modern Homes 1913* (Mineola, NY: Dover Publications, 2006).

- Wood shingle siding, wood horizontal siding, cut stone cladding, stucco, or brick exteriors
- Wide windows and door casings
- Wide, wooden entry doors, often with glazing, divided lights, and/or beveled glass detailing
- Wooden windows often featuring double hung styles with ogee lugs present on upper sashes, tripartite, and large picture windows topped with various divided-light transom patterns
- Tapered porch supports that frequently continue to ground level
- Decorative false beams or braces under gables
- Exposed rafters
- Shed, gabled, or eyebrow dormers
- Full or partial-width porches
- Battered (sloping) foundation

7.4 American Colonial Revival (1876-1960)

The American Colonial Revival style was rare in Santa Barbara, but like other popular revival styles it peaked in use from 1900 to 1940. After the 100th anniversary of American Independence in 1876, architectural decoration now commonly associated with American Colonial Revival style made early appearances in other nineteenth-century popular styles such as Queen Anne and Shingle style buildings. In the twentieth century, as other revival styles grew popular and accessible, American Colonial Revival style emerged as a popular style emphasizing historically accurate architectural recreations of early American architecture, particularly Georgian, Federal, and Neo-Classical elements. Though not common in Santa Barbara, American Colonial Revival was one of the most popular revival styles in early twentieth-century residential architecture nationwide Character-defining features of the American Colonial Revival style of architecture include the following (City of Santa Barbara 2021; McAlester 2013):[125]

- One to two-and-a-half stories in height; three stories only in narrow urban houses or row houses
- Moderate to steeply pitched hipped, side gabled, side-gabled with a centered, front-facing gable, or gambrel shaped roof
- Composite or wood shingle roof with or without gabled dormers; if dormers are present, they are symmetrically aligned with windows or the central door
- Usually lapped, drop, or other horizontal wood siding; red brick or masonry cladding not typical for California

[125] City of Santa Barbara, *Historic Resource Design Guidelines*, Appendix A; McAlester, *A Field Guide to American Houses*, 410-414.

- Cornice returns and boxed eaves with little roof overhang, sometimes decorated with dentils or modillions
- Symmetrically arranged windows and doors on the front elevation with the door centered
- Georgian or Federal-influenced entryway featuring a portico, pediment, broken pediment, columns, sidelights, fanlights, columns or pilasters, or some variation of these elements
- Incorporation of Palladian windows or vents
- Double or single-hung sash windows
- Solid wood paneled doors are the most common, with fan lights or sidelights rather than glazing on the door itself.
- Small stoop or entry portico as opposed to full width porch
- Brick chimneys, usually aligned with the roof ridge on the gable

7.5 Minimal Traditional (1935-1950)

The Minimal Traditional style is characterized by modest, small scale, low-cost, and easy-to-produce housing forms. Along with English Vernacular and scaled back versions of Spanish Colonial Revival, the Minimal Traditional style emerged as a new architectural style in the 1930s as part of the Small House Movement in response to the Great Depression and FHA-insured loans. The fact that Minimal Traditional style homes could be easily built and qualify for home-owners insurance made it one of the most popular architectural styles throughout the United States in the 1930s and 1940s. Minimal Traditional style homes were constructed in large numbers to alleviate housing shortages during the population boom following World War I and the need for worker housing during World War II. The ease of construction and cost-effective nature of the materials used to construct Minimal Traditional homes also made them popular with land developers and government entities. For this reason, Minimal Traditional style homes were often part of planned tract communities. One of the most famous planned communities employing the Minimal Traditional style was in Levittown, New York. While the tract version of a Minimal Traditional house is the most common, there are many examples interspersed throughout older neighborhoods in the United States, like San Roque.[126] Character-defining features of the Minimal Traditional style of architecture include the following:

- One story in height
- Gabled or hipped roofs with minimal overhangs
- Double-hung, multi-light windows

[126] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation" (Sacramento, CA: California Department of Transportation, 2011), 67–70; City of Glendale, *Comprehensive Design Guidelines* (Glendale, CA: City of Glendale, 2011), 109–116; .; City of San Diego, *San Diego Modernism Historic Context Statement* (San Diego, CA: City of San Diego, 2007); McAlester, *A Field Guide to American Houses*.

- Minimal detailing at the roofline, including scalloped trim
- Wooden shutters with cutout features
- Mass-produced and cost-effective materials
- Modern materials, including concrete and asbestos siding
- Rectangular or L-shaped in plan
- Emphasis on practicality in design; no overly designed features or elements
- Typically built by builders and not architect-designed
- Typically constructed as part of large tract developments in a variety of floor plans to provide choices for buyers

7.6 Ranch (1930-1975)

The Ranch style of architecture originated in Southern California starting in the 1930s and began to fall out of popularity by the mid-1970s. In the 1930s and early 1940s, the Ranch house's popularity was largely a result of the fact that it complied with the FHA regulations. FHA guidelines encouraged developers to build entire neighborhoods at once, making Ranch style houses commonplace within large subdivisions and tract developments throughout the country.[127]

Much like Minimal Traditional style homes, Ranch style homes could be constructed quickly with modern, mass-produced materials. The style provided a quick and easy construction option to meet the needs of workforce housing and to provide homes for returning soldiers. The earlier versions of Ranch style houses generally followed the FHA guidelines, as they were modest in scale, one-story in height, lacked exterior ornamentation, utilized mass produced materials, and could be constructed quickly. Most Ranch homes constructed during the 1930s and 1940s were located in either streetcar suburbs or in tract developments, which generally meant that they had to be built on smaller and narrower lots than their later counterparts. These versions of the style are often classified as tract Ranch houses.[128]

After World War II and through the 1960s, the Ranch style shifted and gained even more popularity as size and building restrictions were lifted. This permitted developers to build larger homes on bigger, wider lots along winding roads in suburban areas, which resulted in a sprawling façade with a focus on emphasizing the width. This larger version of the Ranch style home earned it the nickname, "Rambling Ranch". The Rambling Ranch also reflected the nation's increasing use of automobiles as it was common for homes to have attached garages as a highly visible feature of the main facade, which contributed to the sprawling appearance. The automobile also allowed suburban development to exist

[127] California Department of Transportation, *Tract Housing in California*, 71–78; , McAlester, *A Field Guide to American Houses.*; Gottfried Jennings, *American Vernacular*,.; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).
[128] California Department of Transportation, *Tract Housing in California*, 71–78; McAlester, *A Field Guide to American Houses.*; Gottfried and Jennings, *American Vernacular*, Hess, *The Ranch House.*

further from the urban center of the city on larger lots that could accommodate the Rambling Ranch version of the style. These larger lots also allowed for the inclusion of features such as rear lawns, patios, and swimming pools, all of which enhanced the suburban experience.

Given the versatility of the Ranch style house and its ability to be scaled up or back depending on the needs of the property owner or location, the Ranch house was one of the most popular home choices throughout the 20th century and were occupied by almost all socio-economic levels.[129]

Character-defining features of the Ranch style include:

- One story in height
- Low pitch gabled or hipped roofs constructed with moderate overhangs
- Offset entry points and general façade asymmetry
- Focus on horizontal massing and rambling forms
- Focus on informality
- Main entry typically placed under the roof overhang or tucked into the facade
- Use of tripartite windows and picture windows on the façade
- Use of aluminum sliding windows throughout, versus wood or metal seen in earlier 20th century styles
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys made of brick or stone
- Traditional exterior cladding, including brick veneer, wood siding, and stone veneer
- Attached garage or carport, typically incorporated into the façade
- Front and rear yards
- Simple floor plans based on rectangular blocks, usually L, U, or T shaped in plan

[129] California Department of Transportation, *Tract Housing in California*, 71–78; McAlester, *A Field Guide to American Houses.*; Gottfried and Jennings, *American Vernacular*, Hess, *The Ranch House.*

8 Notable Architects and Builders

8.1 Soule, Murphy & Hastings (1921-1926) and Soule & Murphy (1926-1953)

The architectural firm of Soule, Murphy and Hastings was a partnership between Winsor Soule FAIA, John Frederic Murphy FAIA, and Theodore Mitchell Hastings. All three men were established architects before they decided to establish the firm, Soule, Murphy and Hastings in 1921.[130] Winsor Soule, FAIA, was born in New York State in 1883, and pursued his studies at Harvard and the Massachusetts Institute of Technology, where he earned his degree in architecture. After graduating in 1907, he joined one of the most prolific firms of the time, Cram, Goodhue and Ferguson, specializing in ecclesiastical architecture and public buildings. Soule eventually left and became an associate architect for Bryn Mawr College where he worked with designer, Lockwood de Forest, Sr. He later married Forest's daughter, Judith, and in 1912, the couple relocated to Santa Barbara.[131]

John Frederic Murphy was born in Winterset, Iowa, on September 25, 1887. He initially studied at Grinnell College from 1906 to 1908 before transferring to Columbia University, where he earned his architecture degree. Following graduation, Murphy worked at the architectural firm of Poudgood, Bird and Tawson of Des Moines, Iowa before moving to Santa Barbara in 1914. Shortly after arriving on the West Coast, Murphy married his wife, Marjorie. In 1921, Soule & Murphy, and architect T. Mitchell Hastings formed the firm Soule, Murphy and Hastings (1921-1926) which experienced a brief yet productive period of collaboration. Their first large commission was the design of Lincoln and Wilson Elementary Schools in 1922. Their interpretation of the Spanish Colonial Revival design was so well received that the firm was continuously commissioned to design educational buildings in Santa Barbara for the next twenty years including Peabody Elementary (1927), Harding Elementary (1926), and McKinley Elementary (1931). The firm also designed many residential and commercial properties. Hastings retired in 1926, the same year the subject property was constructed, but the firm continued as Soule & Murphy from 1926 to 1953.[132]

Soule & Murphy and Soule, Murphy and Hastings made significant contributions to Santa Barbara's architectural landscape, encompassing commercial, military, educational, religious, and residential buildings, all reflecting classic Santa Barbara styles such as Spanish Colonial Revival and Mediterranean Revival. The firm(s) has been credited with developing regional architectural styles for California inspired by the Spanish Missions, and rooted in the historical Spanish, Italian, and Mediterranean

[130] "Architect Soule Takes Partners; Three in Firm," *The Morning Press* (Santa Barbara), July 13, 1921, 5, https://www.newspapers.com/image/995822013
[131] Chris Marino, *Finding Aid for the Soule, Murphy and Hastings Drawings, circa 1913–circa 1953*, 0000177 (Santa Barbara, CA: Architecture and Design Collection, Art, Design & Architecture Museum, University of California, Santa Barbara, 2007), https://oac.cdlib.org/static_findaids/ark:/13030/c8ws8skp.html; City of Santa Barbara, *Soule and Murphy (Hastings 1921–1926)*, Historic Architects and Landscape Architects, accessed April 17, 2025.
[132] Marino, *Finding Aid for the Soule, Murphy and Hastings Drawings*; City of Santa Barbara, *Soule and Murphy.*

architectural aesthetics and traditions. Notable architectural works of Soule & Murphy in Santa Barbara include the following[133]:

- Salvation Army Headquarters, Haley and Chapala Street (1926)
- Harding Elementary (1926)
- Santa Barbara Chamber of Commerce office Carrillo Street (1926-1927)
- Santa Barbara School of the Arts, East Canon Perdido (1928)
- Santa Barbara Building Corp. Williams Building Hotel, State Street and De La Guerra (1928)
- Security Title Insurance building, 1014 State Street (1928-1952)
- Santa Barbara Investment Corp. building, West Cabrillo Street (1930)
- McKinley Elementary School (1931)
- Veterans Memorial Building, 112 West. Cabrillo Street (1935)

8.2 Barker and Ott (1929-1948)

The firm Barker & Ott consisted of Merl Lee Barker (1888-1970) and G. Lawrence Ott (1895-1975).[134] Merl Barker was born in Colorado in 1888. Prior to making the move to Los Angeles in the early 1920s, he practiced architecture in Denver, Colorado.[135] Upon moving to Los Angeles, he joined forces with G. Lawrence Ott, AIA, and developed the firm Barker and Ott in 1929. G. Lawrence Ott was born in 1895 and graduated from the University of Notre Dame in 1921 with a degree in architecture. Upon receiving his degree, he moved to Los Angeles where he received his first commission for the Los Angeles Archdiocese, a school building for the Church of the Holy Cross, which marked the beginning of his career in ecclesiastical architecture. After the firm Barker and Ott was founded in 1929, much of their early work was primarily specialized in commercial and institutional commissions.[136] Their works remained largely within the Spanish Colonial Revival style, with many notable buildings for the Los Angeles Archdiocese of the Catholic Church. Such projects include:

- Roman Catholic Archdiocese of Los Angeles, Holy Cross Catholic Church, Los Angeles
- Roman Catholic Archdiocese of Los Angeles, Mount Carmel High School, Los Angeles

[133] Marino, *Finding Aid for the Soule, Murphy and Hastings Drawings*; City of Santa Barbara, *Soule and Murphy.*
[134] Barker and Ott, Architects, Pacific Coast Architecture Database, accessed April 17, 2025, https://pcad.lib.washington.edu/firm/928/.
[135]Sian Winship, *National Register of Historic Places Registration Form: St. Vincent's Seminary Historic District* (draft April 2024; revised May 2024), California Office of Historic Preservation, accessed October 20, 2025, https://ohp.parks.ca.gov/pages/1067/files/CA_Los%20Angeles%20County_St%20Vincents%20Seminary%20Historic%20District_DRAFT.pdf.
[136] Winship, *National Register Registration Form: St. Vincent's Seminary Historic District*.

- Roman Catholic Archdiocese of Los Angeles, Saint Charles Borromeo Church #2, North Hollywood
- Good Shepherd Catholic Church, Beverly Hills
- Roman Catholic Archdiocese of Los Angeles, Immaculate Heart of Mary Church, Hollywood
- Smith, E.M., House, Berkeley Square, Los Angeles

8.3 Edwards, Plunkett, and Howell

The firm Edwards, Plunkett, and Howell was composed of William Albert Edwards (1888-1952), James Joseph Plunkett (1900-1946), and Henry W. Howell (1889-1962).[137] William Edwards was born on May 4, 1888, in Santa Barbara. He attended the University of California at Berkeley and later transferred to the University of Pennsylvania, where he earned a degree in architecture in 1912. After graduation, he landed a brief position with the firm Edwards and Neff, until he organized his own practice in Santa Barbara in 1919. His practice was significantly impacted by the 1925 earthquake, which prompted him to partner with Plunkett, focusing on rebuilding the City in the Spanish Colonial Revival style of architecture. In 1926, Howell joined the firm.

James Plunkett was born in 1900 in Rome, New York. He attended Syracuse State University in 1919.[138] He moved to California in 1922, where he began his architectural career after 1925. In 1925, Plunkett partnered with Edwards, forming Edwards and Plunkett. Known for his creative ability to sketch designs on various surfaces, Plunkett contributed to both commercial and residential projects.[139] Following Howell's departure in 1928, Edwards and Plunkett continued their collaboration until 1940, completing notable works such as the Fox Theater and the National Guard Armory.[140]

Henry W. Howell was born on March 5, 1889, in Butte Montana. He studied engineering at the University of Montana, and architecture at the University of Pennsylvania. Upon graduating, he practiced architecture until he moved to California in 1924. The same year, he married his wife, Elizabeth. In 1925, he settled in Santa Barbara and joined Edwards and Plunkett in 1926 but eventually established his own firm in 1929. Howell focused primarily residential designs, developing a strong reputation by the 1930s. [141] By 1946, Howell formed a partnership with his friend and son-in-law, Wallace W. Arendt, creating the architecture firm Howell & Arendt, which later expanded in 1956 to include Glen Mosher and Robert Grant. Howell's influence on housing designs continued until his

[137]Edwards, Plunkett, and Howell, Architects, Pacific Coast Architecture Database, accessed April 17, 2025, https://pcad.lib.washington.edu/firm/33/.
[138] Michael Redmon, "Architect Joseph J. Plunkett," *The Santa Barbara Independent*, March 2, 2017, https://www.independent.com/2017/03/02/architect-joseph-j-plunkett/.
[139] Redmon, "Architect Joseph J. Plunkett."
[140] Redmon, "Architect Joseph J. Plunkett."
[141] City of Santa Barbara, *Henry Howell*, Historic Architects and Landscape Architects, accessed April 17, 2025; Edwards, Plunkett & Howell papers," Online Archive of California, accessed on April 16, 2025, on https://oac.cdlib.org/findaid/ark:/13030/c8mw2hrw/

retirement in 1959, after which the firm evolved into Arendt, Mosher & Grant, operating until 1975. Howell passed away in 1962.[142]

Together, Edwards, Plunkett and Howell made significant contributions to Santa Barbara's built environment, primarily through their work in the Spanish Revival architecture style.

8.4 Ralph Stevens (1882-1958)

Ralph T. Stevens was born in Montecito, California, in 1882, as the son of a prominent horticulturist. He attended Michigan State College in 1900, where he earned his bachelor's degree in landscape architecture.[143] After earning his degree, he moved to Chicago, Illinois, to work in the office of O.C. Simonds. Two years later, he left Simonds to return to California, where he worked as a landscape architect and taught at the University of California Berkeley from 1913 to 1917.[144]

In 1917, he opened his own private landscape design firm in Santa Barbara and taught at the Santa Barbara School of the Arts. By 1919, he started his 37-year association with the City's Parks Department, where he served as Superintendent and later as Park Commissioner.[145] While serving as Park Commissioner, during the Great Depression, Stevens was the pioneer for the development of Franceschi Park, the former residence and commercial nursery of Dr. Franceschi, by involving the Works Progress Administration.[146]

Stevens became well known for his mass plantings and elaborate plant palettes, integrating various styles. Many of his projects synthesized International and Californian designs with elements of Mediterranean, Islamic, and Spanish Colonial Revival styles.[147] Key projects of his include

- Franceschi Park (1893)
- Oak Park (1904)
- Plaza del Mar (1899)
- Andrée Clark Bird Refuge (c.1930)
- 1949-1950 Master Plan for the University of California, Santa Barbara.
- Santa Barbara Biltmore Hotel (1927)
- The Royal Hawaiian Hotel in Waikiki (1927)[148]

[142] Edwards, Plunkett, and Howell, Architects, Pacific Coast Architecture Database, accessed April 17, 2025, https://pcad.lib.washington.edu/firm/33/; Edwards, Plunkett & Howell Papers, circa 1925–circa 1942, Architecture and Design Collection, University of California, Santa Barbara, accessed April 16, 2025, https://oac.cdlib.org/findaid/ark:/13030/c8mw2hrw/.
[143] The Cultural Landscape Foundation, "Ralph Stevens," accessed April 17, 2025, https://www.tclf.org/pioneer/ralph-stevens.
[144] Ralph T. Stevens, *Landscape Plan for the Harold S. Chase Estate* (Santa Barbara, CA: Architecture and Design Collection, University of California, Santa Barbara, 1925), accessed February 4, 2025, https://oac.cdlib.org/findaid/ark:/13030/c8vh5pjs/.
[145] The Cultural Landscape Foundation, "Ralph Stevens."
[146] Ralph T. Stephens File, Gledhill Library, Santa Barbara, CA, accessed April 15, 2025
[147] The Cultural Landscape Foundation, "Ralph Stevens."
[148] The Cultural Landscape Foundation, "Ralph Stevens."

Stephens contributed to Santa Barbara's growing community when assisted in the San Roque Development project in the land scraping.[149] In 1957, the City of Santa Barbara honored Stevens' contributions to the City by renaming San Roque Canyon Park to Stevens Park. The following year, in 1958, Stevens passed away at the age of 76, leaving behind a legacy defined by his gardens and design achievements.[150]

8.5 Louis (Lou) J. Kilgore (1887-1962)

Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1908 he married Jennie Lorena Richards in Washington state and by 1917 the couple relocated to Santa Barbara, California.[151] In the mid-1920s, Kilgore worked as a builder and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship.[152] In addition to his work as a builder, Kilgore also purchased and developed lots with his homes or enter into design-build partnerships with individuals to build their dream homes on vacant lots.[153] He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928).[154] In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque.[155] Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated to Santa Ana.[156]

The following is a list of properties in San Roque known to have been constructed by Kilgore:

- 119 Calle Granada (residence and work address)[157]
- 121 Calle Granada (1926) (Demonstration Home for Better Homes program)[158]

[149] "Bank Clearings, Building and Realty Deals Setting Record" *Santa Barbara News Press* (Santa Barbara), March 27, 1926, 7, https://www.newspapers.com/image/929663389/.
[150] Michael Redmon, "Legendary Landscaper," *The Santa Barbara Independent* (Santa Barbara), April 13, 2010, https://www.independent.com/2010/04/13/legendary-landscaper/.
[151] "Louis James "Lou" Kilgore, Ancestry.com, https://www.ancestry.com/family-tree/person/tree/748490/person/242224904042/facts?_phsrc=woz3&_phstart=successSource (accessed September 15, 2025).
[152] "Home Builders of Santa Barbara," *The Morning Press* (Santa Barbara), March 7, 1926, 13, https://www.newspapers.com/image/995863943/.
[153] "Houses for Sale," *The Morning Press* (Santa Barbara), November 9, 1926, 14, https://www.newspapers.com/image/995822013/;Advertisement, *The Morning Press* (Santa Barbara), April 22, 1928, 10, https://www.newspapers.com/image/995900615/.
[154] Jesse May Bryant, "Daily Round of Society," *The Morning Press* (Santa Barbara), April 16, 1927, 5, https://www.newspapers.com/image/995880591/.
[155] "Building Permit on 'Loan' Home Issued," *The Morning Press* (Santa Barbara), February 6, 1935, 14, https://www.newspapers.com/image/995844897/; "New California Colonial Home Open to Public Today," *The Santa Barbara News-Press* (Santa Barbara), July 31, 1938, 14, https://www.newspapers.com/image/997269181.
[156] "Farewell Given to Mrs. Kilgore." *Santa Barbara News Press* (Santa Barbara), April 16, 1943, 10, https://www.newspapers.com/image/997300380/.
[157] "Building Permits," *The Morning Press* (Santa Barbara), June 27, 1925, 11, https://www.newspapers.com/image/995888556.
[158] Two Homes Added to Demonstration," *Santa Barbara News-Press* (Santa Barbara), April 15, 1926, 12, https://www.newspapers.com/image/929652524.

- 221 Calle Manzanita (residence and work address)[159]
- 225 Calle Manzanita (1928)[160]
- 223 Calle Granada (1929)[161]
- 222 Calle Granada (1929)[162]
- 3108 Calle Pinon (1929)[163]
- 233 Calle Manzanita (1930)[164]
- 415 Calle Granada (1930)[165]
- 207 Calle Manzanita (1930)[166]
- 3109 Calle Cedro (1931)[167]

8.6 Henry C. Laskey (c. 1893-1964)

Henry C. Laskey was born in St. Catherine's, Ontario, Canada. In 1914, he married Mary Elizabeth Henderson, and together they moved to the City of Santa Barbara in 1920.[168] While living in the City, he worked as a contractor and builder for 36 years.[169] During the span of his career, he constructed numerous homes in the City, particularly in the San Roque neighborhood's Rutherford Park tract.[170] Following the death of his first wife in 1957, Laskey married his second wife, Minerva G. Facundus in 1962.[171] Laskey had three daughters with his first wife and was a member of Magnolia Lodge 242 and F & AM.[172] He passed away in 1964 at the age of 71.[173]

[159] "Permits Issued," *Santa Barbara News-Press* (Santa Barbara), October 15, 1927, 14, https://www.newspapers.com/image/929666688.
[160] "The Perfect 6-Room Home," advertisement, *The Morning Press* (Santa Barbara), April 22, 1928, 10, https://www.newspapers.com/image/995900615.
[161] "Local Brevities," *The Morning Press* (Santa Barbara), May 19, 1929, 9, https://www.newspapers.com/image/995858121.
[162] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[163] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[164] "Water Permits," *The Morning Press* (Santa Barbara), August 29, 1930, 11, https://www.newspapers.com/image/995791265.
[165] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[166] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[167] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[168] "Married," *The Standard* (St. Catharines, Ontario, Canada), May 1, 1914, 1, https://www.newspapers.com/image/774740445/.
[169] "Laskey Services," *Santa Barbara News-Press* (Santa Barbara), August 26, 1964, 42, https://www.newspapers.com/image/929161377.
[170] "Realty Deals," *The Morning Press* (Santa Barbara), February 21, 1937, 14, https://www.newspapers.com/image/996170173/.
[171] "Laskey Services," *Santa Barbara News-Press*, 42.
[172] "Henry Laskey," *Santa Barbara News-Press* (Santa Barbara), August 25, 1964, 32, https://www.newspapers.com/image/929161082/.
[173] "Henry Laskey," *Santa Barbara News-Press*, 32.

Many of his projects in San Roque featured English Vernacular and Tudor Revival styles. His known works include[174]:

- 3092 Calle Rosales
- 3101 Calle Noguera
- 3105 Calle Noguera
- 3105 Calle Rosales
- 3109 Calle Noguera
- 117 Calle Palo Colorado
- 3127 Calle Noguera
- 3219 Calle Rosales

In addition, Laskey collaborated with other builders such as Frank McClelland on residential construction in San Roque. These collaborative projects include 210 Calle Palo Colorado, 3088 Calle Rosales, and 3096 Calle Rosales.[175]

[174] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.
[175] City of Santa Barbara, Building Permit Records (various properties, Santa Barbara, CA), accessed between May and August 2025.

9 Important People

9.1 Stephen Rutherford (1848-1939)

Stephen Rutherford was born in Aberlady, Scotland, in 1848. In 1870 at the age of 22 he immigrated to the United States and settled in Santa Barbara, California.[176] His career in real estate began when Colonel William Welles Hollister hired him to work at Glen Annie Ranch located in Goleta. While working in Goleta, Rutherford befriended George Long, who inspired him to pursue real estate investments. In 1872 Long sold Rutherford 100-acres of land between San Jose Creek and Fairview, in which Rutherford built a two-story house and lived there with his wife and eight children.[177]

In 1884, Rutherford's ambitions led him to a significant real estate venture when he purchased over 1,000 acres at Dos Pueblos Canyon from the widow of California pioneer Greenleaf C. Welch. On his new ranch, he planted potatoes and corn, along with walnut and apricot orchards. In 1887, Rutherford sold a 30-acre parcel of Dos Pueblos ranch to developer John Williams. The following year, he sold another 30 acres of his La Patera Ranch, located between Goleta Union School and Fairview Avenue, which became his first major development.[178]

By the early 1900s, Rutherford expanded his holdings by purchasing 500 acres along the coast, including Refugio Cove, located in Goleta. He also acquired a portion of the Hope Ranch and renamed it Arroyo Burro Creek Ranch where he farmed it for many years before passing it down to his son who renamed it Valle Verde. Rutherford remained active in farming and real estate in western Goleta Valley until his seventies when he sold his property to oilman Herbert Wylie in 1917.[179]

The same year, Rutherford purchased 123 acres of farmland along Hollister Avenue between San Roque and Alamar Avenue from owner Dixey Thompson. By 1923, he laid the groundwork for San Roque's first residential subdivision called Rutherford Park. The neighborhood featured a U-shaped plan, which he named Argonne Circle in memory of his son who lost his life in World War I. Rutherford passed away in 1939 at the age of 91, leaving behind a legacy that lives on in the neighborhoods he developed.[180]

9.2 George S. Edwards (1859-1930)

George S. Edwards was born in Ione, California, in 1859. He moved to Santa Barbara with his parents in 1869 at the age of 10. He attended Colonel Hollister's Santa Barbara College and continued his

[176] "Stephen Rutherford," *History of Santa Barbara County* (1925), 54, accessed April 15, 2025, Gledhill Library; Tompkins, *Santa Barbara History Makers*, 271.
[177] Modugno, "Stephen Rutherford"; Tompkins, *Santa Barbara History Makers*, 273.
[178] Modugno, "Stephen Rutherford."
[179] Modugno, "Stephen Rutherford." Martha Lannan, "Stephen Rutherford, a Very Busy Man," *Goleta Valley Voice* (Santa Barbara, CA), February 23, 2007, 8.Tompkins, *Santa Barbara History Makers*, 273-274.
[180] Modugno, "Stephen Rutherford"; Tompkins, *Santa Barbara History Makers*, 274.

studies at Berkeley State University.[181] After graduating in 1879, he returned to Santa Barbara, where he worked for his father's hardware firm, Edwards, Boeseke, and Dawe, until he moved to live on a farm in Goleta, which was owned by his father. After one of his parents became a director for Mortimer Cook's First National Gold Bank, the first bank in Santa Barbara, Edwards developed an interest in banking.[182]

In 1886, the third bank in Santa Barbara was established as the Commercial Bank. The following year, in 1887, Edwards was elected as director of Commercial Bank and became president in 1890, a position he held until his passing in 1930.[183] In 1901, he was elected Mayor of Santa Barbara and served until 1905. Throughout his life, Edwards appraised and donated land for various community projects in Santa Barbara, such as the San Roque Tract.[184]

Edwards passed away in 1930 at the age of 71, leaving behind a legacy for his love of people and his community. His mark on the City is seen today through the projects made possible through his contributions.[185]

9.3 Fred L. Johnston (1881-1963)

Fred L. Johnston was born in Chicago, Illinois, in 1881. He attended Santa Barbara High School and went on to study at the University of Southern California, where he graduated with his bachelor's degree in 1904.[186]

Johnston's professional career began in 1916 when he joined the architectural and engineering firm Mayberry and Parker. In 1923, he was elected City Manager of Santa Barbara and served until 1924. During his time with the City, he played a key role in the oversight of various engineering projects, including the development of the Zaca Creek Bridge (1916) and Rutherford Park (1917), which contributed to the City's infrastructure.[187]

In addition to his service in the City, he served as a colonel in the United States Army Corps of Engineers, and was recognized in both World Wars, where he earned several decorations. He also

[181] Walker A. Tompkins, *Santa Barbara History Makers*, ed. Barbara Hathaway Tompkins (Santa Barbara, CA: McNally & Loftin, 1983), 209.
[182] Tompkins, *Santa Barbara History Makers*, 209.
[183] Tompkins, *Santa Barbara History Makers*, 209-210; "Bankers Issue", *Noticias: Quarterly Magazine of the Santa Barbara Historical Museums* (1964), 13.
[184] Tompkins, *Santa Barbara History Makers*, 209-211.
[185] Tompkins, *Santa Barbara History Makers*, 211; ; *"Bankers Issue," Noticias*, 16-17.
[186] *1900 United States Federal Census*, entry for Fred L. Johnston, Santa Barbara, California; digital image, Ancestry.com (https://www.ancestry.com/search/collections/7602/records/15152000?tid=&pid=&queryId=61369b33-d829-4ed2-8755-cf361ad983a9&_phsrc=IJd2076&_phstart=successSource), accessed October 30, 2025.
[187] Kevin (Lex) Palmer, *Zaca Creek Bridge No. 2 (Bridge No. 51C-226)*, Historic American Engineering Record No. CA-259 (San Francisco: National Park Service, Department of the Interior, July 1999), https://tile.loc.gov/storage-services/master/pnp/habshaer/ca/ca2600/ca2635/data/ca2635data.pdf; "Forty-Niner Joins Silent Majority; G.C. Welch Dead," *The Morning Press*, July 16, 1911, 5, https://cdnc.ucr.edu/?a=d&d=MP19110716.2.53&srpos=1&e=-------en--20-MP-1--txt-txIN-Forty%252DNiner+Joins+Silent+Majority-------.

supervised flood control work in Glendale and served as city manager for Coronado until 1938.[188] In 1963, Johnston passed away in a hiking accident at the age of 82. His legacy lives on for his significant contributions to California's infrastructure.[189]

9.4 Charles Monroe Urton (1887-1977)

Charles Monroe Urton was born in Clarinda, Iowa, in 1887. In 1904, at the age of seventeen, he moved to Pasadena, California. He would go on to marry his then wife Ida Belle Gray five years later in 1909. Urton's path to becoming a contractor was unconventional as he was self-taught. His nascent career as a building contractor brought the family to Santa Barbara California in 1915, where he would make his mark across the city.[190] Urton and his family lived at 18 Calle Alamo in San Roque.[191]

Urton's first jobs as a building contractor were two buildings. First, the DuPont Mansion at 201 East Valley Road which was nicknamed "Casa Del Sueno," which was the home of folksinger Burl Ives.[192] The second was a villa built for John Peshine at 913 San Andres Street. That same villa would become part of the Grace Church Complex much later. Over time, he got the opportunity to construct bigger projects such as the *Daily News* building, The Medical Arts Building on Chapala Street, the now Wells Fargo Bank, and Montecito's Cold Spring School.[193]

In 1923, Urton would build his magnum opus, the Granada Building, which is Santa Barabara's only skyscraper. The building included over 66 office spaces. The project was a costly one for Urton because the financing for the project went bankrupt and Urton had to pay out all his subcontractors without ever being reimbursed. All the buildings Urton constructed survived the 1925 earthquake, which made the demand for his services even greater. Following the earthquake, Urton went on to construct the first Methodist Church in Santa Barbara in 1927, with help from Architect Thomas P. Barber. The 37,645 square foot church was constructed in the Romanesque style, which was quite rare in Santa Barbara at the time.[194] After many successful projects, Urton had a stroke in 1967 and eventually passed away on May 27, 1977, at the age of 90.[195]

[188] Palmer, *Zaca Creek Bridge No. 2*, HAER No. CA-259.
[189] "Fatal Blow Slips Off Bank, Hits Concrete," *Daily News Post* (Monrovia, California), July 2, 1963, 1, https://www.newspapers.com/image/606154874/
[190] Tompkins, *Santa Barbara History Makers*, 305.
[191] Tompkins, *Santa Barbara History Makers*, 305.
[192] Tompkins, *Santa Barbara History Makers*, 305.
[193] Tompkins, *Santa Barbara History Makers*, 305.
[194] Christine Palmer, "Architectural Note for the First United Methodist Church," *Noticias: Quarterly Magazine of the Santa Barbara Historical Museums*, 55, no. 4 (2017): 200.
[195] Tompkins, *Santa Barbara History Makers,* 308.

10 Survey Findings

10.1 Reconnaissance-Level Survey Findings

In May 2025, South Environmental completed a reconnaissance-level survey of 279 extant buildings constructed prior to 1980 that are located within the survey area boundaries. While the survey was predominately residential, there were a few examples of religious and educational architecture present in the neighborhood. The most common architectural styles identified in the reconnaissance-level survey included English Vernacular, Tudor Revival, Spanish Colonial Revival, and Craftsman, Minimal Traditional, and Ranch. In addition, many residences were also identified as directly associated with the Small Houses movement and competition in Santa Barbara during the survey.

Three types of properties were identified during the reconnaissance-level survey:

Potentially Eligible Properties: All properties that have potential for historical significance and physical integrity were flagged for intensive-level survey and detailed research.

Not Eligible Properties: All properties that were found to have alterations on the primary/street-facing elevation(s) or not be good representations of architectural styles were flagged as not eligible properties and were not included in the intensive-level survey. Any properties identified as not eligible during the reconnaissance-level survey were assigned a California Historical Resource Status Code of 6Z, "found ineligible for NR, CR or Local designation through survey evaluation." A detailed listing of the not eligible properties is available in the Field Survey Matrix (Appendix A).

Not Visible Properties: These properties were either fully or partially hidden from view from the public right-of-way and could not be surveyed and evaluated. These properties were flagged as "not visible/NV" in the Field Survey Matrix (Appendix A).

10.2 Intensive-Level Survey Findings

Based on the results of the reconnaissance-level survey and collaboration with the City's Architectural Historian, South Environmental conducted an intensive-level survey of 122 residential properties. The historical significance and integrity of these properties was evaluated in consideration of local designation criteria. Extensive archival research and field survey efforts were completed for all of the properties identified for intensive-level survey. Research included but was not limited to reviewing newspaper articles, building permits, architectural plans, architectural publications, historical photographs, information at local repositories, City Directories, and historic aerial photographs. As a result of the research and fieldwork efforts, 62 of the 122 residential properties retained enough physical integrity to be recommended as historically significant for local designation: 61 of the properties were recommended eligible for their architectural merit and 1 property, 201 Calle Palo

Colorado, was recommended eligible for its association with the developer of San Roque, Stephen Rutherford. All residential properties found to be potentially eligible were assigned a California Historical Resource Status Code of 5S3 "appears to be individually eligible for local listing or designation through survey evaluation". A detailed listing of the potentially eligible properties is available in the Survey Matrix (Appendix A).

South Environmental prepared a City of Santa Barbara Historic Significance Form for each of the 62 residential properties and also prepared one (1) Significance Form for the previously identified Peabody School at the request of the City. Each of the 63 forms includes the results of the field survey, archival research, a property description, building photographs, property specific historic context statement, and a historical significance evaluation. All Historic Significance Forms are included as Appendix B.

10.3 Summary of Survey Findings

As a result of the reconnaissance-level survey and the intensive-level survey, 182 properties were identified as not eligible for designation, 62 properties were eligible for designation, and 26 properties were not visible during the survey and could not be evaluated. A detailed breakdown of these findings is provided in the Survey Matrix (Appendix A).

11 Preservation Priorities

Following the completion of this study, the City will continue to align their historic preservation goals with the 2013 General Plan and Policy HR8.4 which is defined below:

> HR8.4: Designate identified resources expeditiously, at least annually. As soon as possible after the identification of significant eligible resources, process designations of historic resources to have the applicable structure of merit, landmark, or historic district designation (General Plan 2013).

To achieve this goal and comply with this policy, once the study is accepted by the Historic Landmarks Commission the following actions will be taken by the City:

- All identified potentially eligible resources will be added to the Historic Resources Inventory (Register), so that they may be afforded protection under the Santa Barbara Municipal Code. The addition of these resources will ensure all future alterations will comply with the Secretary of the Interior's Standards for Rehabilitation.
- Property owners of potentially eligible properties will be encouraged to pursue the Structure of Merit designation process, so that they may benefit from the Mills Act program.
- Utilize technology to help the public identify and access historic resource information
    - Add all potentially eligible properties to the ArcGIS Historic Treasures Map with access to the historic significance report through the map
    - Update the City's Historic Resources GIS layer with the survey data
    - Post the study online to provide information to the public about the neighborhood to increase awareness

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Appendix A:
Field Survey Matrix

San Roque Historic Context Statement and Historic Resources Survey Report Field Survey Matrix

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-331-008	14	SAN ROQUE	1929	NV	Not Visible During Survey
053-332-013	15	CALLE PALO COLORADO	1929	6Z	Not Eligible
053-332-001	18	CALLE ALAMO	1927	5S1	On Inventory/Previously Designated
053-331-009	22	SAN ROQUE	1937	6Z	Not Eligible
053-332-002	24	CALLE ALAMO	1929	6Z	Not Eligible
053-331-010	26	SAN ROQUE	1929	6Z	Not Eligible
053-332-003	26	CALLE ALAMO	1925	NV	Not Visible During Survey
053-331-007	27	CALLE ALAMO	1950	6Z	Not Eligible
053-331-011	30	SAN ROQUE	1946	6Z	Not Eligible
053-331-006	37	CALLE ALAMO	1952	NV	Not Visible During Survey
053-331-001	42	SAN ROQUE	1949	6Z	Not Eligible
053-252-015	101	CALLE ALAMO	1933	6Z	Not Eligible
053-341-013	102	CALLE PALO COLORADO	1930	5S3	Eligible
053-252-020	102	SAN ROQUE	1948	6Z	Not Eligible
053-254-008	103	CALLE PALO COLORADO	1954	6Z	Not Eligible
053-252-014	105	CALLE ALAMO	1925	5S3	Eligible
053-252-013	109	CALLE ALAMO	1931	5S3	Eligible
053-254-007	109	CALLE PALO COLORADO	1954	6Z	Not Eligible
053-341-011	110	CALLE PALO COLORADO	1930	5S3	Eligible
053-341-002	112	CALLE PALO COLORADO	1929	6Z	Not Eligible
053-252-012	113	CALLE ALAMO	1950	6Z	Not Eligible
053-252-002	116	SAN ROQUE	1935	6Z	Not Eligible
053-252-011	117	CALLE ALAMO	1952	6Z	Not Eligible
053-254-006	117	CALLE PALO COLORADO	1936	6Z	Not Eligible
053-341-007	119	CALLE GRANADA	1926	6Z	Not Eligible
053-341-001	120	CALLE PALO COLORADO	1928	NV	Not Visible During Survey
053-252-010	121	CALLE ALAMO	1936	NV	Not Visible During Survey
053-254-005	121	CALLE PALO COLORADO	1936	6Z	Not Eligible
053-341-006	121	CALLE GRANADA	1926	NV	Not Visible During Survey
053-273-014	125	CALLE LAURELES	1947	6Z	Not Eligible
053-273-013	129	CALLE LAURELES	1947	6Z	Not Eligible
053-273-012	139	CALLE LAURELES	1948	6Z	Not Eligible
053-273-011	143	CALLE LAURELES	1947	6Z	Not Eligible

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-273-010	149	CALLE LAURELES	1950	6Z	Not Eligible
053-271-008	201	CALLE GRANADA	1927	5S1	On Inventory/Previously Designated
053-253-006	201	CALLE PALO COLORADO	1925	5S3	Eligible
053-251-011	201	CALLE ALAMO	1926	6Z	Not Eligible
053-272-010	203	CALLE MANZANITA	1930	5S3	Eligible
053-273-015	204	CALLE MANZANITA	1946	6Z	Not Eligible
053-184-008	205	CALLE LAURELES	1950	6Z	Not Eligible
053-251-010	205	CALLE ALAMO	1932	6Z	Not Eligible
053-271-007	205	CALLE GRANADA	1929	6Z	Not Eligible
053-272-015	206	CALLE GRANADA	1951	6Z	Not Eligible
053-272-009	207	CALLE MANZANITA	1930	5S3	Eligible
053-272-016	208	CALLE GRANADA	1932	6Z	Not Eligible
053-273-016	208	CALLE MANZANITA	1946	6Z	Not Eligible
053-253-005	209	CALLE PALO COLORADO	1959	6Z	Not Eligible
053-271-006	209	CALLE GRANADA	1930	6Z	Not Eligible
053-271-012	210	CALLE PALO COLORADO	1930	6Z	Not Eligible
053-272-017	210	CALLE GRANADA	1925	6Z	Not Eligible
053-272-008	211	CALLE MANZANITA	1930	6Z	Not Eligible
053-251-009	213	CALLE ALAMO	1936	6Z	Not Eligible
053-271-005	213	CALLE GRANADA	1930	6Z	Not Eligible
053-272-007	213	CALLE MANZANITA	1928	6Z	Not Eligible
053-271-013	214	CALLE PALO COLORADO	1927	5S3	Eligible
053-253-002	214	CALLE ALAMO	1950	NV	Not Visible During Survey
053-253-004	215	CALLE PALO COLORADO	1951	6Z	Not Eligible
053-273-018	216	CALLE MANZANITA	1931	6Z	Not Eligible
053-271-004	217	CALLE GRANADA	1928	5S3	Eligible
053-272-006	217	CALLE MANZANITA	1927	5S3	Eligible
053-271-001	220	CALLE PALO COLORADO	1929	5S3	Eligible
053-272-005	221	CALLE MANZANITA	1930	6Z	Not Eligible
053-272-018	222	CALLE GRANADA	1929	5S3	Eligible
053-273-019	222	CALLE MANZANITA	1930	5S3	Eligible
053-272-004	225	CALLE MANZANITA	1924	5S1	On Inventory/Previously Designated
053-262-010	225	ARGONNE	1946	6Z	Not Eligible

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-272-019	226	CALLE GRANADA	1930	6Z	Not Eligible
053-273-020	226	CALLE MANZANITA	1946	NV	Not Visible During Survey
053-262-009	227	ARGONNE	1946	6Z	Not Eligible
053-273-021	230	CALLE MANZANITA	1931	NV	Not Visible During Survey
053-272-001	232	ARGONNE	1941	6Z	Not Eligible
053-272-003	233	CALLE MANZANITA	1930	5S3	Eligible
053-262-008	233	ARGONNE	1946	6Z	Not Eligible
053-273-022	234	CALLE MANZANITA	1931	NV	Not Visible During Survey
053-272-002	237	CALLE MANZANITA	1931	5S3	Eligible
053-273-023	238	CALLE MANZANITA	1928	6Z	Not Eligible
053-273-024	244	CALLE MANZANITA	1930	5S3	Eligible
053-262-014	302	ARGONNE	1946	6Z	Not Eligible
053-273-025	304	ARGONNE	1930	6Z	Not Eligible
053-262-007	306	ARGONNE	1946	6Z	Not Eligible
053-262-015	308	ARGONNE	1946	6Z	Not Eligible
053-273-001	310	ARGONNE	1930	6Z	Not Eligible
053-262-006	312	ARGONNE	1946	6Z	Not Eligible
053-262-016	316	ARGONNE	1947	6Z	Not Eligible
053-262-017	326	ARGONNE	1947	6Z	Not Eligible
053-184-015	402	CALLE GRANADA	1936	6Z	Not Eligible
053-182-007	404	CALLE PALO COLORADO	1937	6Z	Not Eligible
053-175-005	405	CALLE PALO COLORADO	1973	6Z	Not Eligible
053-182-005	405	CALLE GRANADA	1929	6Z	Not Eligible
053-182-004	409	CALLE GRANADA	1929	5S3	Eligible
053-175-007	412	CALLE ALAMO	1946	6Z	Not Eligible
053-175-008	414	CALLE ALAMO	UNKNOWN	6Z	Not Eligible
053-182-008	414	CALLE PALO COLORADO	1936	6Z	Not Eligible
053-182-003	415	CALLE GRANADA	1930	5S3	Eligible
053-173-009	415	CALLE ALAMO	1938	6Z	Not Eligible
053-175-004	417	CALLE PALO COLORADO	1929	5S3	Eligible
053-173-008	419	CALLE ALAMO	1932	5S3	Eligible
053-175-009	420	CALLE ALAMO	1931	5S3	Eligible
053-182-001	420	CALLE PALO COLORADO	1950	6Z	Not Eligible

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-175-003	421	CALLE PALO COLORADO	1929	5S3	Eligible
053-175-010	422	CALLE ALAMO	1930	6Z	Not Eligible
053-184-001	422	CALLE GRANADA	1950	6Z	Not Eligible
053-173-007	425	CALLE ALAMO	1931	5S3	Eligible
053-173-006	431	CALLE ALAMO	1931	6Z	Not Eligible
053-172-005	501	CALLE ALAMO	1938	6Z	Not Eligible
053-183-014	502	CALLE GRANADA	1947	6Z	Not Eligible
053-174-009	505	CALLE PALO COLORADO	1930	6Z	Not Eligible
053-174-014	506	CALLE ALAMO	1946	6Z	Not Eligible
053-174-002	512	CALLE ALAMO	1936	6Z	Not Eligible
053-172-004	515	CALLE ALAMO	1972	6Z	Not Eligible
053-183-001	516	CALLE GRANADA	1947	6Z	Not Eligible
053-174-008	519	CALLE PALO COLORADO	1930	5S3	Eligible
053-172-001	524	SAN ROQUE	1931	5S3	Eligible
053-342-016	3003	CALLE NOGUERA	1952	6Z	Not Eligible
053-342-015	3005	CALLE NOGUERA	1930	5S3	Eligible
053-342-014	3009	CALLE NOGUERA	1931	6Z	Not Eligible
053-342-013	3015	CALLE NOGUERA	1931	6Z	Not Eligible
053-342-012	3017	CALLE NOGUERA	1950	6Z	Not Eligible
053-343-001	3018	CALLE NOGUERA	1928	5S1	On Inventory/Previously Designated
053-342-011	3021	CALLE NOGUERA	1930	6Z	Not Eligible
053-342-010	3025	CALLE NOGUERA	1947	6Z	Not Eligible
053-342-009	3029	CALLE NOGUERA	1927	6Z	Not Eligible
053-342-008	3033	CALLE NOGUERA	1929	5S3	Eligible
053-342-007	3037	CALLE NOGUERA	1925	5S3	Eligible
053-342-006	3043	CALLE NOGUERA	1929	5S3	Eligible
053-342-005	3045	CALLE NOGUERA	1925	5S3	Eligible
053-341-009	3048	CALLE NOGUERA	1925	NV	Not Visible During Survey
053-342-004	3049	CALLE NOGUERA	1930	5S3	Eligible
053-341-010	3050	CALLE NOGUERA	1958	6Z	Not Eligible
053-342-003	3053	CALLE NOGUERA	1930	6Z	Not Eligible
053-341-012	3054	CALLE NOGUERA	1925	6Z	Not Eligible
053-342-002	3057	CALLE NOGUERA	1930	NV	Not Visible During Survey

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-342-001	3061	CALLE NOGUERA	1926	5S3	Eligible
053-183-007	3069	CALLE FRESNO	1947	6Z	Not Eligible
053-184-007	3069	CALLE MARIPOSA	1948	6Z	Not Eligible
053-273-009	3069	CALLE PINON	1950	6Z	Not Eligible
053-183-008	3070	CALLE MARIPOSA	1947	NV	Not Visible During Survey
053-183-006	3071	CALLE FRESNO	1948	6Z	Not Eligible
053-184-006	3071	CALLE MARIPOSA	1949	6Z	Not Eligible
053-183-009	3072	CALLE MARIPOSA	1947	6Z	Not Eligible
053-184-009	3072	CALLE PINON	1952	6Z	Not Eligible
053-273-007	3073	CALLE PINON	1948	6Z	Not Eligible
053-272-011	3074	CALLE ROSALES	1930	5S3	Eligible
053-183-005	3075	CALLE FRESNO	1951	6Z	Not Eligible
053-184-005	3075	CALLE MARIPOSA	1948	NV	Not Visible During Survey
053-183-010	3076	CALLE MARIPOSA	1952	6Z	Not Eligible
053-184-010	3076	CALLE PINON	1947	6Z	Not Eligible
053-272-012	3076	CALLE ROSALES	1947	6Z	Not Eligible
053-183-004	3077	CALLE FRESNO	1948	6Z	Not Eligible
053-184-004	3077	CALLE MARIPOSA	1951	6Z	Not Eligible
053-183-011	3078	CALLE MARIPOSA	1946	6Z	Not Eligible
053-184-011	3078	CALLE PINON	1945	6Z	Not Eligible
053-272-013	3078	CALLE ROSALES	1928	NV	Not Visible During Survey
053-183-003	3079	CALLE FRESNO	1952	6Z	Not Eligible
053-273-005	3079	CALLE PINON	1947	6Z	Not Eligible
053-272-014	3080	CALLE ROSALES	1930	6Z	Not Eligible
053-183-002	3081	CALLE FRESNO	1949	6Z	Not Eligible
053-184-003	3081	CALLE MARIPOSA	1947	6Z	Not Eligible
053-273-004	3081	CALLE PINON	1931	6Z	Not Eligible
053-183-012	3082	CALLE MARIPOSA	1947	6Z	Not Eligible
053-184-012	3082	CALLE PINON	1946	6Z	Not Eligible
053-273-003	3083	CALLE PINON	1930	5S3	Eligible
053-184-002	3083	CALLE MARIPOSA	1948	6Z	Not Eligible
053-183-013	3084	CALLE MARIPOSA	1947	6Z	Not Eligible
053-184-017	3084	CALLE PINON	1964	6Z	Not Eligible

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-273-002	3085	CALLE PINON	1930	6Z	Not Eligible
053-341-005	3087	CALLE ROSALES	1936	NV	Not Visible During Survey
053-271-009	3088	CALLE ROSALES	1930	5S3	Eligible
053-184-016	3088	CALLE PINON	1950	6Z	Not Eligible
053-341-004	3091	CALLE ROSALES	1931	NV	Not Visible During Survey
053-271-010	3092	CALLE ROSALES	1930	5S3	Eligible
053-341-003	3095	CALLE ROSALES	1937	6Z	Not Eligible
053-271-011	3096	CALLE ROSALES	1930	5S3	Eligible
053-181-005	3100	CALLE MARIPOSA	1941	6Z	Not Eligible
053-332-012	3101	CALLE NOGUERA	1929	5S3	Eligible
053-182-002	3101	CALLE MARIPOSA	1928	6Z	Not Eligible
053-271-003	3101	ARGONNE	1929	NV	Not Visible During Survey
053-262-005	3103	ARGONNE	1946	6Z	Not Eligible
053-254-004	3105	CALLE ROSALES	1930	5S3	Eligible
053-332-011	3105	CALLE NOGUERA	1928	5S3	Eligible
053-181-004	3105	CALLE FRESNO	1942	6Z	Not Eligible
053-182-006	3108	CALLE PINON	1929	5S3	Eligible
053-181-006	3108	CALLE MARIPOSA	1935	6Z	Not Eligible
053-254-009	3108	CALLE NOGUERA	1954	6Z	Not Eligible
053-271-002	3109	CALLE CEDRO	1931	5S3	Eligible
053-332-010	3109	CALLE NOGUERA	1929	5S3	Eligible
053-181-003	3109	CALLE FRESNO	1940	6Z	Not Eligible
053-262-004	3109	ARGONNE	1951	6Z	Not Eligible
053-181-007	3110	CALLE MARIPOSA	1953	6Z	Not Eligible
053-262-011	3110	ARGONNE	1946	NV	Not Visible During Survey
053-253-001	3111	CALLE CEDRO	1944	6Z	Not Eligible
053-254-003	3111	CALLE ROSALES	1934	6Z	Not Eligible
053-253-007	3112	CALLE ROSALES	1942	6Z	Not Eligible
053-254-010	3112	CALLE NOGUERA	1952	6Z	Not Eligible
053-254-002	3113	CALLE ROSALES	1934	6Z	Not Eligible
053-181-002	3115	CALLE FRESNO	1944	6Z	Not Eligible
053-254-001	3115	CALLE ROSALES	1931	6Z	Not Eligible
053-332-009	3115	CALLE NOGUERA	2005	6Z	Not Eligible

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-254-011	3116	CALLE NOGUERA	1929	5S3	Eligible
053-332-008	3117	CALLE NOGUERA	1926	6Z	Not Eligible
053-253-008	3118	CALLE ROSALES	1937	5S3	Eligible
053-262-002	3119	ARGONNE	1946	6Z	Not Eligible
053-254-012	3120	CALLE NOGUERA	1956	6Z	Not Eligible
053-181-001	3121	CALLE FRESNO	1943	6Z	Not Eligible
053-332-007	3121	CALLE NOGUERA	1926	6Z	Not Eligible
053-253-003	3123	CALLE CEDRO	1952	6Z	Not Eligible
053-262-019	3124	ARGONNE	1946	6Z	Not Eligible
053-174-010	3126	CALLE MARIPOSA	1948	6Z	Not Eligible
053-175-006	3126	CALLE PINON	1950	6Z	Not Eligible
053-262-003	3126	ARGONNE	1961	NV	Not Visible During Survey
053-332-006	3127	CALLE NOGUERA	1929	5S3	Eligible
053-262-001	3127	ARGONNE	1950	6Z	Not Eligible
053-254-013	3128	CALLE NOGUERA	1929	5S3	Eligible
053-262-018	3128	ARGONNE	1963	6Z	Not Eligible
053-332-005	3129	CALLE NOGUERA	1925	6Z	Not Eligible
053-254-014	3130	CALLE NOGUERA	1931	5S3	Eligible
053-175-002	3131	CALLE MARIPOSA	1931	5S3	Eligible
053-174-011	3132	CALLE MARIPOSA	1947	6Z	Not Eligible
053-262-013	3132	ARGONNE	1946	6Z	Not Eligible
053-332-004	3133	CALLE NOGUERA	1928	5S3	Eligible
053-175-001	3135	CALLE MARIPOSA	1930	5S1	On Inventory/Previously Designated
053-174-012	3136	CALLE MARIPOSA	1936	6Z	Not Eligible
053-174-007	3137	CALLE FRESNO	1930	5S3	Eligible
053-174-006	3141	CALLE FRESNO	1945	6Z	Not Eligible
053-174-005	3145	CALLE FRESNO	1947	6Z	Not Eligible
053-174-013	3146	CALLE MARIPOSA	1938	6Z	Not Eligible
053-174-004	3149	CALLE FRESNO	1946	6Z	Not Eligible
053-174-003	3157	CALLE FRESNO	1954	6Z	Not Eligible
053-174-001	3163	CALLE FRESNO	1954	6Z	Not Eligible
053-251-008	3201	CALLE CEDRO	1926	5S3	Eligible
053-173-010	3204	CALLE PINON	1926	5S1	On Inventory/Previously Designated

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-172-003	3205	CALLE FRESNO	1930	5S3	Eligible
053-173-005	3209	CALLE MARIPOSA	1930	6Z	Not Eligible
053-251-007	3209	CALLE CEDRO	1933	6Z	Not Eligible
053-251-012	3210	CALLE ROSALES	1931	5S3	Eligible
053-172-006	3210	CALLE MARIPOSA	1936	6Z	Not Eligible
053-173-011	3210	CALLE PINON	1951	NV	Not Visible During Survey
053-172-002	3211	CALLE FRESNO	1930	5S3	Eligible
053-251-006	3211	CALLE CEDRO	1930	5S3	Eligible
053-252-009	3211	CALLE ROSALES	1942	6Z	Not Eligible
053-331-005	3211	CALLE NOGUERA	1926	6Z	Not Eligible
053-252-016	3212	CALLE NOGUERA	1926	5S3	Eligible
053-173-004	3213	CALLE MARIPOSA	1930	6Z	Not Eligible
053-252-008	3213	CALLE ROSALES	1924	6Z	Not Eligible
053-261-004	3214	CALLE CEDRO	1962	5S1	On Inventory/Previously Designated
053-172-007	3214	CALLE MARIPOSA	1946	6Z	Not Eligible
053-252-017	3216	CALLE NOGUERA	1925	5S3	Eligible
053-173-003	3217	CALLE MARIPOSA	1977	6Z	Not Eligible
053-252-007	3217	CALLE ROSALES	1945	6Z	Not Eligible
053-331-004	3217	CALLE NOGUERA	1930	6Z	Not Eligible
053-251-005	3217	CALLE CEDRO	1933	NV	Not Visible During Survey
053-173-012	3218	CALLE PINON	1928	6Z	Not Eligible
053-251-013	3218	CALLE ROSALES	1931	6Z	Not Eligible
053-252-006	3219	CALLE ROSALES	1930	5S3	Eligible
053-251-004	3219	CALLE CEDRO	1930	6Z	Not Eligible
053-251-014	3220	CALLE ROSALES	1925	5S3	Eligible
053-172-008	3220	CALLE MARIPOSA	1945	6Z	Not Eligible
053-252-018	3220	CALLE NOGUERA	1945	6Z	Not Eligible
053-173-002	3221	CALLE MARIPOSA	1945	6Z	Not Eligible
053-252-005	3221	CALLE ROSALES	1950	6Z	Not Eligible
053-331-003	3221	CALLE NOGUERA	1927	6Z	Not Eligible
053-251-015	3222	CALLE ROSALES	1926	6Z	Not Eligible
053-172-009	3224	CALLE MARIPOSA	1950	6Z	Not Eligible
053-252-019	3224	CALLE NOGUERA	1946	NV	Not Visible During Survey

APN	HOUSE #	STREET NAME	YEAR BUILT	STATUS CODE	SURVEY FINDINGS
053-261-005	3225	CALLE PINON	1936	5S1	On Inventory/Previously Designated
053-252-004	3225	CALLE ROSALES	1931	6Z	Not Eligible
053-331-002	3225	CALLE NOGUERA	1931	6Z	Not Eligible
053-173-013	3226	CALLE PINON	1929	6Z	Not Eligible
053-251-018	3228	CALLE ROSALES	1932	NV	Not Visible During Survey
053-251-003	3229	CALLE CEDRO	1930	5S3	Eligible
053-252-003	3229	CALLE ROSALES	1930	6Z	Not Eligible
053-173-014	3232	CALLE PINON	1930	6Z	Not Eligible
053-251-019	3234	CALLE ROSALES	1936	NV	Not Visible During Survey
053-173-001	3235	CALLE MARIPOSA	1945	6Z	Not Eligible
053-251-002	3235	CALLE CEDRO	1951	6Z	Not Eligible
053-173-015	3236	CALLE PINON	1930	5S3	Eligible
053-252-001	3237	CALLE ROSALES	1932	6Z	Not Eligible
053-251-001	3239	CALLE CEDRO	1930	NV	Not Visible During Survey
053-173-016	3240	CALLE PINON	1936	5S1	On Inventory/Previously Designated

Appendix B:
Intensive-Level Survey Forms

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

102 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 10, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-341-013

Constructed: 1930

Architect: not known

Builder: not known

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, complex roof with a front-facing overlapping gables end and a hipped roof detail over the corner bay windows. The roof is clad in composition shingles and has open eaves with exposed rafter tails and a wood vergeboard with eave return details. The exterior walls are clad in textured stucco, with horizontal wood cladding in one of the front-facing gables. The primary façade (south elevation) faces Calle Noguera and features two front facing, overlapping gables, with the left,



Exhibit 1. Primary Elevation, view to northeast

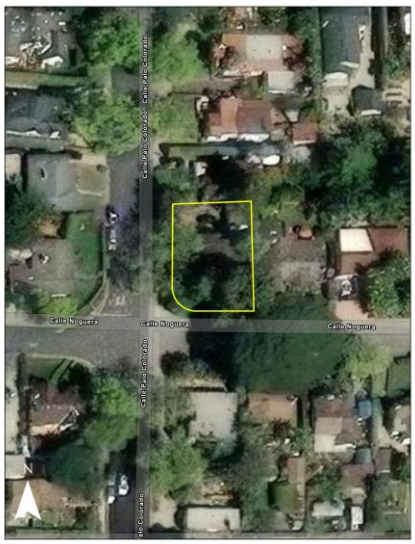


Exhibit 2. Site plan map, plan view

shorter gable sheltering the primary entrance. The left, shorter gable end features two round tile vents beneath the gable and no horizontal wood siding. The primary entrance is an uncovered stoop, is accessed by four concrete steps and primary entrance recessed into the stucco wall plane and a wood plank door with a single glazed light with an ornate metal grille. It also features a single metal, sconce-style porch light and a small wood sash window. The larger front-facing gable features horizontal, wood siding and a louvered vent beneath the gable and two, single multi-light casement windows. Left of the primary entrance is an exterior end, stucco chimney, with single articulated brick details against the smooth white stucco plane. To the left of the chimney is a three-sided window bay at the building corner, fashioned to look like a medieval corner tower with a steep, hipped roof. The window bay features multi-light casement and fixed windows on all three sides. A second smaller tower feature with casement windows and a steeply pitched, hipped roof is visible on the west elevation facing Calle Palo Colorado. The remainder of the west elevation features multi-light windows. The other secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of overlapping gables with stoop, entryway, and plank door



Exhibit 4. Detail of chimney and tower at southwest building corner

The subject property has a small front and side yard with mature plantings and trees. Privacy hedges line the western border of the property. A walkway of red brick leads from the corner at Calle Palo Colorado and Calle Noguera to the main entrance. There is a concrete driveway located on the west side of the residence that provides access to a one-story, flat-roof, stucco-clad garage at the rear of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 102 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable

plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and a detached garage with concrete foundations (Santa Barbara County Assessor 2025). A 1969 property advertisement noted that the residence had two bedrooms and a separate breakfast room and dining room, along with hardwood floors and a fireplace. The property was valued at $24,000 in 1969 (SBNP 1969: 57). No exterior modifications were documented in the building permits and no other modifications were observed during survey (City of Santa Barbara 2025; NETR 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 102 Calle Palo Colorado has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing and cross gables
- Composite shingle roof often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, some with leaded glass in diamond shapes
- Heavy, wood plank doors, some with a single glazed light
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Decorative medieval elements such as arrow slit windows or vents, round towers, shutters, and wrought iron details

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched roof with front facing and cross gables; composite shingle roof mimicking a thatch roof; stucco exterior with wood supports present; tall wooden casement windows and picture windows, recessed at the wall plan, with minimal trim; wood plank door with a single glazed light; small stoop; prominent, expressive chimney; and round tower details.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

105 Calle Alamo
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-252-014

Constructed: 1925

Architect: not known

Builder: R. H. Livingston, contractor

Architectural Style: Craftsman

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Craftsman style. The building has a rectilinear plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof clad composition shingles. The exterior walls are clad in horizontal wood siding. The primary façade (east elevation) features a front-facing gable with multi-light, wood picture window flanked by casement windows and a louvered vent beneath the gable. The main entrance is located on the north elevation roof, supported by wood brackets. The northern elevation features multiple windows but are not clearly visible from the street. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

The subject property has a small front yard with flowering plants, shrubs, and mature trees. A short concrete retaining wall borders the front yard. There is a concrete driveway located on the north of the residence that provides access to a one-story garage building at the rear of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 105 Calle Alamo may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style, or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.



Exhibit 3. Detail of primary elevation window and brick chimney



Exhibit 4. Detail of primary entry stoop

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees, and landscaping, curving wide streets named "calles," and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and

communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort. After World War II development resumed (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects, and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Context
A permit was issued for the subject property's construction in 1925 to R. H. Livingston, and the county assessor marks the property as constructed by 1930 (Morning Press 1925: 11; Santa Barbara County Assessor 2025). A 1976 property advertisement noted that the residence had two bedrooms and a large yard. It was also described as a "Carmel Cottage." (Santa Barbara News Press 1976: 23). There were minor alterations made to the subject property throughout its history including a rear addition (1979), a rear deck (1980), and seismic strengthening (2013) (City of Santa Barbara 2025).

Architectural Context: The Craftsman style of architecture originated in Southern California and evolved from previously popular Prairie style architecture, traditional Asian wooden architecture, and the Arts and Crafts Movement. It focused on a resurgence of human craft in design and featured many hand-crafted details alongside simple forms and natural materials, which was a significant departure from the applied architectural ornament that dominated the Victorian Era. In California, the typical Craftsman residence was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Pasadena, who practiced together from the 1890s through the 1910s. Their work was highly publicized in magazines and as a result, pattern books were developed that offered floor plans and even pre-cut packaged lumber to construct these designs with local labor. Companies such as Sears and the Pacific Ready-Cut Company also began to offer catalogs with Craftsman style kit houses for sale. As a result of the style's popularity and the availability of pattern books, Craftsman homes became one of the most popular house types in the United States in the first half of the 20th century. While many of the homes constructed during this time, were simplistic forms with a maximum height of 1.5 stories, larger and more high-style examples of Craftsman homes were constructed, primarily in California. These larger versions were oftentimes two-stories in height, designed by notable architects, and featured complex floor plans, customized interior features like built in cabinetry, and elaborate interior and exterior detailing (City of Santa Barbara 2021: Appendix A; Gottfried and Jennings 2009; Makinson 2001; McAlester 2013: 567-580; Pacific Ready-Cut Homes 1923; Sears, Roebuck & Co. 2006).

The building at 105 Calle Alamo has many of the following character-defining features of Craftsman style architecture:

- One story in height
- Low-pitched, gabled roof with multiple roof planes
- Wide, unenclosed eave overhang
- Wood frame construction
- Triangular knee brace supports
- Wood horizontal siding
- Wide windows and door casings
- Wide, wooden entry doors, often with glazing, divided lights, and/or beveled glass detailing
- Large wooden picture windows with various divided-light transom patterns
- Brick chimney

Significance Statement:
Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Craftsman-style residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque circa 1925 in the Craftsman style of architecture, it embodies the following character-defining features of the Craftsman style including wood frame construction and horizontal wood siding; a low-pitched, gabled roof with multiple roof planes; wide, unenclosed eave overhang; brick chimney; wide windows and door casings; and large wooden picture windows with various divided-light patterns.

Historic Integrity: Though there have been minor alterations to the property over time, these are limited to interior alterations or alterations to the rear elevation and are not visible from the primary elevation, therefore they have not changed the ability of the property to convey significance or any aspects of integrity. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its circa 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Craftsman style constructed circa 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

109 Calle Alamo
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-252-013

Constructed: 1931

Architect: not known

Builder: Clay Secrest

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The exterior of the building features a steeply pitched, cross-gabled roof clad in composition shingles, with overhanging eaves and exposed rafter tails. The exterior walls are clad in smooth stucco. The primary façade (east elevation) features two overlapping front gables, both with tall, narrow louvered vents. The left-most front-facing gable features a tripartite window with a picture window flanked by multi-light casement windows. The right-most front-facing gable features an arched entry recessed into the wall plane with an arched wood plank door with single glazed light and decorative metal grille.



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

The primary entrance features a stoop entry with two steps, the landing, and metal railing. High in the right-most front-facing gable, near the vent, is an off-center multi-light window recessed into the wall plane. To the right of the entryway is a tripartite window with a picture window flanked by multi-light casement windows. There is an exterior end, stucco chimney with decorative flue tiles at the top on the north elevation. The secondary elevations are not clearly visible from the street.

The subject property has a moderately-sized front yard with grass, mature plantings, and one mature tree. There is a concrete driveway located on the north side of the residence that provides access to a one-story garage building at the rear of the property. A concrete walkway leads from the driveway to the main entrance.



Exhibit 3. Detail of narrow arrow-slit vents and window in overlapping gables



Exhibit 4. Detail of main entry, plank door and railing

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 109 Calle Alamo may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 as a frame and stucco dwelling with a detached garage, all with concrete foundations (Permit No. A-6576; Morning Press 1931a: 13). A 1931 property advertisement noted that the residence had five large rooms, a breakfast room, tile bath and shower, and a "central heating plant". The advertisement also noted the purchase price as $6,750 in 1931 (Morning Press1931b: 23). Permits indicate minor changes including re-roofing, interior remodeling and a 58 square foot addition for a laundry room in 2005 (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 109 Calle Alamo has many of the following character-defining features of English Vernacular style:

- One-and-a-half stories in height
- High-pitched roof with overlapping front facing gables
- Composite shingle roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Arched wood plank front doors recessed into the wall plane
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Decorative details such as narrow arrow-slit vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with overlapping front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows recessed at the wall with no trim; arched wood plank front door recessed at the wall; small stoop; prominent, expressive chimney; and decorative, narrow arrow-slit vents.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

110 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-341-011

Constructed: 1930

Architect: not known

Builder: H.C. Laskey, Frank McClelland

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross gabled roof with two overlapping, front-facing gables, and is clad in composition shingles. The exterior walls are clad in smooth stucco with decorative half-timbering typical of the style. The primary façade (west elevation) features two overlapping, front-facing gables anchored that are to the right. The right-most front-facing gable features a jetty-like projection in the gable end, where the decorative half-timbering is present. Below the projection is a multi-light wood casement window while the remainder of the gable is obscured by vegetation.



Exhibit 1. Primary Elevation, view to east



Exhibit 2. Site plan map, plan view

The right-most, front-facing gable roof extends past the eaves and joins a wing wall with an arched stucco and brick side gate that leads to the side yard. The left-most front-facing gable also has a jetty-like projection, sheltering the stoop porch, which has a slightly recessed wood plank front door with single glazed light. A knee-height porch wall clad in brick veneer and a large free-standing, fabric awning obscures the remainder of the primary façade from view. There is an exterior end, stucco chimney with a decorative flue tile at the top on the north elevation. The secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of front-facing gables with jetty overhang, half-timbering and main entry

The subject property has a moderately sized front yard with a grass lawn, mature plantings, and two mature trees. A concrete walkway leads to the main entry. There is a concrete driveway located on the west side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 4. Detail of extended eave on right-most front facing gable, casement window

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 110 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations by contractors H.C. Laskey and Frank McClelland (Morning Press 1930a: 19; Santa Barbara County Assessor 2025). Subsequent advertisements after construction was complete call the residence a "5-room English stucco" and list features such as a garage, utilities, and fruit trees (Morning Press 1930b: 23). Permits and aerial photographs indicate there have been no visible additions or alterations to the property (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 110 Calle Palo Colorado has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- High-pitched roof with overlapping, front-facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior with decorative half-timbering
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval detailing such as jetty overhangs, visible joist supports, or arrow-slit vents and windows

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with overlapping, front-facing gables; composition shingle roof; tall wooden casement windows recessed at the wall with no trim; wood plank front door; small stoop; large, expressive chimney; and medieval era jetty overhang details.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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Ruhge, Justin M. 1990. *Repair and Recovery: The Story of Hoff General Army Hospital 1940-1954*. Goleta, California: Quantum Imaging Associates.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

203 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-272-010

Constructed: 1930

Architect: "Jackson"

Builder: Otto L. Dickscheidt; R.E. Kennedy

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, complex roof clad in composition shingles. The exterior walls are clad in smooth stucco. The primary façade (east elevation, facing Calle Manzanita) features a front-facing gable with a tall, arched louvered vent and a large, gothic-arched picture window. Along the east elevation and right of the front-facing gable, is a square-sided window bay featuring a row of three multi-light casement windows, with a single multi-light casement window on the sides. Above the bay window is a very low shed roof dormer over a row of circular roof vents.



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

The main entry consists of a paneled wood door flush with the wall plane with four lights in the upper half. The door is centered below, but not sheltered by, a decorative, gabled, roof dormer. On the south elevation (facing Calle Rosales) there are multiple picture windows, a full height glass door with access to a wooden deck, two casement windows, tall arched louvered vents in the gable ends, and an exterior end, stucco chimney. The south elevation also has a bowed bay along this elevation with a rounded shed roof extending off the main roof. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large front and side yard with grass, mature plantings, and a mature tree circumscribed by privacy hedges. A walkway of stone pavers leads to the main entrance from the corner of Calle Manzanita and Calle Rosales.



Exhibit 3. Detail of bay window and shed dormer on primary façade

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 203 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
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Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

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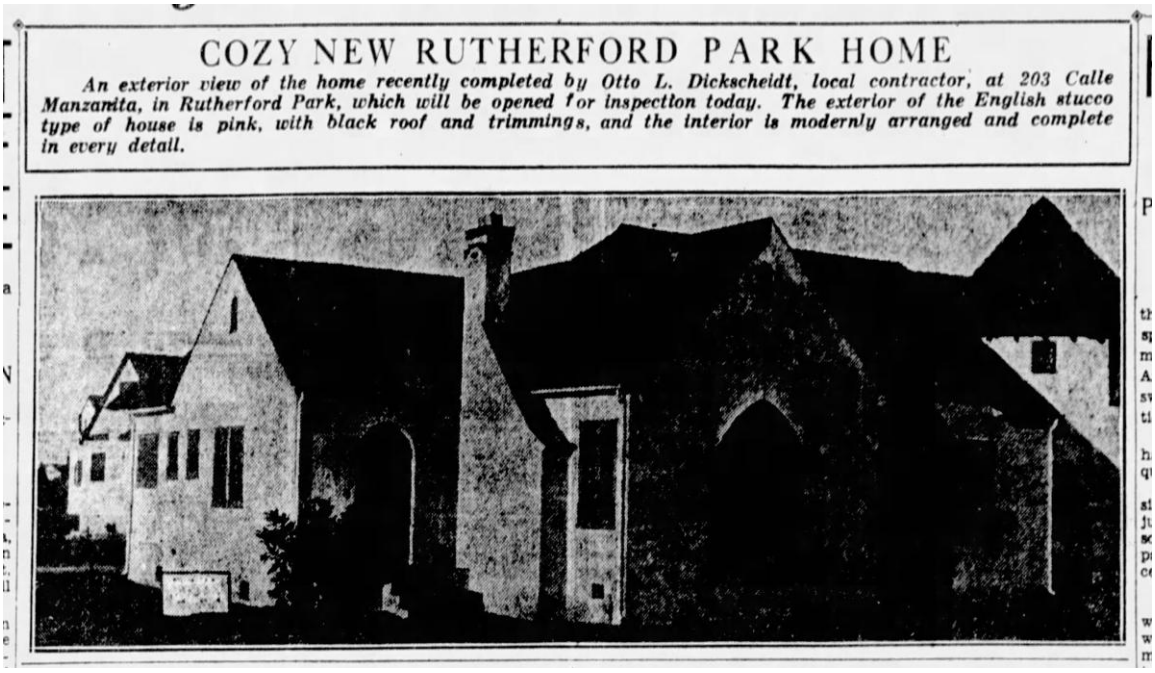
Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context

The subject property was constructed in 1930 as a frame and stucco dwelling with an attached garage constructed by builder-contractor Otto Dickscheidt and F. E. Kennedy (Permit No. A-6116; Morning Press 1930a: 11). Of note, the builder, Dickscheidt lived and operated his contracting business just two lots away from the subject property, at 213 Calle Manzanita (Morning Press 1930b: 16). No information was available about "Jackson," the designer listed on the original 1930 permit (Permit No. A-6116). Property advertisements in 1930 noted that the residence had three bedrooms, a breakfast room, tile bath, a "large beautiful" living room, a kitchen, large rear porch with an extra lavatory, and was advertised as "The Home of Your Dreams" (Morning Press 1930c: 15). The residence's finishes were also heavily promoted in advertisements, noting "an exterior finished in pink, with a roof of black", "inlaid log cabin hardwood" floors, and a "two-tone green" tiled kitchen, "with the art tile in cream yellow and black" (Exhibit 4; Morning Press 1930b: 16). Minor changes appear to have been made over time. In 1948, a barbeque patio with an outdoor kitchen was added to the side yard (SBNP 1948: 30). The same year, a building permit was issued to enlarge a library at the rear of the property, resulting in the bowed addition visible from the south elevation. Another building permit was issued in 1949 converted the original attached garage into a master bedroom by removing interior walls and adding exterior windows. Other permits indicate minor interior remodels (City of Santa Barbara 2025). Based on the survey conducted in July 2025, the original arched front entry door and original arched entryway were replaced with the current configuration.



COZY NEW RUTHERFORD PARK HOME

An exterior view of the home recently completed by Otto L. Dickscheidt, local contractor, at 203 Calle Manzanita, in Rutherford Park, which will be opened for inspection today. The exterior of the English stucco type of house is pink, with black roof and trimmings, and the interior is modernly arranged and complete in every detail.

Exhibit 4. 1930 newspaper article about 203 Calle Manzanita (Morning Press 1930b: 16)

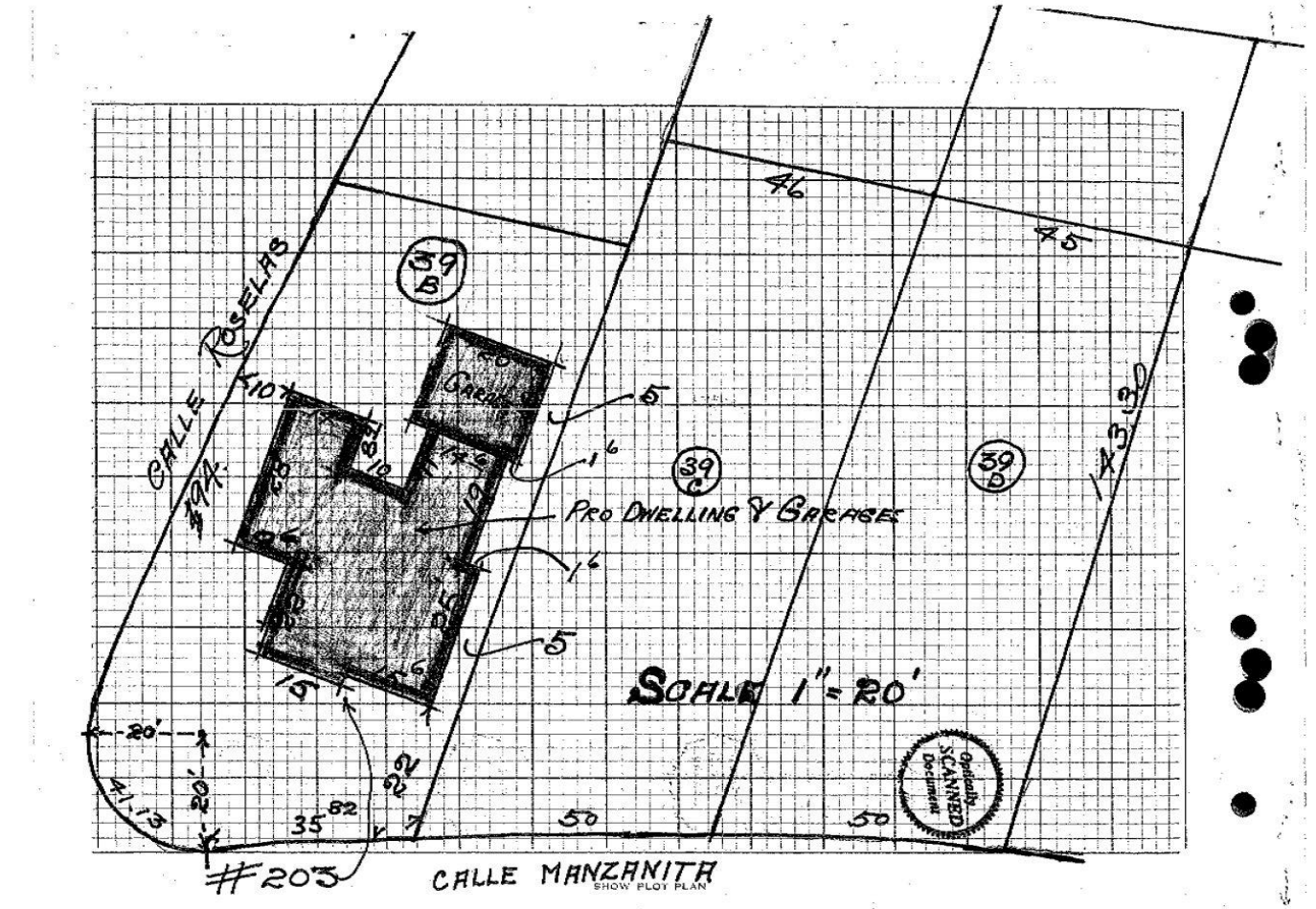


Exhibit 5. Original plan view submitted with 1930 permit, showing attached garage

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 203 Calle Manzanita has many of the following character-defining features of English Vernacular style (Exhibit 5):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior, sometimes with half-timbering or wood supports present
- Tall wooden casement windows, recessed at the wall with no trim
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Decorative medieval detailing such as gothic arches, tall, narrow arrow-slit vents, or round towers

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched, complex roof with front facing gables; composite shingle roof with dormers; stucco exterior, tall wooden casement windows, recessed at the wall with no trim; small stoop; large, expressive chimney; and decorative medieval detailing such as the gothic arch picture window and the tall, narrow arrow-slit vents.

Historic Integrity: Apart from the entryway modifications, alterations or additions were limited to the rear, non-primary elevations and the interior of the home, thereby not impacting the front façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

207 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-272-009

Constructed: 1930

Architect: not known

Builder: Lou J. Kilgore

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof with a round tower and conical roof, all clad in composition shingles. The roof features open eaves with exposed, round, carved rafter tails. At the top of the round tower, the conical roof is topped by a metal finial. The exterior walls are clad in smooth stucco. The primary façade (east elevation) features a round tower dominating the elevation and a partial width porch. Fenestration throughout is deeply incised into the stucco wall plane also appears to be uniformly wood construction windows, with little trim. On the tower windows consist of several multi-light



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

and diamond-light casement windows at both the first and second floor. The primary entrance is located beneath the partial width porch, which consists of a shed roof extension from the main roof supported by wood posts with decorative, carved brackets, and sheltered a paneled wood door and multi-light and diamond-light and a pair of multi-light casement windows. Under the porch and around the visible exterior are dark brass-finished sconce lights, adding to the English Vernacular vocabulary. Visible on the north elevation is a tall, narrow arrow-slit vent in the gable and a large, fixed window divided into 16 lights. Somewhat visible from the street during survey is the stucco chimney and metal chimney cap, which appears to be interior and mid-roof ridge. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of diamond-light casement window, deeply set into stucco wall plane

The subject property has a small front yard with several mature plantings. A brick walkway leads to the main entrance, with two lampposts with stucco and brick bases at the street side. There is a concrete driveway lined with brick located on the south side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 4. Detail of front porch and round tower details

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 207 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a wood frame stucco dwelling and garage with concrete foundations by local builder Lou J. Kilgore (Permit No. A-5561; Morning Press 1930: 6). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (Morning Press 1926: 13; SBNP 1926: 17). A 1935 property advertisement describes the property as an "unusually charming small house" (Morning Press 1935a: 15). Permits indicate that most of the alterations were limited to the interior. The only visible exterior alteration occurred in 2007 when the residence and garage were reroofed, and a front porch extension was completed on the residence (Permit No. BLD2007-00961) (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 207 Calle Manzanita has many of the following character-defining features of English Vernacular style (Exhibit 5):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof often mimicking a thatch roof
- Stucco exterior
- Tall wooden casement windows, sometimes with diamond or leaded glass, recessed at the wall with no trim
- Wood plank front doors
- Large expressive chimney
- Medieval detailing such as round towers, arrow slit vents and windows, shutters, or jetty overhangs

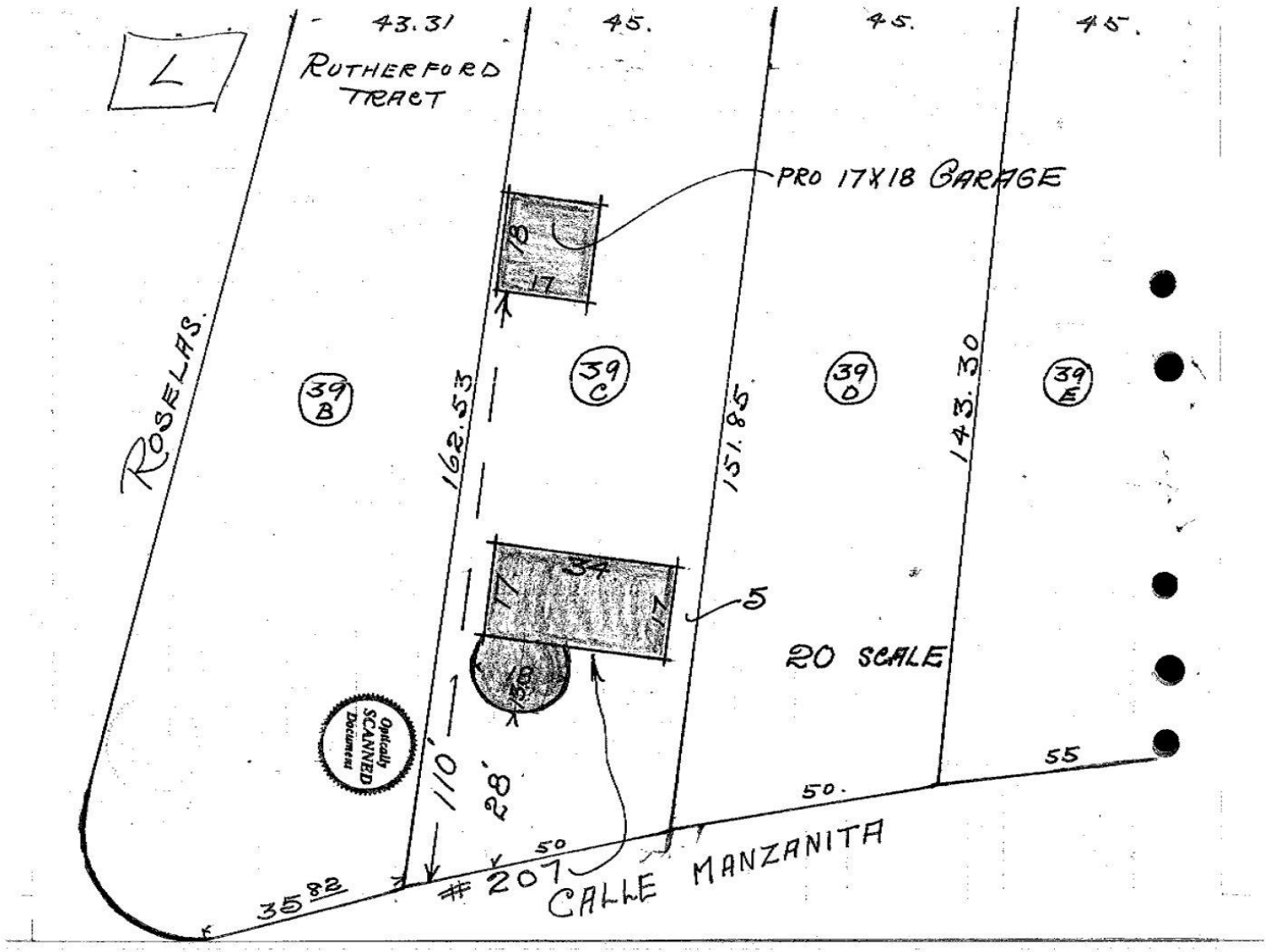


Exhibit 5. Original plot plan from 1930 permit (Permit A5561)

Builder Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (Morning Press 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (Morning Press 1929: 14; Morning Press 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; Morning Press 1928: 10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (Morning Press 1935b: 14: SBNP 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (SBNP 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (Morning Press and SBNP, various years).

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched roof with cross gables; the composite shingle roof mimicking a thatch roof; the thickly plastered stucco exterior; tall, wood casement and diamond leaded glass windows, recessed at the wall with no trim; and Medieval detailing such as the round tower and arrow slit vents.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as an excellent representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: Although the building received an addition in 2007 that included a front porch extension, based on the 1931 Sanborn Map and the May 2007 drawings of the addition, enough of the original design, character defining features, and building footprint are still present. As such the building retains the requisite integrity of materials, design, workmanship, feeling, and setting to convey historical significance. No historical associations were identified for the subject property. The property retains sufficient historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style and representation of the work of local builder Lou J. Kilgore constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

214 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-271-013

Constructed: 1927

Architect: not known

Builder: E.W. Huston

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, side-gabled roof with smaller front facing gable, clad in composition shingles. The roof features open eaves and exposed, pointed rafter tails and a flat vergeboard with carved, pointed ends. The exterior walls are clad in smooth stucco. The primary façade (west elevation) features a front-facing gable, with a narrow arrow-slit stained-glass window in the upper half of the gable and an arched picture window on the first floor, both with minimal wood trim and slightly recessed into the wall plane. Left of the front-facing gable is the porch, which features an eye-brow style curved



Exhibit 1. Primary Elevation, view to east



Exhibit 2. Site plan map, plan view

roof, extended into the covered, partial width porch. The porch roof is supported by simple wood posts that meet a brick veneer half wall enclosing the porch space. The porch shelters the main entry, which consists of a wood door with flanking, stained-glass sidelights, and all three elements set in a segmental arch opening. Visible during survey, the north elevation features a nested gable, with secondary entry and stoop, several multi-light casement windows, another arrow-slit stained-glass window in the gable, and an exterior end, stucco chimney with decorative flue tile. The remainder of the secondary elevations are not clearly visible from the street.

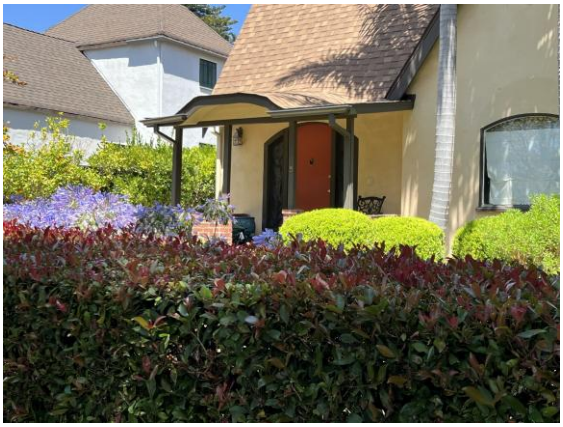


Exhibit 3. Detail of eyebrow-style dormer, arched entry door and sidelights

The subject property has a small front yard, mature plantings, and a mature tree. The walkway to the main entrance was not visible during survey. There is a concrete driveway located on the north side of the residence that provides access to a one-story garage building behind the main residence.



Exhibit 4. Detail of arrow-slit stained-glass window in gable end

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 214 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

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123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1927 by builder-contractor E.W. Huston as a frame and stucco dwelling and 2-car garage with concrete foundations (Permit No. A-3141). The 1960 property advertisement noted that the residence had two bedrooms, full-scale dining room, deck, patio, work room and describe as a "fascinating English Charmer" priced at $18,950 (SBNP 1960: 59). Alterations appear to be modest. In 1961, a building permit was issued to add a roof over the front porch. The same year a second permit was added to add an aluminum cover to a patio, on the rear elevation. In 1980, a building permit was filed to repair two windows as part of an interior renovation permit. The property was reroofed in 1988, 1992, and 2020 (City of Santa Barbara 2025).

Of interest, a property advertisement from 1987 stated that the property was the former home of the "Cathy" cartoon creator, Cathy Guisewite, when the property was listed for sale (Santa Barbara News Press January 18, 1987: 51). A drawing by the cartoonist, dated March 1982 was observed in a modern advertisement for the property (Zillow.com 2025)

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 214 Calle Palo Colorado has many of the following character-defining features of Tudor Revival style (Exhibit 5):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Large, often expressive chimney
- Prominent arched picture window
- Medieval-era details such as arrow slit windows or vents

Significance Statement: *Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1927 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including its steeply pitched roof with front facing and cross gables, the composite shingle roof, with dormers; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; prominent arched picture window; arched main entry door; large, expressive chimney; and medieval-era arrow slit windows and vents.

Historic Integrity: Although the residence received a new partial width porch in 1961, these changes do not appear to impact the front façade's ability to convey significance under City Criterion C. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1927 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1927.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

217 Calle Granada
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-271-004

Constructed: 1928

Architect: not known

Builder: H. N. Berger (owner-builder)

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade with a front-facing gable. The building features a moderately pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in smooth stucco. The primary façade (east elevation) features a projecting section in the front-facing gable, with three circular vents, and decorative wood support brackets underneath, referencing a jetty (overhanging second story), common in English Vernacular styles. The roofline also has a slight but decorative flaring edge, contributing to the English Vernacular Cottage appearance. The primary façade also features a tripartite window



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

with three multi-light casement windows with wood shutters. The main entry is under an extension of the roofline covering the stoop, and sheltering a glazed, heavy wood plank door. Right of the main entrance is a second tripartite window with a large, fixed multi-light picture window flanked by two multi-light casement windows to the right. There are two chimneys, both stucco with ceramic pipe outlet details, one located at the exterior end, on the north elevation and the other interior along the center ridgeline. The secondary elevations are not clearly visible from the street. The subject property has a small front yard with grass, and mature plantings. Trimmed hedges line the eastern property line. A walkway of stone pavers with a step flanked by metal rails lead to the main entrance. There is a concrete driveway located on the east side of the residence that provides access to a one-story garage building at the rear of the property that is blocked from view by a wooden gate.



Exhibit 3. Detail of pitched roof, jetty, vents, and casement windows



Exhibit 4. Detail of main entry stoop and door.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 217 Calle Granada may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood.

Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication Small House Design featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert

Hoover. Their widely distributed plan books, such as Authentic Small Houses of the Twenties, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

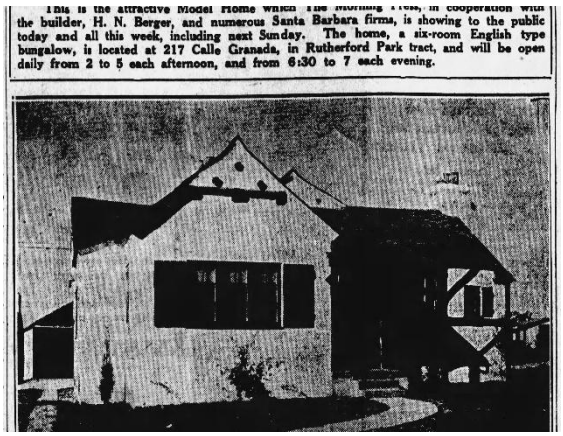

This is the attractive Model Home which The Morning Press, in cooperation with the builder, H. N. Berger, and numerous Santa Barbara firms, is showing to the public today and all this week, including next Sunday. The home, a six-room English type bungalow, is located at 217 Calle Granada, in Rutherford Park tract, and will be open daily from 2 to 5 each afternoon, and from 6:30 to 7 each evening.

Exhibit 5. Photo of subject property in 1929, in a *Morning Press* advertisement (Morning Press 1929b)

Property-Specific Historic Context:

The subject property was constructed by owner H. N. Berger in 1928 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4319; Morning Press 1928: 13). A 1929 property advertisement noted that the residence had six rooms and was built in the style of an English Cottage. The residence was described as a "model of convenience and comfort" (Morning Press 1929a: 1). H. N. Berger coordinated with *The Morning Press* and other big firms to make the residence a quality home. In exchange, the house was used as *The Morning Press*' model home that "was constructed with the idea of embracing everything that will interest the home builder particularly the owner of a modern small house or one contemplating the erection of such a house, as is in line with the effort that is being made throughout the country for better, more comfortable and more convenient homes" (Morning Press 1929b: 9). Berger acquired the services of Coleman-Neal Company to provide the building materials and the Ervin Furniture Company to provide furniture for the residence (Morning Press 1929b: 10). Permits indicate minor or interior alterations only. In 1963, a building permit was filed to replace the dining room window. In 2004, a building permit was filed for a bathroom alteration. In 2005, a building permit was filed to re-roof the property. Aerials show the extension of the driveway on the west side of the residence (City of Santa Barbara, Various; NETR 2025; UCSB 2025). No other notable information was identified through the course of archival research.

Architectural Context:

English Vernacular and Tudor Revival (1900-1939)

The English Vernacular and Tudor Revival style were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The residential building at 217 Calle Granada has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- High-pitched roof with front facing or cross gables
- Composite shingle roof evoking thatched roof
- Stucco exterior with half-timbering or wood support details
- Non-structural references to medieval-era historical elements such as jetty overhangs or visible floor joists between floors
- Tall wooden casement windows and double-hung windows, with decorative wood shutters
- Heavy wood plank door with a single glazed window
- Small stoop entry as opposed to large porch
- Large expressive chimney

Significance Statement: *Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular-style residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

The subject property was built in San Roque in 1928 in the English Vernacular style of architecture and was such a good example of the style that it was used as a model home for the San Roque neighborhood as it developed. It embodies the following character-defining features of the style, including its high-pitched, composite shingle roof with cross gables evoking thatched roof; stucco exterior with wood support details and jetty overhang in gable ends; tall wooden casement windows and double-hung windows, with decorative wood shutters, heavy wood plank door with a single glazed window; stoop entry; and large expressive chimneys.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1928 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1928.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

217 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-272-006

Constructed: 1927

Architect: not known

Builder: Lou J. Kilgore, contractor

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has a rectangular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled, hip-on-gable (jerkinhead gable end) roof clad in composition shingles. The exterior walls are clad in smooth stucco. The primary façade (east elevation) features an exterior end, central brick chimney with two prominent flue tiles, and is a focal point for the primary elevation. The primary entrance is right of the chimney and is recessed beneath a gabled roof and alcove combination, accessed by three concrete steps. The main entry is angled 90 degrees from the street, which obscured the door and its materials during the survey. The entry alcove



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

features a molded vergeboard and a leaded glass window with diamond lights. Windows on the primary façade feature a tripartite window with a central picture window flanked by multi-light casement windows, and paired casement windows. The secondary elevations are not clearly visible from the street.

The subject property has a large front yard with grass and mature plantings. There is a concrete driveway located on the south side of the residence that provides access to the rear of the property.



Exhibit 3. Detail of chimney



Exhibit 4. Detail of main entry alcove

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 217 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful

Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1927 by contractor Lou J. Kilgore as a frame and stucco dwelling with a detached garage, both with concrete foundations (Morning Press 1927: 13). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (Morning Press 1926: 13; SBNP 1926: 17). In 1929, the property won third prize in the Santa Barbara's Better Homes competition (Morning Press 1929a: 13). After winning in 1929, the 217 Calle Manzanita house returned in 1931 as one of the showcase model homes for the Better Homes week (Morning Press 1931: 11). A 1994 property advertisement noted that has three bedrooms with "character, quality, and charm" (SBNP 1996: 66). Building permits indicated minor alterations only, including a 2015 permit to re-roof the dwelling with in-kind composition shingles (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context:
English Vernacular and Tudor Revival (1900-1939)
The English Vernacular and Tudor Revival style were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence building at 217 Calle Manzanita has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- High-pitched roof with front facing or cross gables
- Clipped or jerkinhead gables, mimicking traditional thatch roof shapes
- Slate, composite, or wood shingle roof
- Stucco exterior
- Tall wooden casement windows, some with leaded glass in diamond shapes
- Small stoop as opposed to large porch
- Large expressive chimney
- Decorative vergeboard details and vents

Builder: Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (The Morning Press 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (The Morning Press 1929b: 14; The Morning Press 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; The Morning Press 1928:

10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (The Morning Press 1935: 14: SBNP 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (SBNP 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (Morning Press and SBNP, various years).

Significance Statement: *Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence constructed by local builder, Lou J. Kilgore. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

The subject property was built in San Roque in 1927 in the English Vernacular style of architecture and was such a good example of the style that it became a showcase house for the Santa Barbara Better Homes competition. The property embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with cross gables; composite shingle roof with jerkinhead gables, mimicking a thatched roof; stucco exterior with decorative wood structural elements or half-timbering; tall wooden casement windows; diamond pane window; a small stoop; and a prominent, expressive chimney.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as an excellent representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1927 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style and an excellent representation of the work of local builder Lou J. Kilgore constructed in 1927.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

220 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-271-001

Constructed: 1929

Architect: not known

Builder: E.W. Huston

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a single-family residence constructed in the English Vernacular style. The building has an irregular footprint and an asymmetrical façade. The building features a moderately pitched, hipped and cross gabled roof clad in composition shingles, with the shingles rolled over the eaves to mimic a thatched roof. The exterior walls are clad in textured stucco. The primary façade (west elevation) is one story in the main body of the residence and two stories with a second level over the attached garage. The main entry features a bell-shaped metal canopy sheltering a simple wood door with four lights in the upper half, deeply recessed into the wall plane. The primary entrance is accessed by stone clad steps and a metal railing. To the left of the primary entrance is an exterior end stucco chimney, incised



Exhibit 1. Primary Elevation, view to northeast



Exhibit 2. Site plan map, plan view

end stucco chimney, incised and painted to appear like rusticated stone. Windows on the primary façade feature multi-light casement windows with fixed, louvered wood shutters. On the right-most part of the primary façade is an attached garage with a second level above it. The garage features a jerkinhead roof (clipped gable), a garage door with wood half-timber decoration on the first floor and a tripartite window featuring a central fixed window flanked by multi-light casement windows on the second floor. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry, casement windows, and shingles rolled over the eave

The subject property has a large front yard, mature plantings, and trees. There is a U-shaped concrete driveway located on the south side of the residence that provides access to the attached garage, extends in front of the residence, and outlets to Argonne Circle on the west side of the property.



Exhibit 4. Detail of two-story garage

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 220 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood.

Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 by E. W. Huston as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5163) (Exhibit 5) A 1964 property advertisement noted that the residence had three bedrooms, one and a half baths, and that it was walking distance to San Roque Church (SBNP 1964: 33). Permits indicate there were some alterations made to the subject property throughout its history including two rear additions in 1970 and 2004 (City of Santa Barbara 2025). Notably, the 2004 alterations included improving the 1970 rear addition by updating the siding and roof to match historic materials on main residence. Other alterations are minor, including reroofing in 1954, 1984, and 2015 (City of Santa Barbara 2025). Based on the survey conducted in July 2025, the current shutters on the primary elevation appear to be replacement shutters, as they are fixed, louvered and do not fit the window openings (date unknown, visual inspection).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 220 Calle Palo Colorado has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- High-pitched roof with front facing or cross gables,
- Clipped or jerkinhead details sometimes present
- Slate, composite, or wood shingle roof rolled over the eave to mimic a thatch roof
- Stucco exterior with half timbering sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Small stoop as opposed to large porch

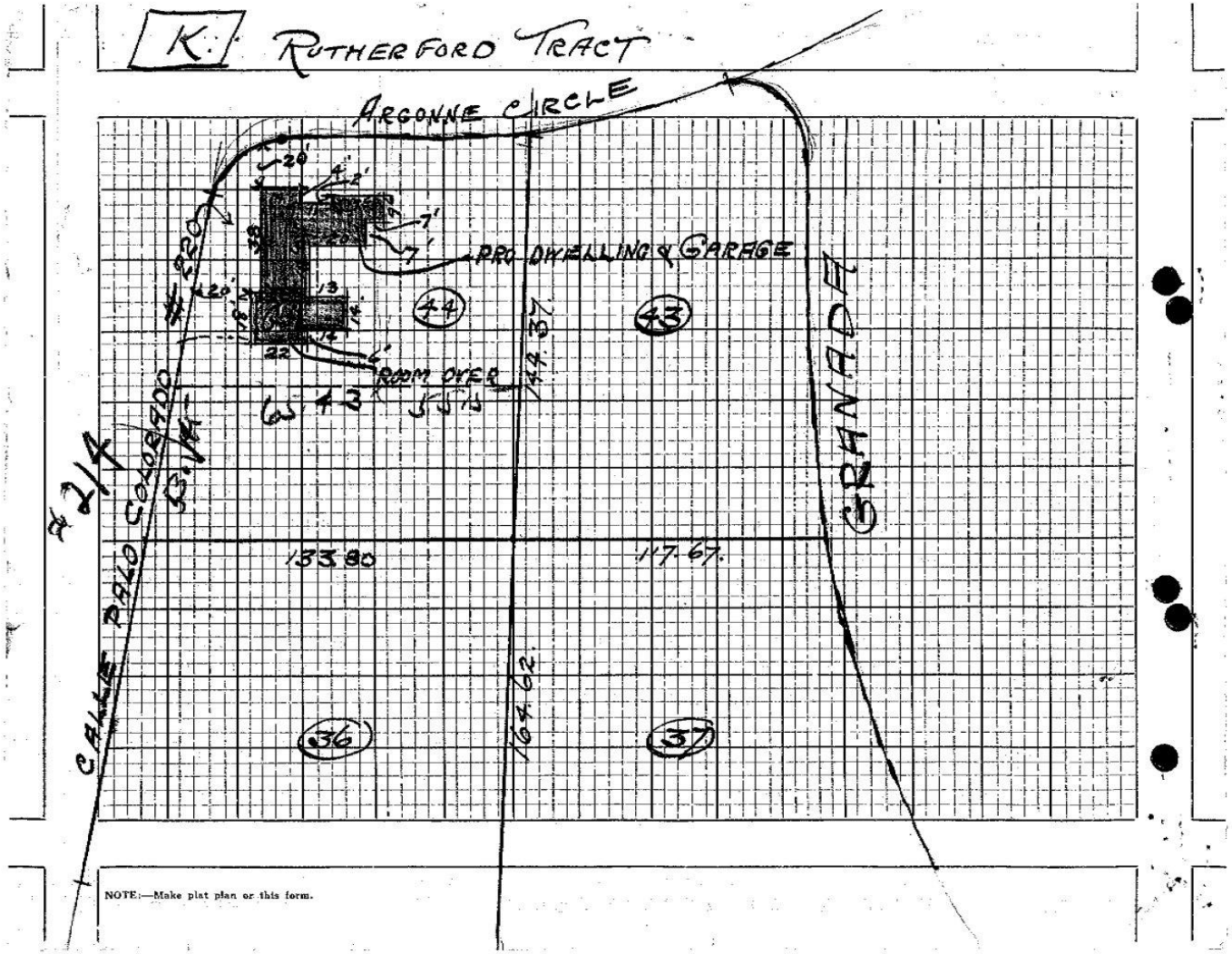


Exhibit 5. 1929 plot plan associated with original permit, noting specifically that there was always a "room over" the garage (Permit A-5163)

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its clipped or jerkinhead roof details; the composite shingle roof rolled over the eave to mimic a thatch roof; stucco exterior; half-timbering detail on the garage door; tall wooden casement windows, recessed at the wall with no trim; small stoop with bell-shaped awning, and large, expressive chimney.

Historic Integrity: Although the building received additions in 1970 and 2004 on the rear of the building, neither addition appears to impact the front façade which still retains its original design and materials with the exception of the fixed wood shutters. The 2004 addition appears to have conformed to the City's design criteria and made changes to the 1970 addition to bring it into conformance. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

222 Calle Granada
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 4, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-272-018

Constructed: 1929

Architect: not known

Builder: Lou J. Kilgore

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, side-gabled roof clad in composition shingles, with smaller, nested front-facing gables on the primary façade. The exterior walls are clad in textured stucco. The primary façade (west elevation) features a nested front-facing gable with half-timbering details, round tile vents, and an overhanging jetty detail in the larger gable. The smaller nested gable shelters the main entry which has a gabled roof supported by carved wood brackets over a brick stoop and three steps. The front door is a heavy, ornately carved wood door with single glazed light and metal grille, recessed



Exhibit 1. Primary Elevation, view to east



Exhibit 2. Site plan map, plan view

into the stucco wall plane. Fenestration throughout features multi-light casement windows, diamond leaded glass casement windows, and a divided 16-light fixed window. There is an exterior end, stucco chimney with a decorative flue tile on the north elevation. The remainder of the secondary elevations are not visible from the street.

The subject property has a landscaped front yard with grass, mature plants, vines, and trees. A walkway of stone pavers and decomposed granite gravel, lined with rounded river cobbles leads to the main entrance. There is a concrete driveway located on the south side of the residence that provides access to the rear of the property.



Exhibit 3. Detail of main entry and jetty overhang, tile vent, and half-timbering

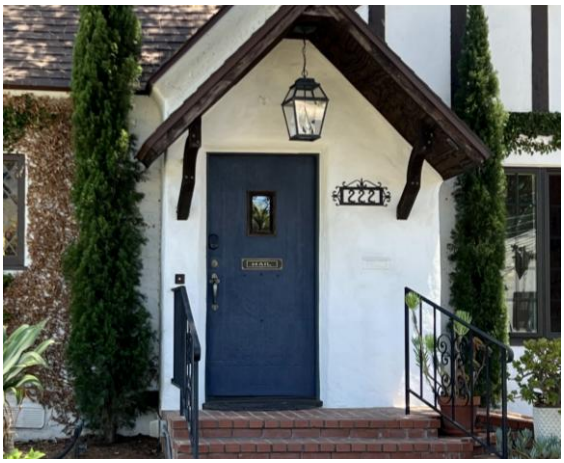


Exhibit 4. Detail of carved wood door and carved brackets

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 222 Calle Granada may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping,

curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 by builder-contractor Lou J. Kilgore as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5392; Morning Press 1929: 11). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (Morning Press 1926: 13; SBNP 1926: 17). The 1931 property advertisement noted that the residence was a "classy 5-room home" (Morning Press 1931: 14). In 1994, a building permit was filed for an addition to the bedroom and bathroom, located on the rear of the property. In 2018 a small solar panel array and vehicle charger were added to the property. Minor alterations include reroofing the property in 1936 and 2002 (City of Santa Barbara2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 222 Calle Granada has many of the following character-defining features of Tudor Revival style (Exhibit 5):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, occasionally diamond-light casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, expressive chimney with a decorative chimney pot or flue tile
- Medieval-era decorative details such as jetty overhangs, diamond-light casement windows, half-timbering, and carved wood elements

Builder: Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (The Morning Press 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (The Morning Press 1929: 14; The Morning Press 1928: 10). He constructed and resided in two homes in San Roque

119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; The Morning Press 1928: 10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (The Morning Press 1935: 14: The Santa Barbara News-Press 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (SBNP 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (Morning Press and SBNP, various years).

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including the steeply pitched roof with front facing gables; the composite shingle roof mimicking a thatch roof; stucco exterior with half-timbering, tall wooden and diamond-light casement windows, recessed at the wall with no trim; small stoop; a large, expressive chimney with a decorative chimney pot or flue tile; and plenty of Medieval-era decorative details such as a jetty overhang, carved wood door and brackets, diamond-light casement windows, shutters, and half-timbering.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as a good representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: Although the building had received an addition in 1994 toward the rear of the building, it did not impact the front façade which still retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1929.

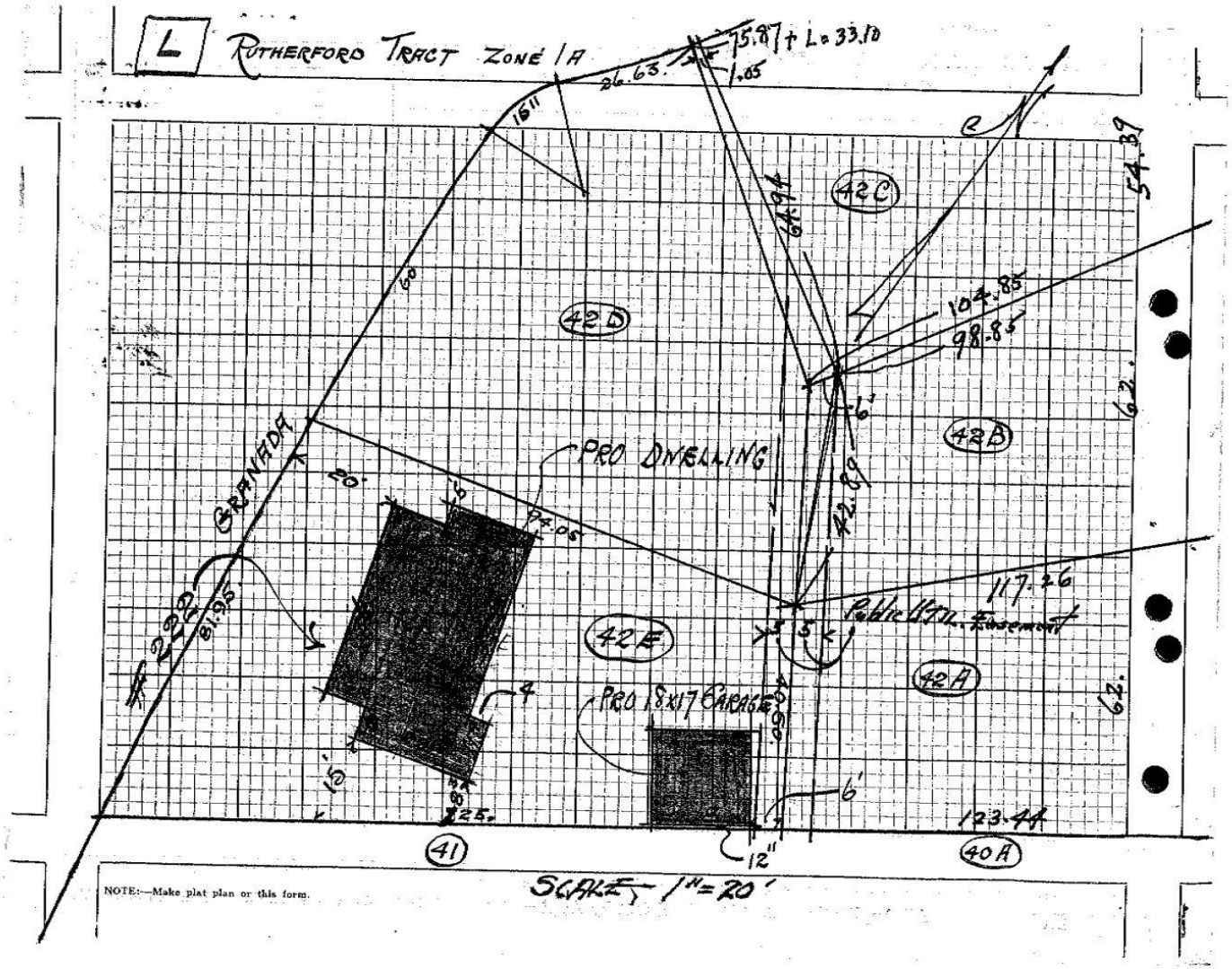


Exhibit 5. Plot Plan from original 1929 permit (Permit A-5392)

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

222 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-273-019

Constructed: 1930

Architect: not known

Builder: not known

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has a T-plan and an asymmetrical façade. The exterior of the building features a steeply pitched, cross-gabled roof with overlapping front facing gables, and is clad in composition shingles. The roof features closed eaves where rafter tails are not visible, but a decorative, simple vergeboard with pointed ends is present on the primary façade's front facing gable and entry alcove. The exterior walls are clad in textured stucco. The primary façade (southwest elevation) front-facing gable features a tall, narrow louvered vent and a picture window flanked by two double-hung windows, with heavy wooden frames.



Exhibit 1. Primary Elevation, view to northeast



Exhibit 2. Site plan map, plan view

While the windows are grouped, they are separated by a section of stucco cladding, instead of by wood mullions. Right of the front facing gable is the entry alcove, with an arched stucco entry point, which leads to multi-light glazed wood door. The entry alcove also features a small, arched cutout on the southeast wall. Right of the primary entrance is a second group of three windows, with a picture window flanked by two double-hung windows. There is an exterior end, brick chimney with a metal chimney cap on the southeast elevation. The secondary elevations are not clearly visible from the street.

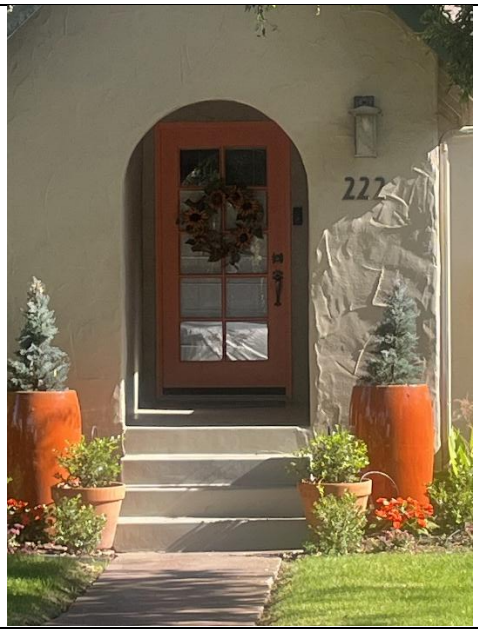


Exhibit 3. Detail of entry alcove

The subject property has a small front yard with grass, mature plantings, and a mature tree. A concrete walkway leads to the main entrance. There is a concrete driveway lined on the southeast side with decorative pavers, that provides access to a one-story accessory building and carport at the rear of the lot.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 222 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and

communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a wood frame and stucco dwelling and garage with an unspecified foundation (Permit No. A-5669; Morning Press 1930: 15). Advertisements noted that the residence had three bedrooms, two bathrooms and a den that also had a separate dining room, and a large living room. It was described as having "one of the best floorplans available" (SBNP 1953: 37). In 1957 and 1997, permits were filed to reroof the dwelling, and in 2013 solar panels were added to the roof (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context:
English Vernacular and Tudor Revival (1900-1939)
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 222 Calle Manzanita has many of the following character-defining features of Tudor Revival style (Exhibit 4):

- One to two stories in height
- High-pitched roof with front facing or cross gables
- Composite shingle roof mimicking a thatch roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Arched alcove entrance
- Small stoop as opposed to large porch

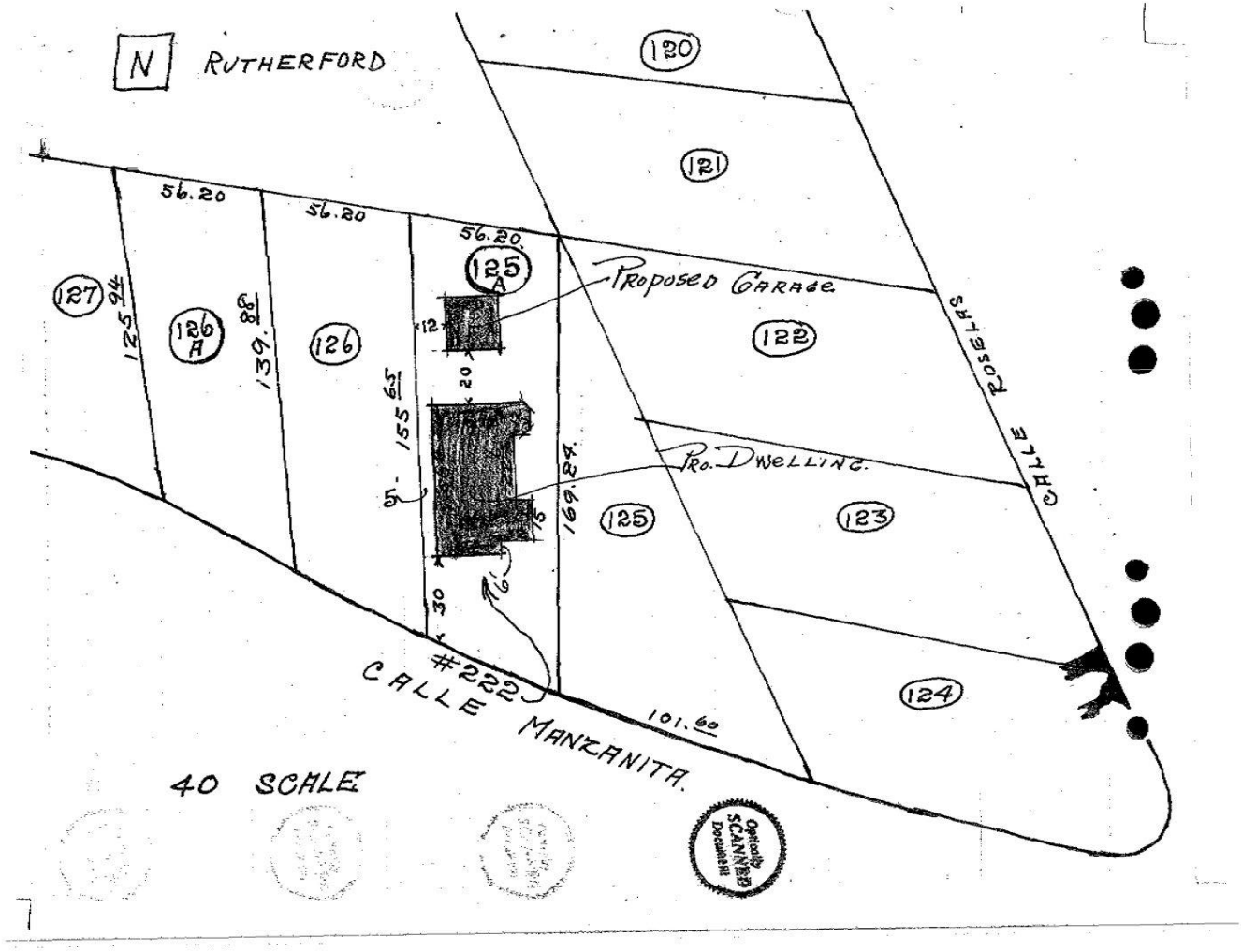


Exhibit 4. Site plan for 222 Calle Manzanita from 1930 permit (Permit A-5669)

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including high-pitched roof with front facing or cross gables; composite shingle roof mimicking a thatch roof; stucco exterior; arched alcove entrance; and a small stoop.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

233 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-272-003

Constructed: 1930

Architect: not known

Builder: Lou J. Kilgore, contractor

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one and a half story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof, clad in thickly laid composition shingles rolled over the bargeboard to mimic a thatched roof. The exterior walls are clad in textured stucco with a decorative rusticated stone veneer at the porch and building base up to the sill plate. The primary façade (east elevation) features front facing overlapping gables centered on the main entry. The smaller overlapping gable has the main entry and is uncovered and slightly recessed into the wall plane, featuring a heavy wood plank door with cast iron hardware and a rounded arch



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

typical of the style. The entry has a partial-width, uncovered porch. Windows on the primary façade, from left to right, consist of a fixed picture window with an arched, multi-light transom over it, a sliding sash window, and a pair of multi-light casement windows. The larger front facing gable has a deeply recessed arrow-slit vent in the gable that appears to be decorative. The secondary elevations are not visible from the street.

The subject property has a front yard notable and is landscaped with grass, mature trees, flowers, and bushes. A walkway of scored concrete lined with red brick leads to the main entry. There is a scored concrete driveway located on the south side that leads to a one-story garage building at the rear of the property.



Exhibit 3. Detail of gable-on-gable main entry, arched door, and arrow slit vent details

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 233 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son

Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed by local contractor Lou J. Kilgore in 1930 as a frame and stucco dwelling and garage with concrete foundations (Santa Barbara County Assessor 2025; Morning Press 1930: 11). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (Morning Press 1926: 13; SBNP 1926: 17). The 1956 property advertisement noted that the residence had three bedrooms, a large living room, and a fireplace. The property was described as "one of the most attractive popular priced homes in a long, long time" (SBNP 1956: 28). Permits indicate no changes to the property other than a permit filed to re-roof the dwelling in 2018 (City of Santa Barbara building permits, Various; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 233 Calle Manzanita has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping gables
- Roof details that mimic traditional thatch roof shapes
- Slate, composite, or wood shingle roof mimicking a thatched roof
- Stucco exterior with rusticated stone details and trims
- Arched, wood plank front door
- Small stoop as opposed to large porch

Builder: Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (The Morning Press 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (The Morning Press 1929: 14; The Morning Press 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; The Morning Press 1928: 10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (The Morning Press 1935: 14: SBNP 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (SBNP

1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (Morning Press and SBNP, various years).

Significance Statement:
Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence constructed by local builder, Lou J. Kilgore. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply-pitched roof with overlapping, front-facing gables; composite shingle roof with edges rolled over the bargeboard, mimicking a thatched roof; stucco exterior; a heavy wooden door with an arch; decorative rusticated stone details; and a small stoop.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as a good representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

237 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-272-003

Constructed: 1931

Architect: not known

Builder: not known

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (northeast elevation) includes two front facing, overlapping gables. The larger gable to the right features three round vents in the projecting, jetty-like gable with decorative wood supports underneath, above a group of three multi-light casement windows. The smaller overlapping gable features a sloping extension of the gable roof, typical of the Tudor Revival and English Vernacular styles. The overlapping gable also



Exhibit 1. Primary Elevation, view to [cardinal direction]



Exhibit 2. Site plan map, plan view

features the recessed primary entrance, which features a wood plank door with a round-arch top and a single glazing. The entry point is accessed by a four-step stoop. There is a prominent, exterior end, stucco chimney with a decorative cast iron detail and decorative chimney pots left of the primary entrance. To the left of the chimney is a picture window. The secondary elevations are not visible from the street.

The subject property has a modest-size front yard with grass, flowering plants, and trees. A walkway of red brick leads to the main entrance. There is a concrete driveway located on the east side of the residence that provides access to a one-story garage building at the rear of the property. A wood and wire fence encloses the front yard and driveway.



Exhibit 3. Detail of jetty-like overhang and vents in overlapping gable



Exhibit 4. Detail of chimney and primary entrance

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 237 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025).

The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America

competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 for owner Glenn F. Dobry, as a frame and stucco dwelling and garage with concrete foundations (Morning Press 1931: 17). Building permits, however, do not record many alterations or changes to the property over time. In 2021, a building permit was filed to reroof the dwelling. (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 237 Calle Manzanita has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof evoking thatched roof
- Stucco exterior with decorative half-timbering or wood support details
- Non-structural references to medieval-era historical elements such as jetty overhangs or visible joists between floors
- Tall wooden casement windows and double-hung windows
- Arched, wood plank front door with a single glazed window
- Small stoop entry as opposed to large porch
- Large expressive chimney

Significance Statement:
Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted

through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its high-pitched roof with cross gables, evoking thatched roof; stucco exterior with wood support details and jetty overhang in gable ends; tall wooden casement windows and double-hung windows; heavy wooden arched door with a single glazed window; stoop entry; and large expressive chimneys.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

244 Calle Manzanita
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 18, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-273-024

Constructed: 1930

Architect: not known

Builder: W. Matt Duncan

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a very steeply double-pitched, side-gabled roof with front-facing gable clad in composition shingles with an etched wood pattern. The exterior walls are clad in textured stucco. The primary façade (south elevation) features a front facing gable that has slightly curved ends. There are three, grouped multi-light casement windows beneath, as well as a tall, narrow casement in the gable end and a second narrow casement under the second pitch. The primary entrance is on the right side of the primary façade and features a glazed wood plank door with heavy iron hardware recessed deeply in the wall plane. It also features an



Exhibit 1. Primary Elevation, view to north

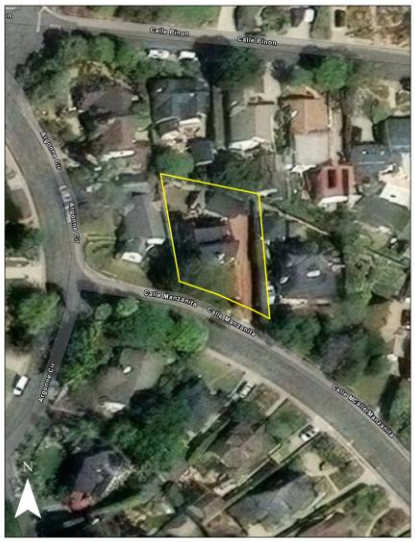


Exhibit 2. Site plan map, plan view

unsheltered stoop with a wrought iron railing, accessed by two steps down to a walkway, and a metal sconce illuminating the entry. There is an exterior end, stucco chimney located to the left of the primary entrance, decorated with red brick detailing and a decorative flue tile at the top. To the left of the chimney is a multi-light window. Double-pitched gabled dormers were visible on the west elevation roof, but the remainder of the secondary elevations were not clearly visible from the street.



Exhibit 3. Overview of front of residence, view to north

The subject property has a modest-sized front yard with grass, mature shrubs, flower bushes, and a mature tree. An uncoursed rough stone wall with stone pillars topped by brick or stone caps and wrought iron exuberantly detailed gate borders the front yard, while a hedge line separates the property from the right-of-way. There is a red brick paved driveway and another exuberantly decorative wrought iron vehicle gate located on the east side of the residence that provides access to a one-story, steeply pitched garage building at the rear of the property topped with a composition shingle roof. There is a wood shingle and stucco gable-ended carport in front of (south of) the garage as well.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 244 Calle Manzanita may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025).

The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America

competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5538; Morning Press 1930a: 13). The property was constructed by designer-builder W. Matt Duncan, a general contractor who designed and built homes in Santa Barbara in the 1930s (Morning Press 1930b: 6). A 1939 property advertisement noted only that the residence was furnished and had five rooms (SBNP 1939: 21). In 1987, a building permit was filed to reroof the dwelling with composition shingles, but no other permits indicating additional alterations (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 244 Calle Manzanita has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Front facing gable has slightly curved ends on the primary façade
- Slate, composite, or wood shingle roof with dormers or other details often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Wood plank front doors
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era detailing such as jetty overhangs; tall, narrow "arrow-slit" vents or windows in the gable end; and wrought iron, or metal hardware details

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including a steeply pitched roof with front-facing gables; a composite shingle roof with wood etch pattern and dormers; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; wood plank front doors; small stoop; large expressive chimney with brick articulation and decorative flue tiles; and Medieval-era detailing at the tall, narrow "arrow-slit" casement windows in the gable ends, and wrought iron details.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

409 Calle Granada
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-182-004

Constructed: 1929

Architect: not known

Builder: John Hunter

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof with front-facing, nested gables, clad in composition shingles and has exposed, rounded, rafter tails. The exterior walls are clad in smooth stucco and feature a jetty projection with carved wood supports and decorative half timbering in one gable end and articulating the windows. The primary façade (east elevation) features two nested, front-facing gables. The left-most gable features the jetty projection with wood supports and half-timbering decoration, as well as a deeply recessed, arched window that has been boarded up in the gable, and group of 4 multi-light



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

casement windows. The right-most front-facing gable is nested into the larger front-facing gable and features an extension of the roofline down past the eaves, creating an asymmetrical side with a slightly curved end. The right-most front-facing gable also features the primary entrance: a wood plank door with a segmental arch at the top and deeply recessed in a segmental-arched alcove. The entryway also has a decorative round tile vent and a metal sconce. Left of the front-facing gables are a pair of tall, wood casement windows with decoratively carved wood shutters with cutouts that appear to be original and operable. Right of the front-facing gables is a tripartite featuring a fixed window flanked by casement windows on the (right) on the façade, and more half-timbering details articulating the window. There is an exterior end, stucco chimney with a molded stucco chimney cap on the north elevation, but the remainder of the secondary elevations are not clearly visible from the street.

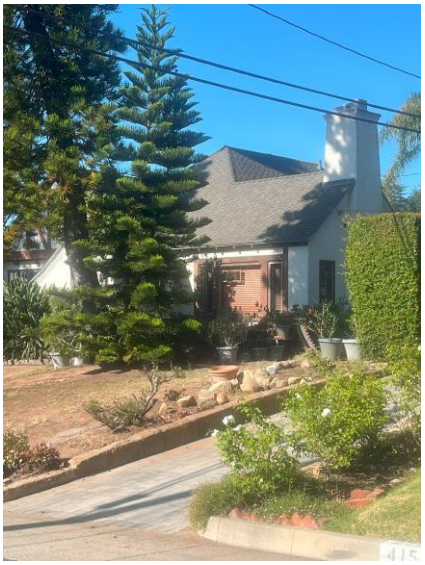


Exhibit 3. Detail of chimney and tripartite window

The subject property has a large front yard with grass, mature plantings, and mature trees. A concrete walkway leads to the main entrance. There is a concrete driveway located on the south side of the residence that provides access to a one-story garage building with a steeply pitched, hip-on-gable roof and stucco-clad walls behind (west of) the main residence.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 409 Calle Granada may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

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Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 by designer-builder John Hunter as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4688; Morning Press 1929: 3). A 1941 property advertisement noted that the residence had three bedrooms, a breakfast nook, and was attractively set near a bus line (SBNP 1941: 23). Permits and aerial photographs indicate there were few alterations to the property over time. In 1994, a building permit was issued to re-roof with composition shingles (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 409 Calle Granada has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Arched wood plank front door
- Operable wood shutters with cutouts
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Detailing such as a jetty overhang, carved wood elements, and windows high in the gables

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival] residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including a steeply pitched roof with front facing, nested gables; slightly curved end on gable above entry point; operable composite shingle roof; stucco exterior with half-timbering and carved wood supports; tall wooden casement windows, recessed at the wall with no trim; wood shutters with cutouts; wood plank front doors, often arched; small stoop; large, expressive chimney; and Tudor-era detailing such as a jetty overhang, carved wood elements, and decorative shutters.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

415 Calle Granada
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-182-003

Constructed: 1930

Architect: not known

Builder: Lou J. Kilgore

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half--story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, hipped roof, with overlapping front-facing gables, clad in slate tiles. The exterior walls are clad in textured stucco. The primary façade (east elevation) features overlapping front-facing gables and one hipped section. The front-facing gables feature one tall narrow louvered vent, and a tall line of three round tile vents. In the roof body, a hipped dormer with a casement window was visible. The primary entrance is located beneath the smaller front-facing gable and features a pointed arch, wood paneled door with small, fixed lights in the upper third, within a pointed arch opening recessed



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

into the wall plane. The entry is in an uncovered stoop, with a small concrete landing and two dressed stone steps. Immediately left of the entry is a stucco water feature with tile lining sheltered under a roof extension and a stucco jetty overhang. Immediately right of the entry is an angled, two-barrel brick chimney with decorative brick chimney pots at the top. The primary façade's fenestration features grouped multi-light wood casements and divided light fixed windows. One of the divided light fixed windows features a hipped dormer with carved wood bracket details above it. Hipped dormers and casement windows are visible in the roof body on the south and north elevations, but the remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry, dormer, and water feature

The subject property has a small front yard with grass, mature plantings, and mature trees. A walkway of stone pavers leads to the main entrance. There is a paved driveway located on the south side of the residence that provides access to a one-story garage, also featuring a steeply pitched, hip roof and stucco cladding, at the rear of the property.



Exhibit 4. Detail of chimney and "arrow-slit" vent

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 415 Calle Granada may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 by Lou J. Kilgore as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5747). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (Morning Press 1926: 13; SBNP 1926: 17). A 1930 property advertisement noted that the residence had "unusually large rooms" and that it's a "Norman-English home in highest, best section of Rutherford Park" (Morning Press 1930: 17). Permits indicate a few key alterations over time. In 1944, a building permit was filed for a bedroom addition on the rear of the residence. In 1947, another building permit was filed to add a concrete porch with steps, again to the rear of the residence. The building was re-roofed in 2012 with slate shingles (City of Santa Barbara, Various; City 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 415 Calle Granada has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched, roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Heavy, wood plank doors, often arched
- Small stoop as opposed to large porch
- Large expressive chimney
- Medieval-era details such as "arrow-slit" windows or vents, decorative vergeboards, and jetty overhangs with carved wood brackets

Builder: Louis (Lou) J. Kilgore (1887-1962)

Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (The Morning Press 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (The Morning Press 1929: 14; The Morning Press 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; The Morning Press 1928: 10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (The Morning Press 1935: 14: The Santa Barbara News-Press 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (SBNP 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (Morning Press and SBNP, various years).

Significance Statement: *Criterion C. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched, roof with front facing gables; the slate shingle roof with hipped dormers; stucco exterior with visible wood supports; tall wooden casement windows, recessed at the wall with no trim; a wood plank doors, with a pointed arch; small stoop entry; large expressive chimney; and Medieval-era style "arrow-slit" vents and jetty overhangs with carved wood bracket details.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as an excellent representation of his mastery of the English Vernacular style of architecture and

its use during the Small House movement in Santa Barbara.

Historic Integrity: Although the building received an addition in 1944 on the rear of the building, which did not impact the front façade as it still retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style and an excellent representation of the work of local builder Lou J. Kilgore constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

417 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-175-004

Constructed: 1929

Architect: not known

Builder: W. Matt Duncan

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an irregular plan and asymmetrical primary façade. The building features a low-pitched, side-gabled roof with two front facing gables clad in red clay tiles. The exterior walls are clad in smooth stucco. The primary façade (east elevation) features two front-facing gables anchored to the north and south sides of the façade. The rightmost front-facing gable features the main entry, sheltered by a shed roof clad with red clay tiles and supported by wood brackets. The primary entrance features a wood plank door, with a single glazed light and a decorative metal grille. There is no stoop or landing, entry is a step up from the brick paver pathway, The right-most front-facing gable also has



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

a horizontally oriented tile vent with three openings, a small, narrow casement window, and a metal sconce illuminating the entry. The leftmost front-facing gable features a group of four multi-light wood casement windows and horizontally oriented tile vent with three openings. The center portion of the façade features a divided light fixed window. The building also features an interior, mid-ridge concrete chimney with red clay chimney cap. The left-most gable end has a sloping stucco wingwall extending off the side of the residence, forming an arched side yard gated entry, and extending to join the garage wall. One paired wood casement window is visible on the north elevation, but the remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry

The subject property has a small front yard with grass, mature plantings and a mature tree. A wooden slat fence lines the front yard along the eastern, northern and southern boundary. There is a concrete and brick driveway located on the south side of the residence that provides access to a one-story garage. A red brick walkway leads from the driveway to the main entrance.



Exhibit 4. Detail of front-facing gable and wing wall

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 417 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with a concrete foundation (Permit No. A-5128; Santa Barbara County Assessor 2025). Permits note a few alterations over time. The 1943, a building permit was issued to enclose an open porch to enlarge the living room on the rear elevation. In 1946, another building permit was filed to add a bedroom to the rear of the residence. In 1989, a building permit was filed to remove and replace a concrete patio, repave the driveway, and replace the rear entry steps (City of Santa Barbara 2025).

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 417 Calle Palo Colorado has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat

- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways that lead to wood plank doors
- Primarily wood windows, most commonly groups of multi-light casement windows and large picture windows, sometimes arched
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved
- Wrought-iron balconies
- Decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including the low pitched roof with clay tiles; stucco walls; asymmetrical façades; groups of multi-light, wood casement windows and large picture windows; wood plank entry doors with a small grille; decorative tile work, and stucco wingwall delineating the outdoor courtyard.

Historic Integrity: Although the building had received an addition in 1943 to enclose a porch on the rear elevation and enlarge the living room, the changes have no effect on the primary façade of the building, which retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

419 Calle Alamo
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 14, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-173-008

Constructed: 1932

Architect: Not known

Builder: John "Jack" Hunter

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an irregular plan and an asymmetrical façade. The building features a low-pitched, cross-gabled roof clad in red clay tiles and the exterior is clad in smooth stucco. The primary (east elevation) façade's front-facing gable features a large, segmental arched divided light window with carved wood muntins. Above the window is a cutaway vent incised in the stucco with four openings arranged in a diamond. The primary entryway is set within a front courtyard enclosed by a low, curving stucco wall and wrought iron gate. The primary entry door is a wood plank door with a single light set in the corner at a 45-degree angle, flanked by



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

sidelights and topped by a small red clay tile roof. Left of the door, along the north elevation, there is a set of divided-light, wood, French doors flanked by sidelights within the courtyard area. Right of the door, along the east elevation, there are more divided light fixed and wood casement windows, as well as cutaway vents incised in the stucco with four openings arranged in a diamond. A stucco chimney with an arched chimney cap protrudes from the roofline on the north side of the façade. Set back from the one-story portion of the building is a two-story addition that matches the original façade in massing, roof forms, and cladding materials.



Exhibit 3. Detail of large, arched window and carved muntins

The subject property has a large front yard with grass, mature plantings, and mature trees, partially divided by the walled courtyard. A red flagstone paver walkway leads into the walled courtyard and to the main entrance from Calle Alamo. A concrete driveway on the north side of the house leads to a detached two-car garage featuring a flat roof, parapet and stucco cladding behind the residence.



Exhibit 4. Detail of courtyard wall, wrought iron gate and main entry

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 419 Calle Alamo may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1932 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-7207 and A-7224; Morning Press 1932: 13). Permits indicate some alterations and additions to the property over time. In 1939, 1987, and 2015, the roof was replaced (City of Santa Barbara 2025). In 1979, a two-story addition was added to the rear of the house, substantially set back from the original roofline (Zoning Information Report No. ZIR2015-00574). In 2015 another permit was filed to replace two doors and nine windows with in-kind materials. According to submitted plans, this only constituted two windows on the primary façade, a small awning window on the first floor and one in the setback addition's second floor window (City of Santa Barbara 2025; UCSB 2025; NETR 2025).

Architectural Context: *Spanish Colonial Revival (1915-1940)*

The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 419 Calle Alamo has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat

- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways that lead to wood plank or panel doors
- Irregular fenestration
- Primarily wood windows, most commonly multi-light, often horizontally divided, casement windows and large picture windows, sometimes arched
- Wood entry doors, typically heavily planked or paneled with a small grille, sometimes elaboratively carved
- Main entry door set in the corner at a 45-degree angle
- Wrought-iron details such as balconies and gates
- Decorative, incised cutaway vents
- Decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1932 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including the low pitched roof with clay tiles; stucco walls; asymmetrical façade; wood plank entry door set at a 45 degree angle; wood multi-light casement windows and large arched fixed windows with carved muntins; decorative, incised cutaway vents; decorative tile work; wrought iron gate; and emphasis on outdoor spaces with the courtyard and low stucco wall.

Historic Integrity: Although there have been notable alterations to the building over time, including a two-story addition at the rear of the property, all of these alterations were completed with in-kind materials and in a sympathetic manner to the building with appropriate setbacks and materials. Given the care taken for these changes to the building, the house continues to convey significance despite these alterations and there is no impact on the original design of the primary front façade. The subject property retains integrity of location, design, setting, and workmanship. No historical associations

were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1932 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1932.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

420 Calle Alamo
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 4, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-175-009

Constructed: 1931

Architect: not known

Builder: Jack Hunter

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical primary façade. The building features a moderately-pitched, cross-gabled roof that is clad in composition shingles with narrow, closed eaves. The exterior walls are clad in textured stucco featuring a small section of decorative, painted half-timbering. The primary façade (west elevation) features a front facing gable with a half-timbered wing wall to the right. In the front facing gable is a cluster of three round vents and a tripartite window with a fixed window flanked by casement windows, wood shutters, and a fabric, shed-roof style awning. The primary entrance is located just right of the half-timbered



Exhibit 1. Primary Elevation, view to northeast



Exhibit 2. Site plan map, plan view

wall, recessed within the wall plane and perpendicular to the street. The entry door is sheltered by a fabric awning and was not visible during survey. Also in the main entry area there is a prominent, exterior end, stucco chimney that forms one of the walls in the entry area. To the right of the main entry, there is a picture window that features a scalloped stucco detail in the top corners. The secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, mature plantings, and mature trees on a terrace supported by an uncoursed river cobble retaining wall. A concrete walkway leads from the driveway to the main entrance. There is a concrete driveway located on the south side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 3. Detail of front-facing gable and half-timbered decorative elements



Exhibit 4. Detail of primary entrance, chimney, and window with scalloped detail

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 420 Calle Alamo may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood

began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition

for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed by contractor Jack Hunter in 1931 as a frame and stucco dwelling and garage with concrete foundations for owner C. E. Hutchison (Permit No. A-6557; Morning Press 1931a: 2). 1931 property advertisements noted that the residence was an "honest 'Jack Hunter' home" and had six bedrooms, oak floors, tile bathroom, shower, and sink with a large two car garage (Morning Press 1931b: 23; Morning Press 1931c: 17). In 1947, another property advertisement noted that the house was "one of the nicest houses in Rutherford Park" (SBNP 1947: 25). Modest alterations to the rear elevations have occurred over time. In 1994, a building permit was issued to remodel the kitchen area and renovate the second-floor interior and roof. Permits also indicate that in 2019 a renovation project made replaced exterior doors and windows in the rear (northeast, southeast, and northwest) portion of the home. Roof-mounted solar panels were added in 2021 (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 420 Calle Alamo has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof with dormers often mimicking a thatch roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Small stoop as opposed to large porch
- Large, often expressive chimney

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including moderately pitched roof with front facing or cross gables; composite shingle roof mimicking a thatch roof; stucco exterior with visible, decorative half-timbering or wood supports; tall, casement windows; small stoop; and a large, expressive chimney.

Historic Integrity: Although there have been alterations to the property over time, permits and aerial photographs indicate that changes are limited to the rear of the residence, and do not appear to impact the front façade, which can still convey significance as a good example of the Tudor Revival style. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

421 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-175-003

Constructed: 1929

Architect: not known

Builder: Carl Von Ende

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled jerkinhead gable roof clad in composition shingles with clay tiles along the roof ridges. Located within the roofline is a jerkinhead gabled dormer with a multi-light casement window. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features a gable end, set in the corner of an ell, and angled 45 degrees from the north and east elevation. This gable shelters the primary entrance, which features an arched wood plank door with a single light and metal grille, recessed in a curved arch. On both the north-facing and east-facing walls beside the main



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

entrance is a tripartite window with a fixed window flanked by multi-light casement windows. On the east-facing, primary façade is a tripartite fixed window flanked by multi-light casement windows, a group of three small casement windows and shutters, and a pair of casement windows and shutters, below a pair of French doors high in the gable, with a Juliette balcony. All windows on this elevation also feature operable wood plank shutters with S curve shutter dogs that appear to be original. The north-facing elevation north is also partly visible and consists of a tripartite fixed window flanked by multi-light casement windows and wooden shutters below three round tile vents under the jerkinhead gable. There is an exterior end, stucco chimney with a simple flue tile on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry and courtyard

The subject property has a large front and side yard with grass and mature plantings. A low, semicircular stucco-clad wall, with rounded coping encloses the front courtyard within the front yard. The wall also features two low squared columns and a decorative iron gate allowing entry to the courtyard and main entry. A second low, stucco wall partially encloses a side and rear yard, also with squared columns and wrought iron decorative gates. A walkway of stone pavers leads to the courtyard gate from Calle Palo Colorado. There is a concrete driveway located on the east side of the residence that provides access to an attached one-story garage building. The garage is attached by a tall wing wall extending from the residence to the garage wall. In the middle of the wing wall is an arched opening with a full height, arched wrought iron gate.



Exhibit 4. Detail of north elevation and side yard

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 421 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable

plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4954; Morning Press 1929: 13). Alterations documented by permits appear minor in nature. Permits describe reroofing the building in 1958 and 2014. In 2003, the property owner added three pairs of French doors and a window dormer to the west elevation (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 421 Calle Palo Colorado has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes including double-hung windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Operable wood plank shutters with S curve shutter dogs
- Medieval-era detailing including wood shutters, wrought iron details on gates and balconies, jerkinhead or clipped gables, and decorative tile vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its steeply pitched roof with cross gables; composite shingle roof with dormers; operable wood plank shutters with S curve shutter dogs; the stucco exterior; tall wooden casement windows, recessed at the wall with no trim; arched, wood plank front doors; small stoop; large, expressive chimney; and the Medieval-era detailing including wood shutters, wrought iron details on gates and balconies, jerkinhead, and decorative tile vents.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1929

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

425 Calle Alamo
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 14, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-173-007

Constructed: 1931

Architect: not known

Builder: H. N. Berger

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof that is clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (east elevation) features a front facing-gable with an asymmetrical roof that shelters the primary entrance. Centered on the gable is an exterior end stucco chimney with stucco molded decoration and a metal chimney cap. The chimney is flanked by multi-light casement windows and two round tile vents. The front-facing gable roof slopes past the eave on the right (south) side to create a partial width porch with wood supports, and carved wood brackets south of the chimney



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

that shelters the main entry, On the left (north) side of the front facing gable is a single divided light window. There is a pair of multi-light casement windows to the left and right of the façade; the windows on the right are flanked by operable wood plank shutters with a punched-out acorn pattern, which appear to be original to the house. The front door was obscured by a screen door. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a front yard with grass lawn, mature plantings, and mature trees. Privacy hedges line the northern property boundary and obscure the walkway to the main entrance from view. There is a concrete driveway located on the south side of the residence that provides access to a one-story front-gable, stucco garage.



Exhibit 3. Detail of window variations and acorn shutters



Exhibit 4. Detail of partial width porch and chimney

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 425 Calle Alamo may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6737). The 1980 property advertisement noted that the residence had a mix of English and Spanish qualities which were dubbed "Spenglish" (SBNP 1980: 89). Permits indicate minor updates to the property over time. In 1986, a building permit was filed to add a redwood deck, remove an existing window and replace it with a French door. In 2003, the wood shingle roof was replaced with composition shingles (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 425 Calle Alamo has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof often mimicking a thatch roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, sometimes double-hung windows, recessed at the wall with no trim
- Operable wood plank shutters with a punched-out acorn pattern
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as carved wood elements, shutters, and decorative tile vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the moderately pitched roof with front facing gable and eave extension; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; operable wood plank shutters with a punched-out acorn pattern; the large, expressive chimney with molding details and metal cap; and Medieval-era details such as carved wood elements, shutters, and decorative tile vents.

Historic Integrity: Although there had been alterations to an original window this appears to have taken place on the rear elevation and is not visible on the primary façade, nor does it affect the integrity of design or materials for the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

519 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-174-008

Constructed: 1930

Architect: not known

Builder: F.J. Harriman

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the English Vernacular style. The building has an L-shaped plan and an asymmetrical primary façade. The building features a multi-pitched, combination roof clad in composition shingles and featuring open eaves with exposed rafter tails. There is an interior stucco chimney on the roof ridge. The walls are clad in textured stucco. The primary facade features a steeply pitched, front-gable that projects from the wall plane. There is a prominent arched fixed wood window in the center of the elevation that extends from the sill nearly into the gable. Immediately left of the projecting gable is the main entry, which is tucked into the corner between the angled gable and the 2-story east



Exhibit 1. Primary Elevation, view to west



Exhibit 2. Site plan map, plan view

elevation wall. The entrance is partly covered under a roof extension from the angled gable end roof and features shallow steps leading to a heavy wood plank front door. The east elevation features various multi-light casement and single-hung windows of different sizes. It also has a cantilevered, wood sleeping porch on the second floor, sheltered by an extension of the roof with a wood balustrade. The sleeping porch is accessed by a full-height glazed, double door. The north elevation has three multi-light single-hung windows and no other decorations. The other secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of front-facing gable

The subject property has large front and side yards with mature plantings and trees, and a raised garden bed surrounded by a rock and wire retaining wall. A walkway of stone pavers leads to the main entrance. There is a paved driveway located on the south side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 4. Detail of main entry

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 519 Calle Palo Colorado may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 by contractor F. J. Harriman for owner Glen Ekvale as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6029). Advertisements noted that the residence had six rooms, 2 bathrooms with a sun porch, and a large yard, and was referred to as "English or "modern English-style" (Morning Press 1934: 19; SBNP 1941: 15). There were minor alterations made to the subject property throughout its history including the installation of a pool (1972), a small bay window addition in the rear (1988), pool removal (2005), and roof replacement with composition shingles (2005) (City 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 519 Calle Palo Colorado has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- High-pitched roof with front facing or cross gables
- Roof detailing mimicking traditional thatch roof shapes
- Slate, composite, or wood shingle roof
- Stucco exterior
- Tall wooden casement windows, sometimes including double-hung windows
- Prominent arched fixed wood window
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large expressive chimney

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its two-story height; roof with front facing gables; composite, or shingle roof mimicking a thatch roof; stucco exterior; prominent arched fixed wood window; tall wooden casement and double hung windows; wood plank door; small stoop as opposed to large porch; and large stucco chimney.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

524 San Roque Road
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-172-001

Constructed: 1931

Architect: not known

Builder: S. S. Maitland

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled, hipped roof clad in composition shingles. The roof also features several clipped gable (jerkinhead gable) ends, decorated with half-timbering in the gable. The exterior walls are clad in smooth stucco. The primary façade (west elevation) faces San Roque Road and features the main entry, which is located under a small stoop porch with one of the front-facing half-timbered, clipped gables forming the covering and supported by a set of wood posts and carved brackets. The primary entrance is accessed through a paneled wooden door on a brick landing, with two brick steps leading to it.

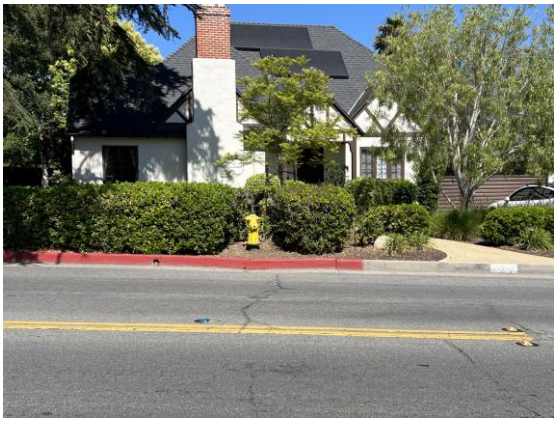


Exhibit 1. Primary Elevation, view to east



Exhibit 2. Site plan map, plan view

Windows on the primary façade feature multi-light, grouped wood casement windows. There is an exterior end, stucco and brick chimney to the left of the primary entrance. A one-story garage is attached to the right. The north elevation faces Calle Fresno and features a one-story gable ended wing, with a covered courtyard. The one-story gable end has a jetty projection in the gable, with decorative wood joist supports below it and half timbering in the gable. It also features a segmental arch picture window below the gable. The covered courtyard appears to have a shed roof and wood framed windows atop the original curving stucco courtyard wall. Behind this is the two-story house volume, also with clipped gable, and clipped gable dormer, decorated with half-timbering and a jetty projection with wood support joists below. The residence notably has solar panels attached to the roof along the west elevation. The remainder of the secondary elevations (east and south) are not clearly visible from the street.



Exhibit 3. Detail of side elevation

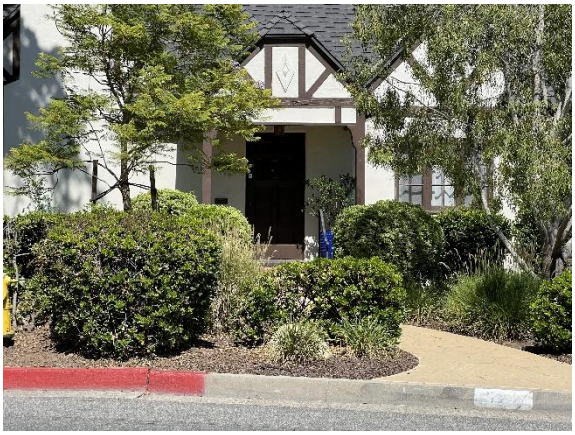


Exhibit 4. Detail of primary entry

The subject property has a modestly sized front yard and side yard. The yards are landscaped with mature plants and trees. A concrete walkway incised to look like stone pavers leads to the main entrance. On the south side of the residence is a concrete driveway, also incised to appear like stone pavers, that provides access to the attached garage.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 524 San Roque Road may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles," and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 by local contractor S. S. Maitland as a frame and stucco dwelling and garage (Permit No. A-6600). The permit was recorded for 3215 Calle Fresno, an address that no longer exists, but would have indicated the 524 San Roque Road corner lot. In 1958, a property advertisement noted that the property was a three bedroom and two bath English Tudor home that was "Newly decorated." The price was reduced to $29,750 (SBNP 1958: 11). In 2005, a building permit was filed to re-roof the property with composition shingles. While not record in the permits, aerial photographs and field observations indicated the north elevation courtyard was enclosed as a room, and solar panels added to the roof (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 524 San Roque Road has many of the following character-defining features of Tudor Revival style (Exhibits 5 and 6):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof with dormers or jerkinhead details mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Segmental arch picture window
- Wood plank front doors
- Large, often expressive chimney
- Tudor-era detailing such as jetty overhangs, carved wood brackets or visible joists, arched (round, segmental or gothic) elements

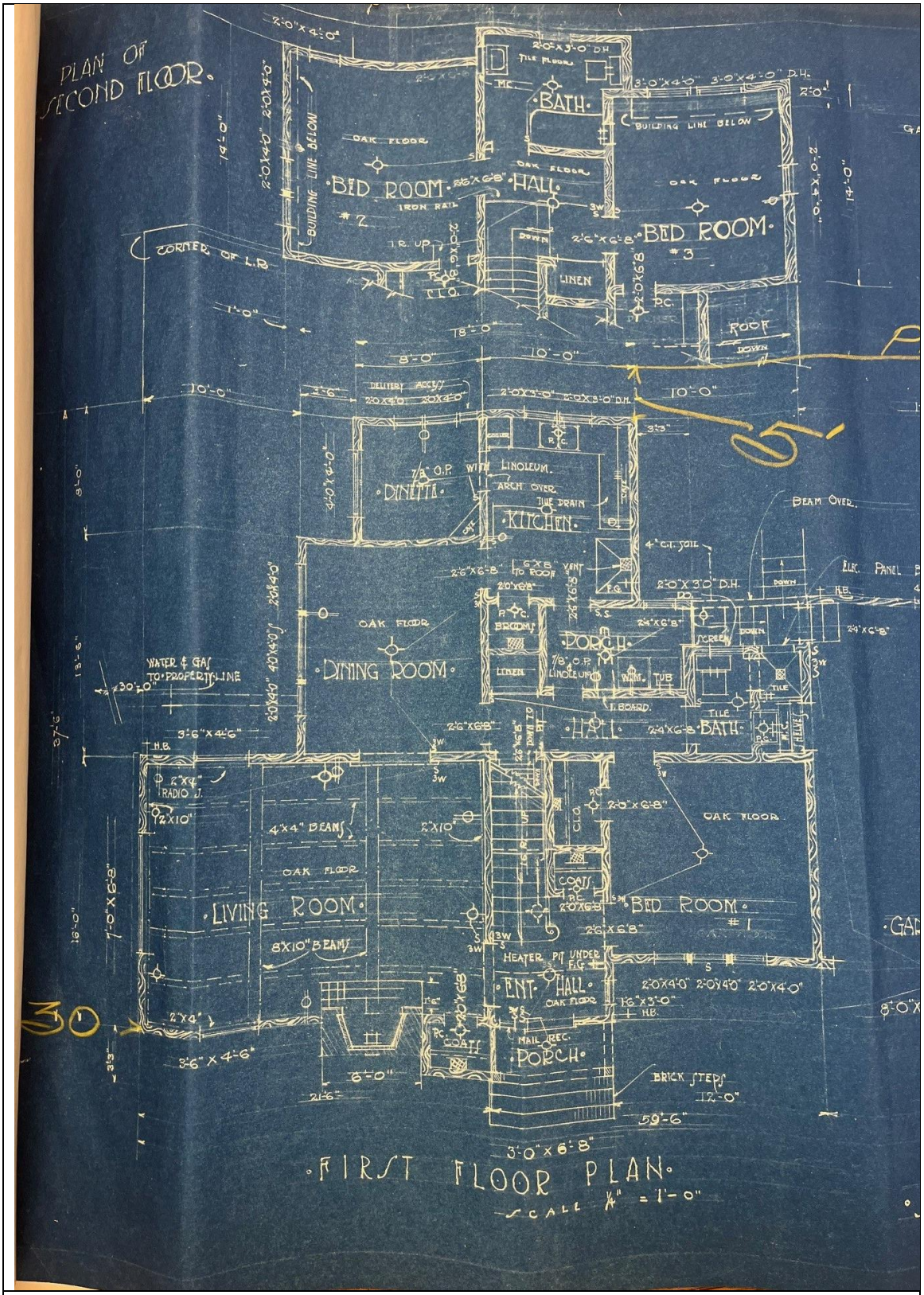


Exhibit 5. S. S. Maitland drawing set for 524 San Roque Road (originally 3215 Calle Fresno) (1931)

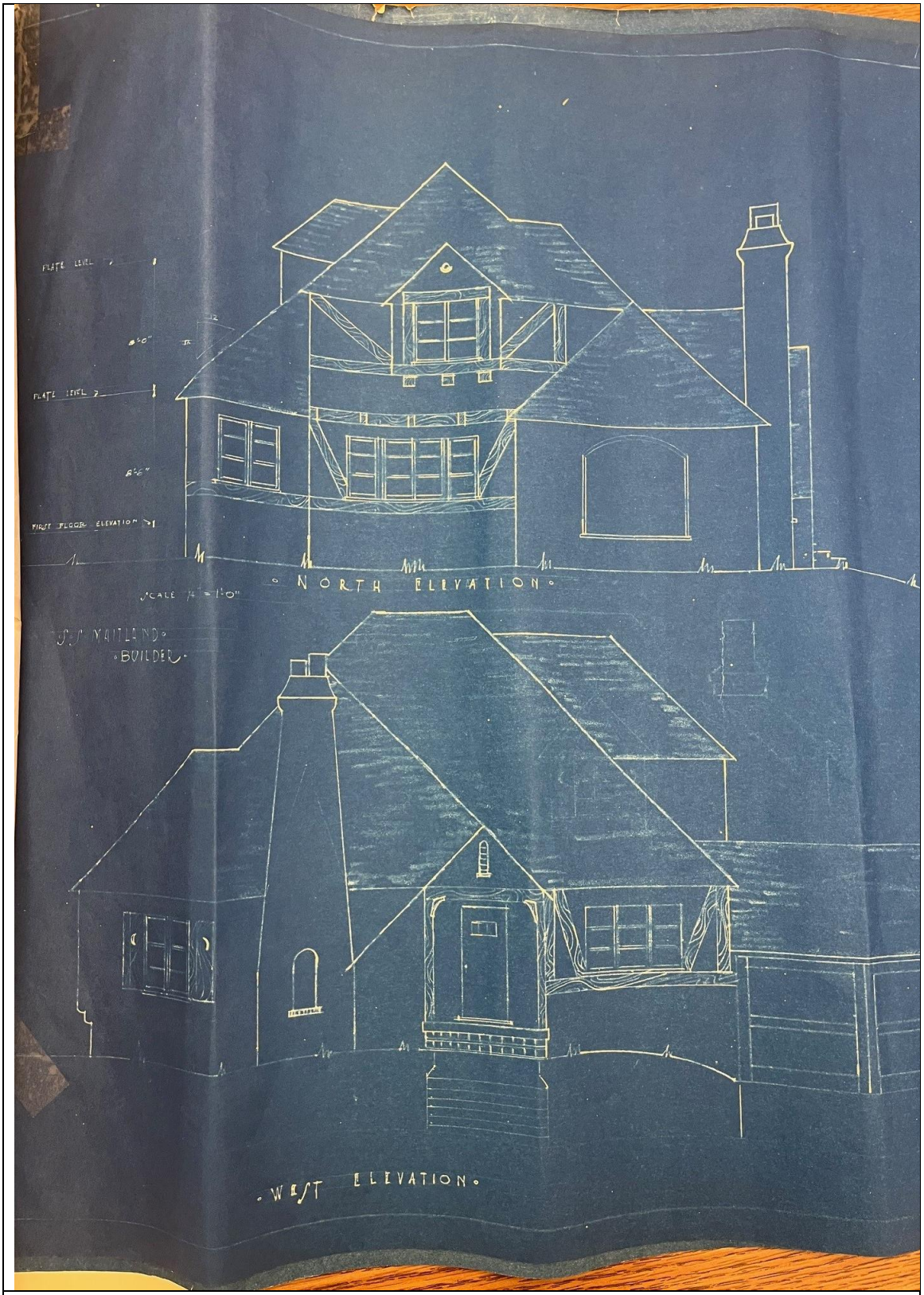


Exhibit 6. S. S. Maitland drawing set for 524 San Roque Road (originally 3215 Calle Fresno) (1931)

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing and cross gables; composite shingle roof with dormers and jerkinhead details mimicking a thatch roof; stucco exterior with half-timbering; tall wooden casement windows, recessed at the wall with no trim; segmental arch picture window; wood plank front doors; large, expressive chimney; and Tudor-era detailing such as half-timbering, jetty overhangs, clipped (jerkinhead) gables, carved wood brackets or visible joists, arched (round, segmental or gothic) elements.

Historic Integrity: Although there have been exterior alterations to the non-primary facades over time, they do not affect the design or material integrity of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1931.

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Winslow, Carleton Monroe, and Edward Fisher Brown. 1924. *Small House Designs*. Santa Barbara, California: Community Arts Association of Santa Barbara.

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3005 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-342-015

Constructed: 1930

Architect: not known

Builder: Phillip Earl Mazzullo

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, side-gabled roof with front-facing gable, clad with composition shingles. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features a front-facing gable with roof extension past the eaves that shelters the primary entrance. Centered below front-facing gable are three punched out triangle vents and a segmental arched picture window. Left of the front-facing gable is the covered, partial width porch and a wood panel door, with a large, fixed light in the upper third of the door. The partial width porch is sheltered by the roof extension and supported by wood posts



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

and carved wood brackets. To the left of the door, along the north elevation, are two wood windows. One has a fixed lower light and multi-light transom, and one is a tripartite window with a fixed light flanked by two casements, with smaller lights in the upper half mimicking the transom. On the west elevation is an exterior end, stucco chimney. Tall wood casement windows with divided lights at the top appear on the east elevation, though the remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry and wood support brackets under porch.



Exhibit 4. Detail of casement windows on east elevation

The subject property has a small front yard with grass lawn, and mature shrubs, and short, but mature fruit tree. A walkway of concrete diamond-shaped permeable pavers leads to the main entrance. There is a concrete driveway located on the east side of the residence that leads to a one-story, stucco-clad garage building behind the residence.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3005 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood.

Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5541; Morning Press 1930: 15). A 1992 property advertisement described the property as a "Spanish Charmer" (SBNP 1992: 34). Permits indicate there were some alterations to the subject property over time. In 1938, a building permit was filed to erect an addition to the garage. There was an alteration in 1951 for a one-story addition to the rear of the property (City of Santa Barbara 2025). In 1957, another building permit was filed to add a rear bedroom and bathroom. In 1983, a building permit was filed to re-roof the property. No other notable information was identified through the course of archival research.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3005 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was

partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3033 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-342-008

Constructed: 1929

Architect: not known

Builder: R.H. Livingston, contractor

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half-story, single-family residence constructed in the English Vernacular style. The building has a rectangular plan and an asymmetrical façade. The building features a steeply pitched, side-gabled roof, with two overlapping front-facing gables typical of the style and clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (north elevation) features two front facing gable ends with shorter, dormer-like roofs that do not meet the roof ridge of the main roof. The right gable, the shorter of the two, shelters the primary entrance and a single picture window with slightly recessed in the wall plan, with only a top and bottom sill for decoration,



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

and a heavy wood plank door with single glazing in a modestly recessed alcove under a sloping roof extension. The entry is recessed under a pointed archway with a single wrought-iron-detailed porch light beside the entry. The left, larger gable features another single picture window with slightly recessed in the wall plan, with top and bottom sill for decoration. Inside both gables are narrow, tall, rectangular louvered vents. There is an interior brick chimney with a molded chimney cap on the south roof slope. The secondary elevations were not clearly visible from the street.



Exhibit 3. Detail of main entry and picture window

The subject property has a large front yard with grass and mature plantings. A wooden fence lines the northern property line. The walkway to the main entrance is not visible from the street. There is a concrete driveway located on the west side of the residence that provides access to the rear of the property.



Exhibit 4. Detail of front facing gable with narrow vent

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3033 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles," and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication Small House Design featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as Authentic Small Houses of the Twenties, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4592; Morning Press 1929: 11). There have not been significant alterations to the property. Permits indicated that in 1991-1993, skylight windows were added to the building. The building was reroofed with brown composition shingles in 1991 and again in 2016 (City of Santa Barbara 2025; City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3033 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior with half-timbering or wood supports sometimes present
- Wood plank front door recessed under pointed archway
- Small stoop as opposed to large porch
- Large expressive chimney
- Decorative, narrow vents, or other medieval-era detailing

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the style, including the steeply pitched roof with front facing gables; composition shingle roof mimicking a thatch roof; stucco exterior, a heavy, wood plank door; small stoop as opposed to large porch; and decorative, narrow vents.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3037 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 29, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-342-007

Constructed: 1925

Architect: not known

Builder: E. W. Huston

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, side-gabled roof with single, front-facing gable that is clad in composition shingles, open eaves with exposed rafter tails and a simple flat vergeboard on the gables. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features a front-facing, nested gable end that shelters the primary entrance. A scalloped arched stucco opening on the front projection provides access to a covered stoop porch with a glazed wooden door and tiled landing and step. Above the stoop is a metal lantern-style metal sconce light. To the left of the primary entrance is a picture window



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

recessed at the window with no trim with wood shutters. Right of the primary entrance is a tripartite window featuring a fixed window flanked by single-hung wood windows and wood shutters. There is an exterior end, stucco chimney with simple arched chimney cap on the west elevation. There is a raised deck patio with a wood railing attached to the east elevation. Partially visible on the east elevation is a narrow rectangular "arrow-slit" vent, high in the gable. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass lawn and mature plantings. Hedges line the eastern and western property lines. A brick walkway leads to the main entrance. There is a driveway of concrete pavers located on the east side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 3. Detail of main entry and porch



Exhibit 4. Detail of porch and window with shutters

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3037 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1925 (Morning Press 1925: 11; Santa Barbara County Assessor 2025) by contractor E.W. Huston. In 1937 and again in 1966, permits were filed to reroof the dwelling. In 1987, a 442 square foot addition was made to the rear (south) side of the property for an additional bedroom and bath. In 1991 an addition was made to the garage, which is not visible from the primary façade. In 2005, a building permit was filed to install a new door and construct an exterior patio on the side (east elevation) of the property. In 2024, the building was reroofed again with in-kind materials, and solar panels were added to the roof on an elevation not visible from the public right-of-way (City of Santa Barbara 2025; NETR 2025; UCSB 2025). No other notable information was identified through the course of archival research.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3037 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Composite shingle roof, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as arched elements and wood shutters

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1925 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its composite shingle roof; stucco exterior; small stoop porch; expressive chimney; and Medieval-era details such as wood shutters, and arched elements.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear or side of the residence, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3043 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

October 31, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-342-006

Constructed: 1925

Architect: not known

Builder: Hallock Rouse (owner)

Architectural Style: American Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the American Colonial Revival style. The building has a rectangular footprint and a symmetrical primary façade. The building features a moderately-pitched, side-gabled roof clad in composition shingles, with a front-facing gabled dormer roof, sheltering the main entry. The roof also features a fascia board along the eave and in the gable ends, eave returns, and a boxed, enclosed eave, which is typical of the style. The exterior walls are clad in horizontal wood siding. The primary façade (north elevation) features a front-gabled stoop porch roof, centered on the elevation and sheltering the main entry. The porch gable end features a flat fascia board, cornice returns, a louvered vent detail, and



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

is supported by two round columns. The front door is a single-panel wood door flanked by multi-light side lights and accessed by two concrete steps. The windows on the primary façade are multi-light over single-light, fixed windows with flat wood trim and decorative wood shutters with diamond cutouts arranged symmetrically to either side of the main entry. There is an exterior end, red brick chimney on the west elevation. Windows on the east elevation consist of multi-light over single-light single-hung windows and multi-light sliding sash windows, vinyl replacement windows, and Palladian-arranged louvered vents in the gable end. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry portico and primary elevation windows.

The subject property has a modest-sized front yard with grass and mature plantings. A walkway of terra cotta pavers leads to the main entrance from the public right-of-way. There is a concrete driveway located on the east side of the residence that provides access to a one-story, front-gabled garage building, also clad in horizontal wood siding set back behind the residence.



Exhibit 4. Detail of east elevation with Palladian-styled vent in gable end; detail also shows cornice returns and boxed eave

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3043 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles," and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Calle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Vernacular, Tudor Revival, and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects, and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1925 as a dwelling and garage for Hallock Rouse (Morning Press 1925: 7). In 1939, a building permit was filed to reroof the dwelling with composition shingles. In 1989, a building permit was filed to re-roof the property with fiberglass shingles. In 1995 a building permit was filed to seismically retrofit the residence. (City of Santa Barbara 2025; NETR 2025; UCSB 2025). Though archival research did not uncover documentation that 3043 Calle Noguera was a kit house, the design looks remarkably similar to the 1925 Pacific Ready-Cut Homes catalogue Style 84 house, pictured below (Exhibit 5) (Pacific Ready-Cut Homes Inc 1925: 46).

Architectural Context: *American Colonial Revival (1876-1960)*
The American Colonial Revival style was rare in Santa Barbara, but like other popular revival styles it peaked in use from 1900 to 1940. After the 100th anniversary of American Independence in 1876, architectural decoration now commonly associated with American Colonial Revival style made early appearances in other nineteenth-century popular styles such as Queen Anne and Shingle style buildings. In the twentieth century, as other revival styles grew popular and accessible, American Colonial Revival style emerged as a popular style emphasizing historically accurate architectural recreations of early American architecture, particularly Georgian, Federal, and Neo-Classical elements. Though not common in Santa Barbara, American Colonial Revival was one of the most popular revival styles in early twentieth-century residential architecture nationwide (City of Santa Barbara 2021; McAlester 2013).

The single-family residence at 3043 Calle Noguera has many of the following character-defining features of American Colonial Revival style:

- One to two-and-a-half stories in height; three stories only in narrow urban houses or row houses
- Moderate to steeply pitched hipped, side gabled, side-gabled with a centered, front-facing gable, or gambrel shaped roof
- Composite or wood shingle roof with or without gabled dormers; if dormers are present, they are symmetrically aligned with windows or the central door
- Usually lapped, drop, or other horizontal wood siding; red brick or masonry cladding not typical for California
- Cornice returns and boxed eaves with little roof overhang, sometimes decorated with dentils or modillions
- Symmetrically arranged windows and doors on the front elevation with the door centered

- Georgian or Federal-influenced entryway featuring a portico, pediment, broken pediment, columns, sidelights, fanlights, columns or pilasters, or some variation of these elements
- Incorporation of Palladian windows or vents
- Double or single-hung sash windows
- Solid wood paneled doors are the most common, with fan lights or sidelights rather than glazing on the door itself.
- Small stoop or entry portico as opposed to full width porch
- Brick chimneys, usually aligned with the roof ridge on the gable



Style 84 ~ *Pacific Ready-Cut Home* ~ Specifications

The following specifications briefly cover the materials furnished. See Price List. Cost of constructing this home on your lot ready for occupancy, including all carpenter labor, painting labor, cement work, plastering, plumbing, etc., quoted on request.

Foundation—Floor 1' 8" above ground. Wood steps for rear door. 2" x 6" redwood sealbills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins to piers.

Frame—Douglas fir. 2" x 6" floor joists 16" o.c. under living room and dining room, 24" o.c. under balance of house. 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; 2" x 4" ceiling joists 16" o.c. Special headers for casement windows. Double headers for all door openings. Hood in kitchen over stove.

Floor—1" x 4" tongued and grooved vertical grain fir flooring except living room and dining room which have a sub-floor of 1" fir boards covered with ⅜" x 1½" oak flooring.

Walls and Partitions—Framed for lath and plaster or plasterboard. Ceiling height 8'-2¼". Outside of building covered with insulating felt and ⅜" x 4" rabbetted and beveled red-wood surfaced siding.

Style 84—Size 32 x 26 and Porch

Roof—1" x 3" or 1" x 4" surfaced for sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. Projection 18" with boxed cornice as shown.

Porch—Gabled roof and CV ceiling supported by 10" turned columns as shown. Wood floor and steps.

Doors—Front door 3'-0" x 6'-8" 1⅜" thick No. 30. All other doors No. 201 except No. 301 sash door from kitchen to screen porch.

Windows—Casement as shown. Stationary side lights in living room, hinged side lights in dining room.

Screens—14-mesh galvanized wire. Full sliding screens for casement sash. No. 551 screen door for rear. No. 552 screens for side lights in dining room.

Interior Finish—Baseboard No. 1, casings No. 1, picture moulding No. 1. Continuous head casing in kitchen, breakfast nook and bath.

Built-in Features—Buffet No. 102; medicine cabinet No. 601; cooler No. 404; kitchen cupboard No. 209; drain-board sugarspout; sink cabinets No. 303 and No. 304; breakfast nook No. 701.

Hardware—Nickel finish in kitchen, breakfast nook and bath. Balance of house dull brass. Front door to have bit key lock with bungalow handle.

Paint—Exterior and screen porch two coats of paint, either white or color. Roof to receive one coat of creosote stain. Interior—Three coats throughout, two coats of flat and one of enamel. Floors—Oak floors to receive paste filler, one coat of shellac and wax. Bedroom floors to receive one coat of liquid filler and one coat of varnish. Front and screen porch floor and steps two coats of floor paint.

Refer to pages 135 to 153 for illustrations of trim, doors and built-in features

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Exhibit 5. Pacific Ready-Cut Homes, Style 84 (Pacific Ready-Cut Homes 1925: 46)

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an American Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1925 in the American Colonial Revival style of architecture, it embodies the following character-defining features of the American Colonial Revival style, including the side gabled roof with central front-facing gable; symmetrically arranged from façade; boxed eaves and cornice returns; Palladian detailing at the vents; entry portico supported by columns; horizontal wood siding; divided light single-hung sash windows with wood shutters; wood paneled door with symmetrically arranged side lights; and brick chimney and placement. While there is no documentation to support that 3043 Calle Noguera is a kit house, it appears remarkably similar to Pacific Ready-Cut Homes' 1925 Catalogue house, Style 84, which features similar exterior details, symmetry and arrangement of the front façade, and identical arrangements of windows and doors.

Historic Integrity: There have been few alterations to the property since its original construction, and these do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the American Colonial Revival style constructed in 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3045 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-342-005

Constructed: 1925

Architect: not known

Builder: not known

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has a rectangular plan and an asymmetrical façade. The building features a flat roof with a stepped parapet wall. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features a slightly projecting bay on the left (east) side, and tripartite windows with a central fixed window flanked by double or single hung wood windows. In the center of the primary façade is partial width covered porch with a shed-style roof clad in red tiles, over an arched stucco opening. The main entry door is not clearly visible from the street. There is a concrete walkway that leads to the front



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

entrance. A chain-link fence encloses the property towards the primary entrance. The east elevation is partially obscured, but there are a variety of window types and a shed roof awning, also clad with red tile and supported by simple wood brackets typical of the style over the side entrance is visible. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, and mature plantings. A concrete walkway leads to the main entrance. There is a concrete driveway located on the west side of the residence that provides access to a one-story, detached garage building just behind the residence.



Exhibit 3. Detail of parapet wall

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3045 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son

Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1925 (Santa Barbara County Assessor 2025). The 1932 property advertisement noted that the residence had three bedrooms and thermostat-controlled heater (Morning Press 1932: 23). In 1935, and again in 1945, 1955, and 1981, permits were filed to remove and replace the built-up composition roof. In 1949, another building permit was filed to add a wood canopy to the garage, in the rear portion of the property. (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3045 Calle Noguera has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat with a parapet
- Stucco walls
- Simple rectangular plan
- Asymmetrical façades
- Arched entryways and walkways that lead to wood plank or panel doors
- Irregular fenestration
- Primarily wood windows, horizontally divided casement and large picture windows
- Heavy, plank wood entry doors with a small grille, sometimes elaboratively carved
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1925 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including its flat roof with a parapet; stucco walls; simple rectangular plan; arch details at the entry, either a partial width or stoop porch; irregularly arranged, but primarily horizontally divided, wood casement and large picture windows; and the heavy, wood plank door with a small grille.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3049 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-342-004

Constructed: 1930

Architect: not known

Builder: John Steuson

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular floor plan and an asymmetrical façade. The exterior of the building features a steep-pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in textured stucco. The façade (north elevation) features a large projection on its left side that contains one aluminum window flanked by wood shutters, and an arched vent in the gable. A second centered, angled projection extends from the corner intersection of the cross-gabled roof. The projection has a high-pitched gable roof with half-timbering and shelters the primary entrance within a recessed area frame by an arched opening. The main entry door is not clearly visible from the



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

street. A large arched wood picture window is located to the right of the main entrance. The east side of the primary elevation is framed by a wing wall with an arched opening. There is an exterior end, stucco chimney on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small yard with grass, mature plantings, and manicured shrubs. A concrete driveway located on the west side of the residence provides access to a detached garage at the rear of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3049 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.



Exhibit 3. Detail of entry door and arche picture window

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.



Exhibit 4. Detail of chimney, driveway, and detached garage

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees

and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5416). In 1931, a permit was filed to construct a 12x16 foot "back room" addition on the rear (south) elevation (Permit No. A-6476). In 1967, another building permit was filed for a 160-square foot addition to expand the dining room on the rear (south) and west elevations (Permit No. 23666). In 1995, a building permit was filed to re-roof the property with composition shingles (Permit No. BLD95-2468). At an unknown date, the window on the façade (north elevation) was replaced with a metal sliding window.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3049 Calle Noguera has many of the following character-defining features of Tudor Revival style (Exhibit 5):

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Wood plank front doors, often arched
- Large, often expressive chimney
- Tudor-era detailing such as jetty overhangs, carved wood brackets or visible joists, arched (round, segmental or gothic) elements

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular

twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; expressive chimney; and Tudor-era detailing such as half-timbering, jetty overhangs, clipped (jerkinhead) gables, carved wood brackets or visible joists, arched (round, segmental or gothic) elements, and narrow slit vents.

Historic Integrity: Although the building received an addition in 1931 and in 1967 that extended the rear (south) elevations, these are entirely obscured and do not impact the original design of the house as seen from the public right of way. The only other change is the replacement of an original window with a metal sliding window on the façade (north elevation). However, enough of the original design, character defining features, and building footprint are still present and the house continues to convey its original architectural style. As such the building retains the requisite integrity of materials, design, workmanship, feeling, and setting to convey historical significance. No historical associations were identified for the subject property. The property retains sufficient historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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University of California, Santa Barbra (UCSB). 2025. "FrameFinder." Map & Imagery Laboratory (MIL) UCSB Library. Accessed via. http://mil.library.ucsb.edu/ap_indexes/FrameFinder.

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3061 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-342-001

Constructed: 1926

Architect: not known

Builder: E. H. Dryer

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an irregular footprint and a symmetrical façade. It features a flat roof with a parapet wall topped by clay tile coping. The exterior walls are clad in smooth stucco. The front façade (north elevation) is nearly symmetrical. At the center is the main entry door covered by an arched door hood clad in red clay tiles. The main entry point has a small stoop that is hidden by a low-height stucco wall. The entrance is flanked by identical sets of wood tripartite windows featuring a center picture window flanked by double-hung wood windows. There are also three small vents beneath the roofline. The west elevation fronts Calle Palo Colorado as the house is located in a corner lot. It



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

contains double hung wood windows and a set of wood French doors. There is an exterior end, stucco chimney. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a modest-sized front yard with matures trees and bush hedges. A walkway of stone pavers leads to the main entrance. There is a concrete driveway located on the east side of the residence that leads to a one-story garage building. There is also a stucco wall along the back of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3061 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.



Exhibit 3. Detail of main entry



Exhibit 4. Detail of tripartite window

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the

neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1926 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-1466). In 1931, an 18 x 18-foot garage was constructed at the rear of the property, off of the east elevation of the original garage (Permit No. A7030). In 1976, a building permit was filed to construct a one-car garage at the rear of the house (Permit No. B-7434-1). In 1934 and 1978, the house was reroofed (Permit Nos. F-2200 and B3170). In 1993, another building permit was filed to demolish the existing one-car garage (BLD93-2750). In 2006, a renovation to the home included the removal of two windows and the addition of one window on the east (side) elevation (Permit No. BL2006-01781).

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3061 Calle Noguera has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Primarily wood windows, most commonly groups of multi-light casement windows and large picture windows, sometimes arched
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1926 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including its stucco exterior, flat roof with parapet wall topped in red clay coping, arched door hood over main entryway clad in red clay tiles, small porch enclosed with a stucco wall, double-hung and fixed wood windows, tripartite windows surrounded by decorative stucco molding, and a glazed wood entry door.

Historic Integrity: Although the building has undergone some minor renovations, such as the removal of two windows and replacement of one window on the east elevation, these changes are not visible from the public right of way and were undertaken on secondary elevations that did not impact the primary/street-facing elevations. In total, the subject property retains sufficient integrity of location, materials, design, setting, and workmanship to convey its 1926 architectural significance. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity to convey its 1926 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1926.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3074 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 14, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-272-011

Constructed: 1930

Architect: John W. Young

Builder: Otto Dicksheidt

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gable roof clad in composition shingles. The exterior walls are clad in textured stucco. The façade (south elevation) features a front projection with a four-light window located directly beneath the gable. The window is flanked by louvered vents and remnants of half-timbering are located beneath the window. The arched main entrance is slightly recessed with a tower element that features a wood plank entry door with a small light, all of which are accessed by a concrete stoop. Below the gable is a pair of four-light casement windows and a tripartite window with a large picture window flanked by



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

two multi-light casement windows. To the right of the main entrance is another tripartite window with a picture window flanked by multi-light casement windows.

The west elevation of the property features a small, shed roof clad with composition shingles that shelters a secondary entrance featuring a wood panel door. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, sporadic plantings, and a mature tree. A concrete and asphalt driveway is located on the west side of the residence that provides access to a one-story garage building at the rear of the property. There is a chain-link fence that borders the front yard along the street and the driveway.



Exhibit 3. Detail of window variations and main entry

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3074 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP

2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5775). In 2008, the home was reroofed with new composition shingles (Permit No. BLD2008-01374). No additional changes to the exterior of the building were documented or observed.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3074 Calle Rosales has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Large, often expressive chimney
- Tower element

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including the

including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Tudor-era detailing such as half-timbering, jetty overhangs, clipped (jerkinhead) gables, carved wood brackets or visible joists, arched (round, segmental or gothic) elements.

Historic Integrity: There are no known exterior alterations to the property, except reroofing. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3083 Calle Pinon
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-273-003

Constructed: 1930

Architect: not known

Builder: J.H. Christman

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: residence constructed in the English Vernacular style. It has an irregular plan and an asymmetrical façade. The building features a steeply-pitched, cross-gabled roof that is clad in composition shingles. The exterior walls are clad in smooth stucco. The façade (north elevation) features two front projections. Centered below the right projection is a large, arched wood picture window. There is a single modern vinyl window on the east elevation of this projection. The smaller, centered projection is a stucco archway that leads to a recessed stoop and the heavy arched wood plank entry door. There is another large picture window on the left side of the façade. The east elevation features various modern vinyl window types. The west elevation has an exterior end



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

stucco chimney. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, mature plantings, and a mature tree. A stone wall and pillars line the northern property line. There is a concrete driveway located on the east side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 3. Detail of main entry

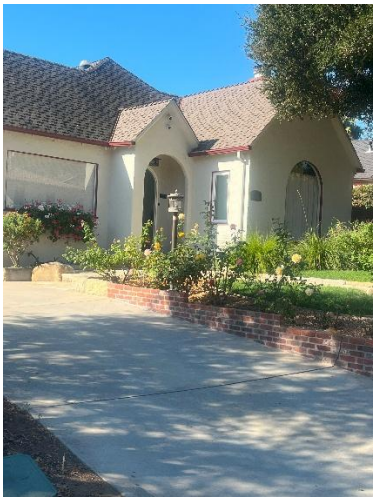


Exhibit 4. Detail of picture windows

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3083 Calle Pinon may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

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2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-6321). A 1950 property advertisement noted that the residence was "beautifully kept" and that it has a mountain view (Santa Barbara News Press 1950: 32). In 2005, a building permit was filed for a second story addition and a remodel of the kitchen (Permit No. 2005-02427). However, this project does not appear to have occurred as the residence remains one story (NETR 2025). All of the windows aside from the two picture windows on the primary elevation were replaced at an unknown date.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3083 Calle Pinon has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted

through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Historic Integrity: Although the windows on secondary elevations have been replaced, the primary elevation appearance remains intact. For this reason, the subject property retains enough integrity of location, materials, design, setting, and workmanship to convey its 1930 architectural style. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3088 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 11, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-271-009

Constructed: 1930

Architect: not known

Builder: H.C. Laskey & Frank McLelland

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has a rectangular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in smooth stucco. The front façade (south elevation) features two front gabled projections. The center projection features an asymmetrical gable roof with two round vents that shelters the primary entrance. The primary entrance is recessed into the wall with a heavy wood plank entry door. The projection to the right features two multi-light casement windows. There is a picture window to the left of the main entrance. Capping the east side of the facade is a wing wall with an arched stucco entrance with a wooden



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

gate that leads to the rear of the property. There is an exterior end, stucco chimney on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass and mature trees. A walkway of stone pavers flanked by stones leads to the main entrance. There is a concrete driveway located on the west side of the residence that provides access to a one-story accessory building at the rear of the property.



Exhibit 3. Detail of main entry and picture window



Exhibit 4. Detail of windows and wing wall

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3088 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context: The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful

Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5631). A 1930 property advertisement noted that the residence had five rooms and would "make you happy to own the best." (Morning Press 1930: 16). In 1992, a building permit was filed to reroof the dwelling (Permit No. BLD97-0031). In 2020, a building permit was filed to convert the garage into a new accessory dwelling unit (Permit No. BLD2020-01711).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3088 Calle Rosales has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular

twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including the steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents.

Historic Integrity: The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3092 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 14, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-271-010

Constructed: 1930

Architect: not known

Builder: H.C. Laskey

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a cross-gabled roof that is clad in composition shingles. The exterior walls are clad in stucco. The façade (south elevation) features two front gabled projections. The left projection features half-timbering, wooden rafter tails, and extends to create a wing wall. The wing wall has a wooden gate that provides access to the west elevation of the property. The center projection shelters a recessed entry point, which has a glazed door that is partially obscured by a contemporary screen door. The main entry point is flanked by two sets of windows: a multi-light wooden casement



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

window (left) and a wooden tripartite window (right). There is an exterior end, stucco chimney on the east elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, mature plantings, and a large tree that are circumscribed by wooden picket fence. A red brick walkway leads to the main entrance. There is a shared concrete driveway located on the east side of the residence that provides access to a one-story garage at the rear of the property.



Exhibit 3. Detail of half-timbering and main entry



Exhibit 4. Detail of picture window

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3092 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles," and a central focal point known as Argonne Circle. The design

and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-6337). A 1959 property advertisement noted that the residence had two large rooms and the latest built-in features saying, "It's Terrific!" (Santa Barbara News Press 1959: 56). In 1997, a building permit was filed for the addition of a bathroom on the rear (north) elevation (City of Santa Barbara). In 2003, a building permit was filed to reroof the dwelling (Permit No. BLD2003-00728) In 2017, a building permit was filed to convert the garage to an accessory dwelling unit (BLD2017-01147).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3092 Calle Rosales has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Composite shingle roof with dormers or jerkinhead details mimicking a thatch roof
- Stucco or masonry exterior with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors
- Large, often expressive chimney
- Tudor-era detailing such as jetty overhangs, carved wood brackets or visible joists, arched (round, segmental or gothic) elements

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular

twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing and cross gables; composite shingle roof with dormers and jerkinhead details mimicking a thatch roof; stucco exterior with half-timbering; tall wooden casement windows, recessed at the wall with no trim; wood plank front doors; large, expressive chimney; and Tudor-era detailing such as half-timbering,.

Historic Integrity: There have been no major exterior alterations documented on the building exterior aside from a small rear addition that is not visible from the public right of way. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3096 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-271-001

Constructed: 1930

Architect: not known

Builder: H.C. Laskey & Frank McLelland

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steep-pitched, cross-gabled roof clad in composition shingles, with a conical roof form on the western side of the house. The exterior walls are clad in textured stucco. The façade (south elevation) features two front gabled projections. Centered below the central projection is a recessed primary entrance with a glazed wood entry door. The projection to the right contains a pair of multi-light casement windows. The south elevation wall flares at the base of the southeast corner of the house. On the other side of the main entrance is an exterior end brick chimney, a multi-light casement



Exhibit 1. Primary Elevation, view to north

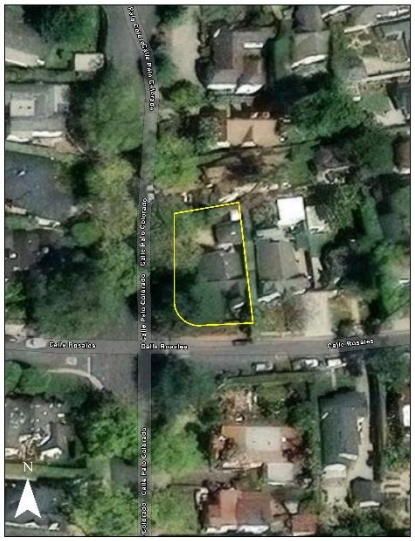


Exhibit 2. Site plan map, plan view

window, and a pentagonal bay window at the intersection of the façade and west elevation. The bay window features multi-light casement windows and fixed windows.

The west elevation fronts Calle Palo Colorado and features a partial width porch located beneath the primary roof with multi-light casement windows and a secondary entrance that is not visible. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with grass, mature plantings, and large trees. The property is bound by hedges. A concrete walkway leads to the main entrance. There is a concrete driveway located on the north side of the residence that provides access to a one-story garage building at the rear of the property that is blocked by a large double wood gate.



Exhibit 3. Detail of main entry and chimney



Exhibit 4. Detail of west elevation, view to east

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3096 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and

the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5753). The 1937 property advertisement noted that the residence had five rooms with hardwood floors and a breakfast nook along with a two-car garage (The Morning Press 1937: 23) In 1981, a building permit was filed to reroof the house (Permit No. 3289). In 2000, a 26 square foot bathroom addition was constructed on the rear elevation, at the northeast corner of the house (BLD2000-02853).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3096 Calle Rosales has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence and did not impact the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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Better Homes in America. 1926. *Guidebook of Better Homes in America: How to Organize the 1926 Campaign, Better Homes Week April 25 to May 1*. Washington D.C.

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Winslow, Carleton Monroe and Edward Fisher Brown. 1924. *Small House Designs.* Santa Barbara, California: Community Arts Association of Santa Barbara.

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3101 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-332-012

Constructed: 1929

Architect: not known

Builder: H. C. Laskey

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a cross-gabled roof clad in composition shingles with exposed wood rafter tails. The exterior walls are clad in smooth stucco. The front façade (north elevation) faces Calle Noguera and features two gabled projections. The left projection features faux half timbering and a multi-light, fixed, wood picture window. The right projection features a tripartite window sheltered by a shed roof canopy with exposed wood rafter tails. The main entrance is located at the center of the projections, within a small porch area. The main entry door is a heavy wood paneled door, and it is sheltered by an awning supported by a wooden



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

bracket. At the west end of the façade there is a wing wall and an arched entrance to the west elevation of the property.

The east elevation faces Calle Palo Colorado and features a clipped-gable roof with two round vents and a projecting gable with half-timbering. Centered under the gable is a glazed wood door. The rest of the elevation contains four multi-light casement windows. A dirt pathway leads from the driveway to a concrete stoop and the side entry door. The west elevation contains an exterior end, stucco chimney. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large front and side yard with grass and mature plantings. A concrete walkway flanked by trimmed bushes leads to a patio and the main entrance. There is an asphalt paved driveway located on the east side of the residence. A wooden fence is also present on the east side of the residence.



Exhibit 3. Detail of main entry and picture window



Exhibit 4. Detail of east elevation, view to southwest, showing faux half-timbering

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3101 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4466). A 1937 property advertisement noted that the residence had an "attractive" five rooms (The Morning Press 1937: 19). Another property advertisement in 1978 described the property as a "beautiful Normandy Cottage" (Santa Barbara News Press 1978: 68). In 1994, a building permit was filed to re-roof the house (Permit No. BLD94-1980). During the survey, it was noted that all windows have been replaced with in-kind materials, stucco was redone, and half-timbering elements are faux and painted onto the primary front façade.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3101 Calle Noguera has many the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: Criterion C. *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled

between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Historic Integrity: Although windows have been replaced on the residence, materials were replaced in-kind and the half-timbering elements on the home are painted. Despite these changes, the home retains sufficient integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity to convey its 1929 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1929.

References:

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3105 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-332-011

Constructed: 1928

Architect: not known

Builder: H. C. Laskey

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has a rectilinear plan and an asymmetrical façade. The exterior of the building features a medium-pitched, cross-gabled roof with two front gables clad in composition shingles. The façade (north elevation) features a centrally located, stucco-clad, gabled projection with half-timbering that shelters the primary entrance. The central projection is flanked by two wood tripartite windows made up of a single fixed window with multi-light casement windows. A pointed arched stucco opening beneath the central gable roof projection provides access to a stoop and the main entry door. The main entry door is partially obscured by a screen



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

door, but it appears to be a wood plank door with a small single light and what appears to be decorative grille (materials unknown).

There is a wing wall with an arched stucco entrance to the west elevation of the property. There is an exterior end, stucco chimney on the east elevation.

The subject property has a small yard with grass, mature plantings, and two large trees. A walkway with stone pavers leads from the street to the main entrance. There is a concrete driveway located on the east side of the residence that provides access to the rear of the property.



Exhibit 3. Detail of main entry and picture window



Exhibit 4. Detail of chimney on east elevation

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3105 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping,

curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1928 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-4166). In 1983, a building permit was filed to reroof the house (Permit No. 2006). In 2000, another building permit was filed to reroof the house (Permit No. BLD 2000-026749).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3105 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing or cross gables
- Slate, composite, or wood shingle roof with dormers often mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, often arched
- Large, often expressive chimney
- Medieval-era details such as sloped extension of the roofline, carved wood elements, arched (segmental, round, gothic) elements, and decorative vents

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1928 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents.

Historic Integrity: There have been no major exterior alterations to the subject property. It retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1928 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1928.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3105 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-254-004

Constructed: 1930

Architect: not known

Builder: H. C. Laskey

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival Style. The building has an irregular plan and an asymmetrical façade. The building features a moderately pitched, side-gabled roof with front-facing gable, clad in composition shingles. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features two front-facing gables; the larger (right) front-facing gable featuring stucco cladding with half-timbering and a simple vergeboard with carved, pointed ends, in a jetty overhang supported by wood beams. The front-facing gable also has a tripartite window, consisting of two multi-light casement windows flanking a central fixed window, with wood shutters. The smaller (left) front-facing gable is much smaller stature, akin to a wall dormer,



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

and shelters the main entry. The main entry features a wood plank door with single small glazing and metal grille, deeply recessed into the wall plane, and decorated with a small lantern-style wrought iron sconce, and three round tile vents in the gable end. On the right side of the primary façade, the roof extends below the eave to form a wing wall with an arched stucco opening and an arched wood plank door provides an entrance to the side yard at the west elevation. To the left side of the main entrance is a multi-light window with wood shutters. There is an exterior end, stucco chimney with decorative flue tiles on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail front-facing gable end with half-timbering, jetty overhang, and sloping roof extension.

The subject property has a small front yard with grass, mature plantings, and a large tree. A red brick walkway leads to the main entrance. There is a concrete driveway located on the east side of the residence that leads to a metal gate and one-story garage set back behind the residence on the parcel.



Exhibit 4. Detail of driveway and main entry

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3105 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

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123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 by contractor H.C. Laskey as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6256). A 1949 property advertisement described the property as "an attractive English stucco home" that was valued at $10,000 (*SBNP* 1949: 44). Changes to the property over time appear modest. In 1973, a building permit was filed to repair the front wall with wood and re-stucco due to a car accident. In 1997, another building permit was filed to re-roof the building with like-for-like composition shingles (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3105 Calle Rosales has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Composite shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, sometimes with a single glazed light, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Tudor-era details such as a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in gable end, with false supports beneath; wrought iron lantern sconce lighting at the main entry; carved vergeboard or carved rafter tails; arched elements; and wood shutters

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque

neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including its moderately pitched roof with front facing, overlapping gables; composite shingle roof with dormers; stucco exterior, with half-timbering or wood supports; grouped windows with tall, wood casement windows, recessed at the wall with no trim; wood plank front doors, with a single glazed light, deeply recessed into the wall plane; a small stoop; the large, expressive chimney with a decorative flue tile; and Tudor-era details such as a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in gable end with false supports beneath; wrought iron lantern sconce lighting at the main entry; carved, pointed vergeboard; arched elements; and wood shutters.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3108 Calle Pinon
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 17, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-182-006

Constructed: 1929

Architect: not known

Builder: Lou J. Kilgore

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately pitched, hipped roof with front facing gable clad in composition shingles with an enclosed eave. The exterior walls are clad in textured stucco. The primary façade (south elevation) features a front facing gable on the left side with clay vents and a full height, fixed, multi-light arched window with a fabric awning and a triangular vent constructed of round, clay roof tiles. There is a partial width porch where the primary entry point is located. The entry point features a wood plank door with a single glazed light. To the right of the primary entrance is a tall tripartite



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

window with a multi-light fixed window, flanked by multi-light casement windows. On the right of this is an angled bay window with multi-light casement on two sides and a round arched casement in the middle. Right of this is a pair of multi-light French doors. There is an exterior end, stucco chimney on the west elevation. Additionally, a pergola is attached to the west elevation and is enclosed by a stucco clad wall. The remainder of the secondary elevations are not clearly visible from the street.

The subject property is located on a sloping lot, raised above street level, and has a large front yard that is mature plants and trees. The property line is bordered by a stucco clad retaining wall. Brick stairs lead from the sidewalk to the main entrance. There is a concrete driveway located on the rear



Exhibit 3. Detail of main entry under porch.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3108 Calle Pinon may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son

Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property, alternatively addressed as 3108 Argonne Circle or 401 Calle Palo Colorado, was constructed in 1929 by local contractor Lou J. Kilgore as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4869). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (*Morning Press* 1926: 13; *SBNP* 1926: 17). A 1971 property advertisement noted that the residence had two bedrooms, a living room, and a dining room and described 3108 Calle Pinon as a "charming Spanish cottage" (*SBNP* 1971: 74). In 1931, a building permit was filed to extend the porch roof. In 1972, another building permit was filed for additions to a bedroom and family room plus alterations to the porch. In 2001, a permit was filed to replace the original wood shingle roof with composition shingles. A swimming pool was built along the south side of the property at an unknown date (City of Santa Barbara 2025; NETR 2025; UCSB 2025). No other notable alterations were identified through archival research.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3108 Calle Pinon has many of the following character-defining features of English Vernacular style:

- One story in height
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, sometimes with a single glazed light, deeply recessed into the wall plane
- Large, often expressive chimney
- Medieval-era details such as wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood elements, arched (segmental, round, gothic) elements; and wood shutters

Builder: Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (*Morning Press* 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (*Morning Press* 1929: 14; *Morning Press* 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; *Morning Press* 1928: 10). In addition to

constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (*Morning Press* 1935: 14: *SBNP* 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (*SBNP* 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (*Morning Press* and *SBNP*, various years).

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; large expressive chimney; and Medieval-era details such as carved wood elements, arched (segmental, round, gothic) elements, and decorative vents.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as an excellent representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style and an excellent representation of the work of local builder Lou J. Kilgore constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3109 Calle Cedro
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 17, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-271-002

Constructed: 1931

Architect: not known

Builder: Lou J. Kilgore

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building is L-shaped in plan and has an asymmetrical façade. The building features a steeply pitched cross-gabled roof clad in composition shingles and a small hexagonal roofed tower in the ell. The roof has enclosed eaves, and the stucco of the wall below is molded and curved at the cornice to meet the eave. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features a short, hexagonal-sided tower in the ell at the intersection of the two gables which shelters the primary entrance. The entry consists of an arched wood plank door with single glazed light, in a recessed round arch alcove in the angled tower wall. On the left side of the ell, the primary façade also features



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

a front-facing gable with a tall lancet arch picture window, and a tall, narrow, "arrow-slit" style louvered vent, high in the gable. On the right side of the ell, right of the entry tower on the primary façade is a pair of multi-light casement windows with fabric awnings decoratively propped up with metal posts fashioned to look like spears, and wood shutters. On the left side of the ell, on the west elevation is another pair of multi-light casements with fabric awnings and wood shutters. There is an exterior end chimney located on the eave wall of the front-facing gable, clad in stucco with decorative flue tiles at the top. While there is only a stoop for the entry and no formal porch, a concrete balustrade with low concrete posts encloses a front patio. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry and tower

The subject property has a modest-sized front yard landscaped with grass, mature plantings, and trees. There is a concrete driveway bordered with stone pavers located on the west side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 4. Detail of front facing gable, lancet arch window and "arrow-slit" vent

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3109 Calle Cedro may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

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Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 by local contractor Lou J. Kilgore as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-7085). Kilgore was known locally as a builder-contractor who specialized in "English shake-roof houses" and "cottages" in the English style (*Morning Press* 1926: 13; *SBNP* 1926: 17). In 1986, a building permit was filed to remodel the kitchen, which included adding two windows to the east (side) elevation. In 1990, a building permit was filed to re-roof the dwelling. Other alterations on the property appear to be limited to the interior (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3109 Calle Cedro has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, sometimes with a single glazed light, often arched and deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as a round or angled tower element, topped with a conical/pyramidal roof; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; arched (segmental, round, gothic) elements; wood shutters, and decorative "arrow-slit" vents or windows

Builder: Louis (Lou) J. Kilgore (1887-1962)
Louis (Lou) J. Kilgore was born in Springfield, Colorado, in 1887. In 1917, Kilgore and wife Jennie Lorena Richards relocated to Santa Barbara, California (Ancestry 2025). By the mid-1920s, Kilgore was working as an independent builder-contractor and specialized in the construction of English Vernacular and Spanish Colonial Revival style homes. He constructed several of the early single-family houses in the Rutherford Park tract of the San Roque neighborhood and his homes were known for their high-quality materials and craftsmanship (*Morning Press* 1926: 13). In addition to his work as a builder, Kilgore also independently purchased and developed lots with homes or entered into design-build partnerships with individuals to build their desired homes on vacant lots (*Morning Press* 1929: 14; *Morning Press* 1928: 10). He constructed and resided in two homes in San Roque 119 Calle Granada (1926) and 221 Calle Manzanita (1928) (Bryant 1927: 5; *Morning Press* 1928: 10). In addition to constructing homes in San Roque, he also developed homes in other parts of the City, including in the Riviera, Lower Riviera, and the Casa Loma Tract, located directly to the south of San Roque (*Morning Press* 1935: 14: *SBNP* 1938: 14). Kilgore continued to develop homes in San Roque and throughout the City until the late 1930s. In 1943, Kilgore relocated Santa Ana (*SBNP* 1943: 10). Over 10 properties within San Roque were identified as being constructed by Kilgore during his peak years as a builder (*Morning Press* and *SBNP*, various years).

Significance Statement: *Criterion C.* *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; wood plank front door with a single glazed light, arched and recessed into the wall plane; tall wooden casement windows, recessed at the wall with no trim; small stoop; expressive chimney; and Medieval-era details such as an angled tower element, topped with a hexagonal roof; wrought iron hardware at the main entry and windows ; arched (lancet, round) elements; wood shutters, and decorative "arrow-slit" vents.

The subject property is also significant for its connection to the original builder, Lou J. Kilgore. It stands as an excellent representation of his mastery of the English Vernacular style of architecture and its use during the Small House movement in Santa Barbara.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style and an excellent representation of the work of local builder Lou J. Kilgore constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3109 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 29, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-332-010

Constructed: 1929

Architect: not known

Builder: H. C. Laskey

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has a rectilinear plan and an asymmetrical façade. The building features a steeply-pitched, side gabled roof, with front-facing overlapping gables clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (north elevation) features two front-facing, overlapping gables. The smaller gable shelters the primary entrance in a deeply recessed, segmental arch alcove, paired with a segmental arched wood plank door with a single glazing, two shallow steps leading to the door, a molded vergeboard with extended, pointed ends, a lantern-style sconce to the right of the entry, and two round vents high in the gable. The smaller, front-facing gable is also



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

asymmetrical, featuring a roof extension past the eaves on the right side. In the larger, front-facing gable on the left, there are three multi-light casement windows, separated by wide mullions and flanked by wood shutters, molded vergeboards, with extended, pointed ends, and horizontal lapped boards high in the gable. On the right side of the main entry, there is a slightly raised shed roof dormer over a there is a multi-light, fixed window with shutters. There is an exterior end, stucco chimney on the west elevation with a flared collar above the roof ridge, and two decorative flue tiles. The east-facing elevation was partially visible during survey and has a tall, steeply pitched side gable with round vents high in the gable end, a molded vergeboard that meets the roofline, extended, pointed rafter tails, and single and paired multi-light casement windows, three of which have a very shallow, wood, shed-roof awning to block sun. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of overlapping front-facing gables, with entry alcove and roof extension on right gable.



Exhibit 4. Detail of multi-light fixed window and dormer

The subject property has a small front yard with grass lawn, mature plantings, and a mature palm tree. A concrete walkway, incised to look like stone pavers leads to the main entrance. There is a similar concrete driveway incised to look like stone pavers located on the east side of the residence that provides access to a one-story building at the rear of the property. A wood gate across the driveway obscures most of the garage from view.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3109 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context

Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable

plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context

The subject property was constructed in 1929 by contractor H. C. Laskey as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4694). A 1929 property advertisement described the residence as "an English stucco" and noted that the residence had six large rooms, abundant built-ins, and a view of the mountains (*Morning Press* 1929a: 23) (Exhibit 5). Changes to the residence appear minimal. In 1989 and again in 2017, building permits were filed to reroof the dwelling using in-kind shingles. There were multiple alterations made to the rest of the subject property over time including the addition of a rumpus room to the garage (1963), a new roof and an addition to the garage (1986) and adding wood gate on the driveway (2018) (City of Santa Barbara 2025).

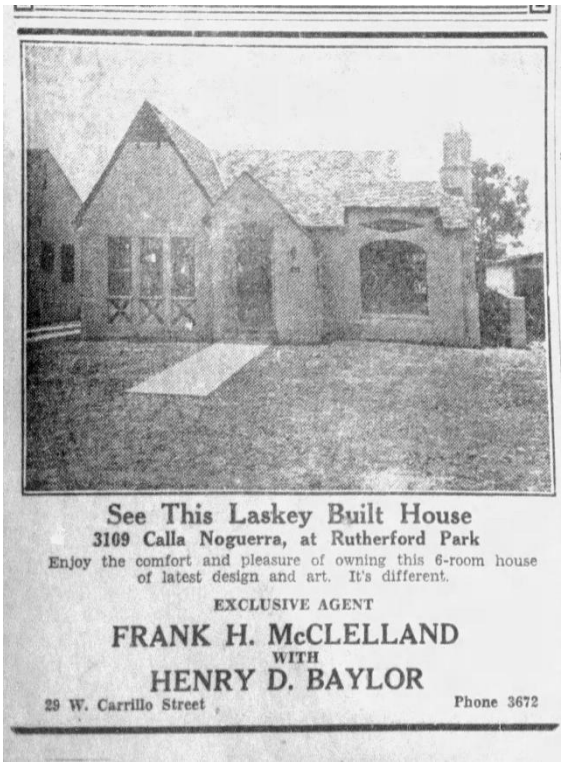


Exhibit 5. Newspaper photograph of 3109 Calle Noguerra [sic] in 1929 (*Morning Press* 1929b: 8)

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*

The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3005 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors, sometimes with a single glazed light, often arched and deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimneys, with a decorative chimney cap, flue tile
- Medieval-era details such as a sloped extension of the roofline that extends beyond the eave; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood elements, sometimes carved vergeboard or carved rafter tails; arched (segmental, round, gothic) elements; and wood shutters

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; wood plank door with single glazed light in a deeply set, arched alcove; tall wooden casement windows, recessed at the wall with no trim; expressive chimney with decorative flue tiles; and Medieval-era details such as a sloped extension of the roofline that extends beyond the eave; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood vergeboard and carved rafter tails; arched (segmental, round, gothic) elements; and wood shutters.

Historic Integrity: Alterations that are visible from the street appear to be limited solely to the roof, while all other property changes appear to be limited to the rear of the parcel or to the garage and do not affect the design or materials of the primary façade. The subject property retains integrity of

location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3116 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 20, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-254-011

Constructed: 1929

Architect: not known

Builder: J. G. Livingston

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the Tudor Revival style. The building has a rectilinear plan and an asymmetrical façade. The building features a steep-pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (south elevation) features a front-facing gable with a wood casement window in the upper portion of the gable and a group of three multi-light casement windows on the first story. Also, the upper part of the gable is demarcated by a wood vergeboard with pointed ends and a dividing beltline between the first and upper story. Also, the front-facing gable roof on the right (east) side extends, sloping below the eave, typical of the



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

style. The primary entrance is located to the right of the front-facing gable and features a wood plank door, recessed into the wall plane and two steps to the entrance. It is otherwise uncovered. A prominent, stucco-clad exterior chimney is also present on the primary façade, immediately left of the entry. The chimney features an arched brick element that has been infilled close to the base, and brick detailing near the cap. Two gables on the east elevation, visible from the public right-of-way, feature half-timbering and "arrow-slit" louvered vents. Paired wood multi-light casement windows were also observed on the east elevation. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry and part of east elevation with half-timbering

The subject property has a small front yard with mature plantings and mature trees and mulch groundcover. A walkway of red brick leads to the main entrance. There is a gravel driveway located on the east side of the residence that provides access to a one-story garage building set back behind the residence.



Exhibit 4. Detail of casement windows on primary façade

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3116 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4944). A 1930 property advertisement noted that the residence had two large rooms and was an "English stucco" house, renting for $55 per month (*Morning Press* 1930: 15). In 1975, a permit was filed to replace an existing door with a sliding glass door. In 1978, a building permit was filed to build a pool on the rear portion of the lot. In 1996 and again in 2023, a building permit was filed to install new compositions on the roof. (City of Santa Barbara 2025). No other notable information was identified through the course of archival research.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3116 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing and cross gables
- Slate, composite, or wood shingle roof with dormers
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimneys, with a decorative chimney cap, flue tile
- Medieval-era details such as a sloped extension of the roofline that extends beyond the eave; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved vergeboard or carved rafter tails; arched (segmental, round, gothic) elements; and decorative "arrow-slit" vents or windows

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior with half-timbering; tall wooden casement windows, recessed at the wall with no trim; wood plank door , deeply recessed into the wall plane; expressive chimney; small stoop entry; and Medieval-era details such as the sloped extension of the roofline beyond the eave; wrought iron hardware or wrought iron lantern sconce lighting at the main entry, pointed vergeboard, arched (segmental, round, gothic) elements; and decorative "arrow-slit" vents or windows.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or the rear portion of the parcel, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3118 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 23, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 052-253-008

Constructed: 1937

Architect: not known

Builder: Jack Hunter

Architectural Style: Ranch

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Ranch style. The building has a U-shaped plan and an asymmetrical primary façade. The building features a low-pitched, cross-gabled and hipped roof clad in composition shingles. The exterior walls are clad in smooth stucco and horizontal wood siding. The primary façade (south elevation) features a front-facing gable with horizontal lapped boards in the top of the gable, a scallop, edge to the bottom-most board, scalloped vergeboards and three triangular vents. The primary entrance is located to the left of the front-facing gable and beneath an extension of the primary roof. The extension is supported by decorative wood posts and wood screen, forming a partial width porch with the decorative metal railing and balustrade, the



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

entry steps, and landing. The main entrance is under the roof extension and features a wood screen door, and a paneled wood door with fanlight in the upper portion, accessed by a short set of brick clad steps. The windows on the primary façade consist of pairs of multi-light horizontal casement and fixed windows with louvered shutters. There is an exterior-end, brick chimney to the left of the primary entrance. The west elevation, which faces Calle Alamo, features a bay window with decorative wood paneling in the lower half multi-light casement windows and a multi-light fixed window in the upper half and a hipped metal roof, all under the horizontal eave of the main roofline, and single multi-light casement windows for the remainder of the elevation. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of chimney, main entry, and scallop detail on the gable end

The subject property has a modest sized front, side, and rears yards with grass lawn, mature plantings, and a mature tree. Most of the mature plantings are crowded close to the building, leaving the lawns unobscured. A walkway of concrete bordered with brick leads to the main entrance. There is a concrete driveway located on the north side of the residence that provides access to a detached one-story garage at the rear of the property.



Exhibit 4. Detail of west elevation (facing Calle Alamo) bay window and Ranch cladding details

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3118 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context

The subject property was constructed in 1937 by contractor Jack Hunter as a frame and stucco dwelling and garage with concrete foundations (Permit No. B-1914). A 1938 newspaper advertisement noted that the residence had a white plaster finish and with green decorative shutters and "Monterey style" (SBNP 1938: 14) (Exhibit 5). Permits and photographs indicate there have been very few changes to the property over time. In 1991, a single building permit was filed to re-roof the residence with composition shingles. Aerials confirm no other significant alterations to the property (City of Santa Barbara 2025; NETR 2025; UCSB 2025).



Charming Model Home In Rutherford Park

Picturesque Rutherford park provides an effective setting for the charming model home just completed by Contractor Jack Hunter at 3118 Calle Rosales. Upper view above shows the front elevation of the home which is finished in white plaster and siding with green decorative shutters. Lower photo shows the old-fashioned picket fence, which bounds two sides of the lot, and the intriguing, brick-paved, partly-roofed patio in the rear.—(Photos by News-Press staff photographer).

Exhibit 5. Historical photographs of 3118 Calle Rosales shortly after its construction, view of front façade and west elevation (top) and north elevation (bottom) (SBNP 1938: 14)

Architectural Context: *Ranch (1930-1975)*

The Ranch style of architecture originated in Southern California starting in the 1930s and began to fall out of popularity by the mid-1970s. In the 1930s and early 1940s, the Ranch house's popularity was largely a result of the fact that it complied with the FHA regulations. FHA guidelines encouraged developers to build entire neighborhoods at once, making Ranch style houses commonplace within large subdivisions and tract developments throughout the country (Caltrans 2011; McAlester 2013; Gottfried and Jennings 2009; Hess 2004).

Much like Minimal Traditional style homes, Ranch style homes could be constructed quickly with modern, mass-produced materials. The style provided a quick and easy construction option to meet the needs of workforce housing and to provide homes for returning soldiers. The earlier versions of Ranch style houses generally followed the FHA guidelines, as they were modest in scale, one-story in height, lacked exterior ornamentation, utilized mass produced materials, and could be constructed quickly. Most Ranch homes constructed during the 1930s and 1940s were located in either streetcar suburbs or in tract developments, which generally meant that they had to be built on smaller and narrower lots than their later counterparts. These versions of the style are often classified as tract Ranch houses (Caltrans 2011; McAlester 2013; Gottfried and Jennings 2009; Hess 2004).

After World War II and through the 1960s, the Ranch style shifted and gained even more popularity as size and building restrictions were lifted. This permitted developers to build larger homes on bigger, wider lots along winding roads in suburban areas, which resulted in a sprawling façade with a focus on emphasizing the width. This larger version of the Ranch style home earned it the nickname, "Rambling Ranch". The Rambling Ranch also reflected the nation's increasing use of automobiles as it was common for homes to have attached garages as a highly visible feature of the main facade, which contributed to the sprawling appearance. The automobile also allowed suburban development to exist further from the urban center of the city on larger lots that could accommodate the Rambling Ranch version of the style. These larger lots also allowed for the inclusion of features such as rear lawns, patios, and swimming pools, all of which enhanced the suburban experience. Given the versatility of the Ranch style house and its ability to be scaled up or back depending on the needs of the property owner or location, the Ranch house was one of the most popular home choices throughout the 20th century and were occupied by almost all socio-economic levels (Caltrans 2011; McAlester 2013; Gottfried and Jennings 2009; Hess 2004).

The single-family residence at 3118 Calle Rosales has many of the following character-defining features of Ranch style:

- One story in height
- Low pitch gabled or hipped roofs constructed with moderate overhangs
- Offset entry points and general façade asymmetry
- Focus on horizontal massing and rambling forms
- Main entry typically placed under the roof overhang or tucked into the facade
- Use of tripartite windows and picture windows on the façade
- Use of aluminum sliding windows throughout, versus wood or metal seen in earlier 20th century styles
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimney made of brick or stone
- Traditional exterior cladding, including brick veneer, wood siding, and stone veneer
- Attached garage or carport, typically incorporated into the façade
- Front and rear yards
- Simple floor plans based on rectangular blocks, usually L, U, or T shaped in plan

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Ranch style residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1937 in the Ranch style of architecture, it embodies the following character-defining features of the Ranch style, including its single story height; the low pitched, gabled or hipped roof with moderately overhanging eaves; the offset entry; the asymmetrical primary façade; the emphasis on horizontality through its wood horizontal cladding in the lower half of the wall and high in the gable; the main entry tucked into a roof overhang; the large, brick chimney in a prominent location; use of multiple cladding formats including stuck and horizontal wood siding; the two-over-two horizontal pane windows; and the U- shaped floor plan.

Historic Integrity: The property has had no alterations since its construction except for periodic re-roofing. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1937 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Ranch style constructed in 1937.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3127 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 23, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-262-001

Constructed: 1929

Architect: not known

Builder: H. C. Laskey

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The exterior of the building features a steeply pitched, side-gabled roof with overlapping, front-facing gables clad in composition shingles. The roof features an open eave, with exposed rafter tails, carved to a point. The exterior walls are clad in textured stucco. The primary façade (north elevation) features two front gabled projections. The left-most front-facing gable features half-timbering in the gable, with the upper part of the gable in a decorative jetty overhang over the first floor, supported by faux wood beams. Below the half-timbering are two separated muti-light



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

casement windows slightly recessed into the wall plane with minimal trim. In the right-most front-facing gable there are features two round vents in the upper portion and the primary entrance below the gable. The roofline on the right side of this gable also extends below the eave line, typical of Tudor Revival style. The primary entrance features a wood plank door with single glazing and wrought iron grille. Windows on the primary façade right of the main entry are a tripartite window with multi-light casement windows flanking a fixed window. An exterior end, mid-eave stucco chimney with a pair of decorative flue tiles is located on the west elevation. On the east elevation, half timbering and round vents details are located in the gable and a combination of multi-light wood casements, fixed windows, an oriel window bay, and one secondary access door were visible from the public right-of-way. The remainder of the secondary elevations are not visible.



Exhibit 3. Detail of half-timbering, jetty overhang and wood supports in front-facing gable

The subject property has a modestly sized front yard with mature lawn and shrubs. A walkway of stone pavers leads to the main entrance. There is a concrete paver driveway located on the east side of the residence that provides access to a one-story garage set back behind the residence. Similar to the residence, the garage is also clad in stucco with half-timbering details, with a roof featuring a cupola tower mid-roof ridge.



Exhibit 4. Detail of front facing gable with sloping extension past the eave, and primary entrance

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3127 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context

Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles

(Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 by contractor H. C. Laskey as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4871). Building permits indicate that the residence was reroofed in 2005, Alterations appear to have been otherwise relegated to the secondary elevations, including converting the garage, from an unpermitted ADU back to a garage (1984) and an addition at the rear of the residence (1981) (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3127 Calle Noguera has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, and cross gables
- Slate, composite, or wood shingle roof with dormers
- Stucco exterior, with half-timbering or wood supports
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light deeply recessed into the wall plane
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Tudor-era details such as half-timbering in some or all gables; a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in gable end, with false supports beneath; wrought iron hardware or wrought iron sconce lighting at the main entry; carved

vergeboard or carved rafter tails; arched (segmental, round, gothic) elements; wood shutters, and decorative "arrow-slit" vents or windows

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1929 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior with half timbering and wood support details; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and Tudor-era details such as half-timbering in some or all gables; a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in gable end, with false supports beneath; wrought iron hardware or wrought iron sconce lighting at the main entry; and the pointed vergeboard and pointed, exposed rafter tails.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3128 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-354-013

Constructed: 1929

Architect: not known

Builder: A. J. Pratt

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof with overlapping front-facing gables, clad in composition shingles. Rafter tails are exposed and extended past the eave, carved to points, typical of the style. The exterior walls are clad in textured stucco. The primary façade (south elevation) has two front facing gables. The right-most gable features half timbering and a pair of multi-light wood casement windows high in the gable and group of three multi-light wood casement windows beneath the gable. The left-most front-facing gable features three round vents arranged vertically and shelters the primary entry,



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

which consists of a frosted glass, metal door, deeply recessed into an alcove entrance. The primary entrance is accessed by a short set of steps with a metal railing. To the left of the main entrance, there is a stucco clad exterior end chimney and a bay window with a hipped roof, and multi-light fixed and casement windows, and decorative half-timbering wood paneling below the bay window. On the right side of the primary façade, the stucco wall extends to form an arched gate and solid stucco fence for the side yard on the east elevation. The remaining secondary elevations were not visible during survey.



Exhibit 3. Detail of main entry

The subject property has a small front yard with shrubs, flowering plants, and a decorative stone cobble water feature with its own arched wood decorative bridge which cuts across the lawn. There is a brick driveway bordered by stone pavers located on the west side of the residence that leads to a single-story stucco-clad garage set back behind the main residence.



Exhibit 4. Detail of chimney and half-timbering details

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3128 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1929 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-5352). Building permits on file indicate multiple changes to the property over time. In 1972, a building permit was filed for an addition of bedroom and bathroom above the first story, along the east elevation, then adding a balcony and pergola covering to this in 1976. In 1977, another building permit was filed to build a playroom in the attic and add a deck to the back of the building. In 1985, an existing window was replaced with a "custom" bay window. In 1999, another building permit was filed to convert the deck into an enclosed sunroom (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3128 Calle Noguera has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports present
- Tall wooden casement windows, recessed at the wall with no trim
- Doors deeply recessed into the wall plane
- Small stoop as opposed to large porch
- Large, often expressive chimneys, with a decorative chimney cap, flue tile
- Tudor-era details such as half-timbering decoration; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood elements, sometimes carved vergeboard or carved rafter tails; wood shutters, and decorative vents.

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was

partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; an expressive chimney; and Tudor-era details such as half-timbering decoration; wrought iron lantern sconce lighting at the main entry; carved rafter tails; and decorative vents.

Historic Integrity: Although there have been alterations to the property since its original construction, these changes do not significantly affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1929 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1929.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3130 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-254-014

Constructed: 1931

Architect: not known

Builder: E. E. Hunstable

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an L-shaped plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof clad in composition shingles and smooth stucco cladding. The primary façade (south elevation) features a tripartite window with a large picture window flanked by narrow double-hung wood windows. The front entry is offset to the right and projects slightly from the wall plane. High in the gable is a decorative tile vent. The simple wood door is recessed in a shallow alcove beneath the main roof and is accessed by concrete steps with a metal railing. Right of the main entry appears to be a picture window, recessed at the wall with no



Exhibit 1. Primary Elevation, view to northeast



Exhibit 2. Site plan map, plan view

trim. The west elevation, visible from Calle Alamo, features an exterior end, stucco chimney centered on the gable end and is flanked by double-hung, wood windows. The remainder of the secondary elevations, including the interior of the ell are not clearly visible from either Calle Noguera or Calle Alamo due to the wooden fence and vegetation.

The subject property has a front and side yard with mulch, shrubs, agave and cacti, and several mature trees. A horizontal wood fence borders the property along the south and west elevations. There is a concrete driveway accessed from Calle Alamo that provides access to a one-story, front-gabled, stucco garage.



Exhibit 3. Detail of main entry

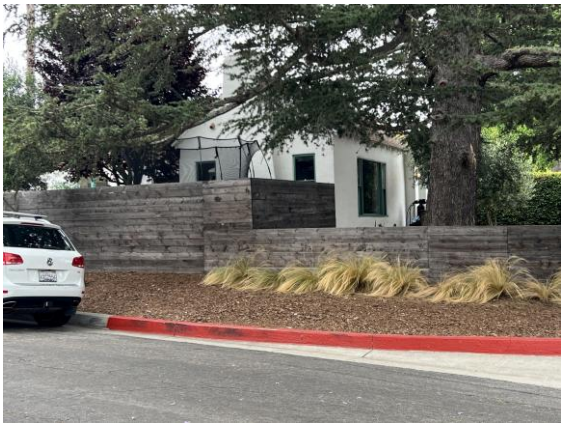


Exhibit 4. Detail of west elevation with chimney

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3130 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping,

curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6787). A 1978 property advertisement noted that the residence had hardwood floors and a living room that could be a formal dining room (SBNP 1978: 70). In 1974, a building permit was filed to replace the front door and replace rafters on the ceiling (City of Santa Barbara2025) In 1974 and again in 1997, building permits were filed to re-roof the dwelling with composition shingles (City of Santa Barbara 2025; NETR 2025; UCSB 2025).

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3130 Calle Noguera has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways that lead to wood plank doors
- Primarily wood windows, most commonly groups of multi-light casement windows and large picture windows, sometimes arched
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved

- Wrought-iron balconies
- Decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including low pitched cross-gabled roof; stucco walls; simple L-shaped plan; asymmetrical façade; primarily wood casement windows

Historic Integrity: The building received minimal alterations over time and none of the changes had a significant impact on the primary façade of the building, which retains most of its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3131 Calle Mariposa
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 20, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-175-002

Constructed: 1931

Architect: not known

Builder: F. J. Harriman

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a moderately pitched, cross-gabled roof clad in composition shingles. The roof features exposed rafter tails, and a flat vergeboard, carved to a point at the ends. The exterior walls are clad in textured stucco. The primary façade (north elevation) features a gabled roof dormer with a pair of multi-light casement window and two front-facing gables, both featuring half-timbering and louvered vents. Centered below the right-most front-facing gable is an arched tripartite window with a picture window flanked by two multi-light casement windows. Centered below the left-most front-facing gable is a pair of multi-



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

light casement windows. The rightmost front-facing gable roof slopes down and extends past the eave to create a sheltered porch for the main entry, supported by arched stucco openings. The main entry door is perpendicular to the street and consists of a wood plank door with a single glazed light. A pair of multi-light French doors are immediately adjacent (left) to the porch. There is an exterior end, stucco chimney with a simple flue tile on the west elevation. On the east elevation, partially visible due to the driveway, there appears to be several single wood casement windows and a second stoop entry, sheltered by a shed roof. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 3. Detail of main entry and sloping roof extension

The subject property has a small front yard with mature plantings and several moderately sized palm trees and enclosed by a short simple metal fence. A brick walkway leads through a gate in the fence to the main entrance. There is a concrete driveway located on the east side of the lot that provides access to a one-story garage at the rear of the property.



Exhibit 4. Detail of arched tripartite window

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3131 Calle Mariposa may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people,

architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau,

endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1931 by contractor F. J. Harriman as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6539). A 1931 property advertisement noted that the residence was "a stucco" and had a three bedrooms and fruit trees (Morning Press 1934: 19). Permits highlight a few changes to the residence over time. In 1987, the attic was converted into a habitable space with bedroom and bathroom. In 1991, a pair of existing windows was replaced with French doors (not visible from street). In 2004, a building permit was issued to re-roof the residence. No other changes were noted (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3131 Calle Noguera has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Tudor-era details including the decorative half-timbering; a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in second floor or gable end, often with false supports beneath; carved wood elements, sometimes carved vergeboard or carved rafter tails; rusticated stone elements usually at the water table line or stoop porch; arched (segmental, round, gothic) elements; wood shutters, and decorative "arrow-slit" vents or windows

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; wood plank door with single glazing; tall wooden casement windows, recessed at the wall with no trim; and Tudor-era details such as the decorative half-timbering; a sloped extension of the roofline that extends beyond the eave; carved vergeboard; and arched (segmental, round, gothic) elements.

Historic Integrity: Although there have been alterations to the property since its original construction, these do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1931.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3133 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

October 1, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-332-004

Constructed: 1928

Architect: not known

Builder: Caudell & Harriman

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the English Vernacular style. The building has a rectangular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof with overlapping front-facing gables and jerkinhead detailing, that is clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (north elevation) features two overlapping gables with jerkinhead details. The right-most gable features a narrow, vertical louvered vent high in the gable, and an arched tripartite window with a picture window flanked by multi-light casement windows on the right and an arched stucco opening that provides access to a covered porch on the left. The left-most front-facing gable features a group of



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

three wood casement windows, recessed at the wall with no trim. The east elevation, partially visible due to the driveway, features double hung windows, casement windows, and a small casement in the gable end. There is an exterior end, stucco chimney on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large irregularly shaped front yard with grass, mature plantings and mature trees. Hedges line the northern and western property line. There is a concrete driveway located on the east side of the residence that provides access to a one-story garage set back behind the residence on the lot.



Exhibit 3. Detail of main entry and arched supports under porch.



Exhibit 4. Detail of arched window

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3133 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025).

The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America

competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1928 by contractor F. J. Harriman and "Caudell" as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-4283). The residence was reroofed in 1980, 1989, and again in 2024. In 1987, a building permit was filed to construct a wood deck on the rear elevation and an addition to the garage. Other alterations include a 984 square foot, second-story rear addition which includes a shed dormer, rear deck or porch, and skylights, partly visible from Calle Alamo (1993) (City of Santa Barbara 2025)

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3133 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1928 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; clipped or jerkinhead gable ends, mimicking a thatch roof shape; composite shingle roof; stucco exterior; wood plank door with single glazing; tall wooden casement windows, recessed at the wall with no trim; and expressive chimney.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1928 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1928.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3005 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-174-007

Constructed: 1930

Architect: not known

Builder: Nels Oakeson

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half, single-family residence constructed in the Tudor Revival style. The building has an L-shaped plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof with jerkinhead roof details. The roof features exposed rafter tails, cut squarely at the ends to match the edge of the eave. The exterior walls are clad in smooth stucco. The primary façade (north elevation) features side gables, with a tall, gabled dormer decorated with stucco and half-timbering typical of the style. The roof section on this elevation extends, sloping, past the eave and shelters an arched stucco opening for the primary entrance, a wood plank door, and a tall narrow single wood casement window. The entry exterior



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

features two small metal sconce lights, lighting the entry. Right of the main entrance on the primary façade are pairs of multi-light wood casement windows. Left of the main entrance is a tripartite window with a central fixed window flanked by tall, narrow, wood casement windows. There is an interior, mid-ridge stucco chimney with expressive molding near the cap and decorative flue tiles visible from the front of the residence. Partly visible from the public right of way, the west elevation also features pairs of wood casement windows and a small, narrow "arrow-slit" casement window high in the gable under the jerkinhead. The remainder of the secondary elevations are not clearly visible from the street.

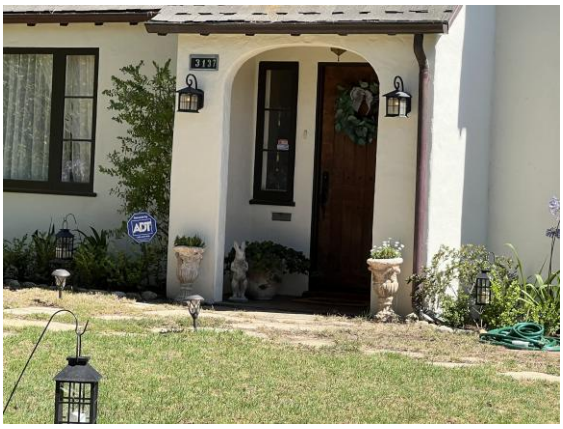


Exhibit 3. Detail of main entry and arched under porch.

The subject property has a small front yard with grass lawn, mature trees, and plantings. The front yard is demarcated by a tall privacy hedge that spans the north property line, with an arched opening for access to a walkway of stone pavers leading to the main entrance. There is a concrete driveway and metal gate located on the west side of the residence that provides access to a one-story garage set back behind the residence.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3137 Calle Fresno may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping,

curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6336). Building permits filed with the City indicate few changes to the property over time. In 1975 permits were filed to construct a shed addition to the existing garage. In 1989 and again in 2011, a building permit was filed to reroof the dwelling. In 2002 a permit was filed to remove the shed addition to the garage and add a new 176 square foot garage addition and an addition to the main residence, however this permit was revised in 2003 to only add a new closet and bathroom, removing the master bedroom and second story deck from plans (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3137 Calle Fresno has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing and cross gables with jerkinhead (clipped gable) details
- Composite shingle roof
- Stucco exterior, with half-timbering present
- Tall wooden casement windows, recessed at the wall with no trim
- Wood plank front doors often with a single glazed light, and recessed into the wall plane
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Tudor-era details such as a sloped extension of the roofline that extends beyond the eave; jerkinhead or clipped gable; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood elements, such as carved rafter tails; and decorative "arrow-slit" vents or windows

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with clipped gable or jerkinhead details; composite shingle roof; stucco exterior with decorative half-timbering; tall wooden casement windows, recessed at the wall with no trim; wood plank door; expressive chimney; and Tudor-era details such as a sloped extension of the roofline that extends beyond the eave; the jerkinhead or clipped gable roof details; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved rafter tails; and decorative "arrow-slit" windows

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

References:

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3201 Calle Cedro
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 10, 2025

Designation Status: Eligible for designation as a Structure of Merit.

Assessor Parcel Number: 053-251-008

Constructed: 1926

Architect: Not known

Builder: Roy Richardson

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the Tudor Revival style. The building has an asymmetrical plan, and the primary façade features a rounded tower. The building features a complex steeply pitched, cross-gabled roof clad in composition shingles to mimic a thatched roof, rounded wood rafter tails projecting from under the open eaves, and eyebrow details incorporated into the roofline over primary façade windows. The building has an interior stucco clad chimney near the peak on the south half of the roof. The exterior walls are clad in smooth stucco and feature faux half-timbering. The primary façade (north elevation) features two projections. The right projection features a wood-framed eyebrow window with a large, fixed center window flanked



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

by two smaller casement windows and topped by a gently arched set of three fixed windows. The central projection features a round tower and conical roof, elaborate faux half-timbering decoration, a wood-framed multi-light casement window, and the main entry. The main entry consists of a recessed, arched stucco opening and an arched wood plank, door with diamond-shaped glazing, heavy metal hardware, two rounded steps, and a single leaded glass lantern hanging over the door. Left of the main entry is another eyebrow wood window, similar to the right projection described above. Right of the main entry, there is a tripartite wood window with a large, fixed picture window flanked by two smaller casement windows. The east elevation, which faces Calle Alamo is partially obscured by an arched, stucco garden wall that extends off another projecting building wing. This elevation features another eyebrow wood like those described on the north façade. Visible from Calle Alamo is a rear addition on the south elevation with a shed roof, stucco cladding, and unframed vinyl slider window. The remainder of the secondary elevations are not clearly visible from the street. The subject property has a large front yard with grass, mature ornamental plantings, and three mature trees. A walkway of stone pavers leads to the main entry. There is a concrete driveway south of the residence that provides access to a one-story, front-gabled garage building accessed from Calle Alamo.



Exhibit 3. Detail of eyebrow window



Exhibit 4. Detail of east elevation and garden wall

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3201 Calle Cedro may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below. Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South

Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties,* provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The City's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context:
A permit was issued for construction of the subject property in 1926 to contractor Roy Richardson and owner Don Humphreus (Morning Press 1926: 11). The house appears to have been one of several demonstration houses in the San Roque neighborhood for the local Better Homes Week program, a national program headed by future president Herbert Hoover. The subject property was originally constructed as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-1677). In 1963, a building permit was filed to add a bedroom and enlarge the sun porch. In 1991, a building permit was filed to re-roof the dwelling with fiberglass shingles. (City of Santa Barbara, Various; NETR 2025; UCSB 2025).

Architectural Context:
English Vernacular and Tudor Revival (1900-1939)
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3201 Calle Cedro has many of the following character-defining features of Tudor Revival style (Exhibit 5):

- One to two stories in height
- High-pitched, complex roof with cross gables, mimicking a thatched roof appearance
- Stucco exterior with decorative half-timbering
- Tall wooden casement windows, some with leaded glass in diamond shapes
- Tower projection with conical roof
- Arched, large wood plank front door
- Small stoop as opposed to large porch
- Large expressive chimney

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1926 in the Tudor Revival style of architecture, it embodies the following character-defining features of the style including a complex roof mimicking a thatched roof, stucco cladding, decorative half-timbering, a tower projection topped by a conical roof, arched wood door, wood casement windows, and the expressive stucco chimney.

Historic Integrity: Although the building received an addition in 1963 toward the rear of the building, it does not appear to impact the front façade which still retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1926 appearance.

Conclusion: The subject property retains a high level of physical integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1926.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3205 Calle Fresno
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 20, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-172-003

Constructed: 1930

Architect: not known

Builder: S. Maitland

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the Tudor Revival style. The building has an irregular plan and an asymmetrical façade. The building features a multi-pitched, cross-gabled roof, with front facing gables, that is clad in composition shingles that wrap the edge of the eave to mimic a rounded thatch roofs typical of the style. The exterior walls are clad in textured stucco, with decorative half-timbering in the front-facing gables. The primary façade (north elevation) features multiple dormers and front-facing gables, including a curving low, eyebrow dormer with decoratively carved wood half-timbering. The right-most front-facing gable has standard half-timbering, and slightly overhangs in a jetty projection with wood joists supports beneath, and



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

shelters the main entrance. The main entry is a stoop porch, with a paneled wood door with a single glazed light and an elaborately carved wood lintel above the door. There is an exterior end brick and stucco chimney immediately right of the main entry on the north elevation. Left of the main entry there is another gabled dormer with half-timbering detail, but the remainder of the elevation is completely obscured by vegetation, so cladding, fenestration or other decorative details could not be noted.



Exhibit 3. Detail of dormers and half-timbering details. Primary façade completely obscured by vegetation during survey.

The subject property has a moderately-sized front yard with mature plantings, gravel and mulch, decorative rock cobbles and boulders, and mature trees. A brick walkway leads to the main entrance. Trimmed hedges line the western property line. There is a concrete and brick driveway located on the east side of the residence that provides access to a one-story garage set back on the lot behind the residence.



Exhibit 4. Detail of main entry and half-timbering

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3205 Calle Fresno may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased

123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically

inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 by contractor S. Maitland as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6381). A 1931 property advertisement noted that the residence had three bedrooms and that it is a charming "English stucco" (*Morning Press* 1931: 19). In 1997, a building permit was filed to reroof the residence, replacing the composition shingle roof with concrete shingles (City of Santa Barbara 2025).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3205 Calle Fresno has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing and cross gables
- Shingled roof with dormers, often curving around the eaves to mimic a thatch roof
- Stucco exterior, with half-timbering or wood joist supports
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Tudor-era details such as decorative, non-structural half-timbering; an overhanging jetty detail in a gable end, with false supports beneath; and carved wood elements.

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Tudor Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family

residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing and cross gables; its shingled roof with dormers, curved around the eaves; stucco exterior, with half-timbering or wood joist supports; small stoop porch; the large, expressive brick chimney; and Tudor-era details such as decorative, non-structural half-timbering; an overhanging jetty detail in a gable end, with false supports beneath; and carved wood elements.

Historic Integrity: Although there have been alterations to the property since its original construction, these do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Tudor Revival style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3210 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 20, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-251-012

Constructed: 1931

Architect: not known

Builder: J. L. Osborne

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an irregular U-shaped plan and an asymmetrical façade, with most of the "front-facing" parts of the property enclosed in a courtyard with a stucco wall. The building features a low-pitched, side-gabled roof clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (south elevation) features two front-facing gables at either end of the U. The right-most front-facing gable is asymmetrical, with the roofline sloping past the eave on the right side, and featuring a pair of multi-light casement windows, deeply recessed in the wall plane and partly obscured by wooden window grille (*reja*) held in



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

place by a molded stucco awning. To the right of this is a wide, tapering stucco chimney with round chimney cap. The left-most front facing gable features three round vents in the gable end above a pair of multi-light casement windows. Mid-ridge above this gable is another stucco chimney with a tapering molded chimney top and decorative flue tile. Left (west) of the left-most front facing gable is the attached garage, stucco-clad, with a similar roof pitch and materials to the rest of the house. Right (east) from this gable, there is a sloping roof overhang sheltering the main entry, which consists of a wood plank door, with metal sconce lighting and metal details. Right of this, in the angled center of the U is a prominent, exterior, mid-eave stucco chimney, with molded flourishes, incorporated stonework, tapering brick chimney top portion, and a fanciful metal weathervane fixed to the top of the chimney. The remaining interior elevations were not visible due to the stucco gate enclosing the courtyard, The courtyard is accessed by a pair of heavy, wood plank double doors set between two molded end-posts. The front patio is enclosed by a stucco clad



Exhibit 3. View through courtyard door to see main entry and part of the chimney with weathervane detail

The subject property has a large front yard with grass lawn, shrubs, succulents, and mature trees. The courtyard's interior was generally obscured during the survey, but there appeared to be some mature plantings. There is a gravel driveway located on the west side of the residence that provides access to an attached stucco clad garage on the west side of the residence.



Exhibit 4. Detail of front-facing gable, another chimney, *reja* and window, and courtyard wall

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3210 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

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Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable

plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context

The subject property was constructed in 1931 by contractor J. L. Osborne as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-7059). Notably, the property won third place in the Class 2 (5-room) house category for the 1932 City of Santa Barbara's Better Homes campaign. Awards for 1931 and 1932 were announced in 1933, after "construction in 1931 and 1932 was subnormal," though the "standard [of homes] has improved over preceding years" (*Morning Press* 1933: 7). According to building permits, there have been modest alterations to the property throughout its history. In 1953, a 252 square addition to a rear bedroom was added. In 1977, another 292 square foot rear addition was added. The house was reroofed once in 1987 with fire treated wood shakes, and again in 2002 when the shake roof was removed and replaced with composition shingles. More recent changes include a seismic retrofit of the property in 2018 and installation of roof-mounted solar panels on the north and west elevations of the residence and garage (City of Santa Barbara 2025).

Architectural Context: *Spanish Colonial Revival (1915-1940)*

The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the

style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3210 Calle Rosales has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Asymmetrical façades
- Wood plank doors
- Primarily wood windows, most commonly groups of multi-light casement windows and large picture windows
- Wood entry doors, typically planked or paneled with a small grille
- Wrought-iron or wood balconies or grilles (*rejas*)
- Decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1931 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including the low pitched roof; stucco walls; asymmetrical façade; groups of multi-light, wood casement windows; wood plank entry door; wood grilles over windows (*rejas*), and a stucco wall enclosing an exterior courtyard. Further adding to the historical significance of the property is the fact that it is an excellent example of the Small House movement in Santa Barbara. Further evidenced by it being awarded third place in the 1931 Santa Barbara's Better Homes campaign, which spotlighted Small House design by locally awarding winners to different classes of homes depending on their size and number of rooms.

Historic Integrity: Although there have been alterations to the property since its original construction, the changes have no effect on the primary façade of the building, which retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1931 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style constructed in 1931. Additionally, it is an excellent representation of the Small House movement in Santa Barbara.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3211 Calle Cedro
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-251-006

Constructed: 1930

Architect: not known

Builder: P. C. Taylor

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof clad in composition shingles, with shingles rolled around the eaves to mimic a thatched roof. The exterior walls are clad in textured stucco. The front façade (north elevation) features a front projection to the right that shelters the primary entrance. The gable and primary entrance are obscured from the street due to vegetation. There is a tripartite window to the left of the projection. A bay window with a bell/hexagonal roof is located at the far left of the façade. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 1. Primary Elevation, view to south



Exhibit 2. Site plan map, plan view

The subject property has a small front yard with grass, mature plantings, and privacy hedges that line the northern property boundary. Ivy is attached to the left side of the front façade. The walkway to the main entrance is obscured from the street. A concrete pathway leads from the driveway to the front entrance. There is also a concrete driveway located on the east side of the residence that provides access to a one-story garage building at the rear of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3211 Calle Cedro may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed

by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5755). In 1992, a building permit was filed to construct a workshop addition to the garage (Permit No. 1254). In 1995, a building permit was filed for a larger scale addition off the rear (south) and west elevations, including a bedroom, one and a half bathrooms, and a laundry room. Exterior modifications included the construction of a terrace, deck, ramp, and trellis (Permit No. BLD95-1375). In 2003, a bay window was added off of the kitchen on the side elevation (Permit No. 2003-0196).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering,

and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3211 Calle Fresno has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as a round or angled tower element, topped with a conical/pyramidal roof and decorative finial.

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof with shingles rolled around the eaves to mimic a thatched roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; a small stoop; a heavy wood plank front door, and Medieval-era details such as a round or angled tower element, topped with a pyramidal roof.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear and side of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of

location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3211 Calle Fresno
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-172-002

Constructed: 1929

Architect: not known

Builder: S. S. Maitland

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one and-a-half-story, single-family residence constructed in the English Vernacular style. The building has an asymmetrical plan and façade. The building features a steeply pitched, cross-gabled roof that is clad in composition shingles. A large front facing gable with a rectangular vent projecting out of the roof. The exterior walls are clad in smooth stucco. The façade (north elevation) features a front projection with an asymmetrical gable roof that flares out at the bottom on its left side. The main entry is situated within this projection and consists of an arched heavy wood plank door. A small multi-light window is to the left of the door. To the left under the gable in the roof is a large multi-light fixed picture window. Other windows on the elevation consist of multi-light



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

casement windows. There is an exterior, stucco chimney on the north elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large front yard with mature plantings, and two mature trees. A walkway of red stone pavers leads to the main entrance. There is a concrete driveway located on the north side of the residence that is not clearly visible from the street.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3211 Calle Fresno may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily

over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)
Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and garage with concrete foundations (Permit No. A-6195). A 1952 property advertisement noted that the residence had five large rooms and had "the grace and charm of the English designed home" (Santa Barbara News Press 1952: 37). In 1989, a building permit was filed to reroof the residence (Permit No. C232). In 1990, a building permit was filed to construct a small addition at the northeast corner of the residence, on the primary elevation (Permit No. 2810). In 1999, another building permit was filed to re-roof the garage (Permit No. BLD1999-03083).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate

manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3211 Calle Fresno has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Small stoop as opposed to large porch
- Large, often expressive chimney
- Medieval-era details such as a sloped extension of the roofline that extends beyond the eave.

Significance Statement: ***Criterion C****. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall casement windows, recessed at the wall with no trim; wood plank front door; expressive chimney; and Medieval-era details such as a sloped extension of the roofline that extends beyond the eave.

Historic Integrity: Although there have been alterations to the property since its original construction, with the exception of a small addition, the majority of these alterations are limited to the rear of the residence or to the garage. Given their lack of visibility from the street, these alterations do not do not impact the design or materials of the residence's primary façade. The addition in 1990 was

completed at the northeast corner of the front of the residence, but great care was taken to blend it into the rest of the façade with the materials, and the size of the addition was minimal. Further, the addition did not impact important character defining features of the primary façade like the chimney, picture window, or the entry point. Therefore, the residence continues to convey historical significance to its 1930 date of construction despite this addition. In summary, the subject property retains sufficient integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3212 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-252-016

Constructed: 1926

Architect: not known

Builder: R. H. Livingston

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, side-gabled roof with front-facing gable and clipped side gables, clad with composition shingles. The exterior walls are clad in textured stucco. The primary façade (north elevation) features a front-facing gable with a vent and three multi-light casement windows. To the right of the gable projection is a porch area covered by a wood pergola and enclosed by a low height stucco wall. The pergola is supported by square wood posts. Below the pergola is a multi-light bay window and the main entry, which consists of a heavy wood plank door. The second story has two



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

projecting gables with paired wood casement windows. Projecting from the roofline is an interior end stucco chimney. On the west elevation, the first story contains multi-light wood casement windows, and the second story has two additional gables, though these have replacement projecting vinyl windows. The remainder of the secondary elevations are not clearly visible.

The subject property has a small front yard with grass lawn, mature shrubs, and a mature fruit tree. A walkway of brick pavers leads to the porch and main entrance. There is a concrete driveway located on the west side of the residence that leads to a garage building behind the residence. At the property line along the street and running along the driveway is a stucco wall interspersed with cobblestone clad piers and wood runners.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3212 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of

the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context

The subject property was constructed in 1926 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-144). In 1943, a building permit was filed to do repairs to the front porch (Permit No. B-6994). In 1962, another building permit was filed to demolish the existing one car garage and build a new two car garage (Permit No. 247). In 1982, a building permit was filed to construct a master bedroom and bathroom addition on the northeast corner of the residence, extending along the rear (north) elevation (Permit No. 3236). In 1984, the patio and porch area on the primary elevation was constructed (City of Santa Barbara 2025). At an unknown date, the

windows within the second story gables on the west elevation were replaced.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3212 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Wood plank front doors, sometimes with a single glazed light, often arched, may be deeply recessed into the wall plane in an alcove
- Large, often expressive chimney

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1926 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; expressive chimney; and a heavy wood plank front door.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be concentrated to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. Although a porch was added to the residence, this change did not drastically alter the building to the point that it is no longer able to convey significance, nor did it compromise character defining features of the property. As such, the subject property retains sufficient integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1926 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1926.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3216 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-252-017

Constructed: 1925

Architect: not known

Builder: R. H. Livingston

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-and-a-half story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a moderately-pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in textured stucco. The façade (south elevation) has an asymmetrical gable roof that shelters the primary entrance. Centered below the gable is a rectangular stained glass window, arched porch entrance, and recessed multi-light window. The arched porch entrance is bordered with quoins and leads to a small front porch featuring multi-light casement windows; the primary entrance is not visible from the street. To the left of the main entry is an arched tripartite



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

window made of multi–light fixed and casement windows. Both of the façade corners have stucco walls that flare out at the base There is an interior stucco chimney on north roof ridge. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard with mature plantings and a large tree. A concrete walkway leads from the driveway to the main entrance. There is a concrete driveway located on the east side of the residence that provides access to a one-story attached garage building at the rear of the property.



Exhibit 3. Detail of arched picture window



Exhibit 4. Detail of small porch

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3216 Calle Noguera may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design

and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1925 as a dwelling and detached garage with concrete foundations (Permit No. A-1143). In 1997, a building permit was filed to reroof the residence (Permit No. BLD97-2290). No other alterations were noted or observed.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3216 Calle Noguera has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Small stoop as opposed to large porch
- Medieval-era details such as a round or angled tower element, topped with a conical/pyramidal roof and decorative finial; a sloped extension of the roofline that extends beyond the eave; overhanging jetty detail in second floor or gable end, often with false supports beneath; wrought iron hardware or wrought iron lantern sconce lighting at the main entry; carved wood elements, sometimes carved vergeboard or carved rafter tails; rusticated stone elements usually at the water table line or stoop porch; arched (segmental, round, gothic) elements; wood shutters, and decorative "arrow-slit" vents or windows

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular

twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1925 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gable; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; and Medieval-era details such as quoin detailing around the porch entryway.

Historic Integrity: There have been no major exterior alterations to the subject property. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3219 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-252-006

Constructed: 1930

Architect: not known

Builder: H. C. Laskey

Architectural Style: Tudor Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Tudor Revival style. The building has an irregular footprint and an asymmetrical façade. The building features a moderately pitched, cross-gabled roof clad in composition shingles. The exterior walls are clad in smooth stucco. The façade (north elevation) features a double, overlapping front gable projection with half timbering. The larger projection extends to shelter the primary entrance and is supported by a square wood post. The main entry door is a heavy wood plank door. Windows on the façade include a fixed window and multi-light casement windows, which appear to be replacement wood/composite windows. There is a stucco-clad exterior end chimney on the west



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

elevation. The east elevation consists of multi-light casement windows. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a small front yard featuring mature plants and trees. A walkway of stone pavers leads from the concrete driveway to the front entrance. The driveway is located on the east side of the residence and provides access to a one-story garage building at the rear of the property.



Exhibit 3. Detail of main entry and stoop



Exhibit 4. Detail of half-timbering and picture window

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3219 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design

and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-6408). In 1997, a building permit was filed for a bathroom addition on the rear (south) elevation, as well as a reroofing of the residence and garage (Permit No. BLD97-0767). In 2011, a building permit was filed for the demolition of the one car garage door and entry door and replacement with a two-car garage door (Permit No. BLD2011-02544). In 2021, a building permit was filed to remodel the exterior with new windows and doors, and a new garage door (Permit No. BLD2021-02339). The replacement windows and doors appear to be wood or wood-like composite.

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3219 Calle Rosales has many of the following character-defining features of Tudor Revival style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows
- Small stoop as opposed to large porch
- Large, often expressive chimney

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the Tudor Revival style of architecture, it embodies the following character-defining features of the Tudor Revival style, including steeply pitched roof with front facing gables featuring half-timbering; composite shingle roof; stucco exterior; tall wooden casement windows, recessed at the wall with no trim; and expressive chimney.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be generally limited to the rear of the residence or to the garage. While there are replacement doors and windows on the primary facade, they appear to be compatible with the Tudor Revival style and appear to be constructed out of wood or wood-like material to match the original. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a sufficient level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3220 Calle Rosales
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 12, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-251-014

Constructed: 1925

Architect: not known

Builder: not known

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the Spanish Colonial Revival style. The building has an irregular footprint and an asymmetrical façade. The building features a low-pitched, cross-gabled roof clad in red clay tiles. The exterior walls are clad in smooth stucco. The front façade (south elevation) features a front facing gable projection with a secondary, flat-roofed projection to the west that creates a carport. The primary entrance is offset to the right, slightly recessed, and is accessed by a set of painted concrete steps. A low, stucco-clad wall to the left of the main entrance encloses the patio area adjacent to the primary entrance. The patio is accessed by a set of multi-light French doors. Windows appear to be a multi-light



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

casement but are partially obscured from view. The main entrance and the window to the right have metal awnings. There is an exterior end, stucco chimney on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large front yard with grass, mature plantings, and large trees. A walkway of brick pavers lead to the main entrance. There is a brick driveway located on the west side of the residence that provides access to the carport.



Exhibit 3. Detail of porch



Exhibit 4. Detail of front-garage area

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3220 Calle Rosales may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful

Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1925 as a frame and stucco dwelling and attached garage with concrete foundations (Permit No. A-1347). In 1958, a building permit was filed to construct a bedroom and bathroom addition on the rear (north) elevation (Permit No. I7343). At an unknown date, a pergola was constructed off of the west elevation of the residence and south elevation of the garage, creating a covered parking area.

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3220 Calle Rosales has many of the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façade
- Primarily wood windows, most commonly groups of multi-light casement windows and large picture windows, sometimes arched
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1925 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including the low pitched roof with clay tiles; stucco walls; asymmetrical façades; groups of multi-light, wood casement windows; and a front patio area surrounded by a low height stucco wall.

Historic Integrity: Although the building had received an addition in 1958 on the rear elevation, the changes had no effect on the primary façade of the building, which retains its original design and materials. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1925 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of a modest interpretation of the Spanish Colonial Revival style constructed in 1925.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3229 Calle Cedro
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-251-003

Constructed: 1930

Architect: not known

Builder: A. J. Pratt

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence constructed in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. It has a moderately-pitched, hipped roof with front facing gables, clad in composition shingles that mimic a thatched roof. The exterior walls are clad in textured stucco. The primary façade (north elevation) features two front gabled projections. The gable to the left features three round vents beneath the roof gable and a multi-light fixed wood window. The gable to the right has a large arched picture window and extends out beyond the elevation as a stucco wing wall, with an arched opening providing access to the side of the residence. The primary entrance is located between these projections, as well as another multi-light



Exhibit 1. Primary Elevation, view to southwest



Exhibit 2. Site plan map, plan view

fixed wood window. The main entry consists of a wood paneled door covered by a shed roof awning supported by a stucco bracket. To the right of the entry door is a multi-light casement wood window. Multi-light casement wood windows are also visible on the east elevation. The remainder of the secondary elevations are not clearly visible from the street.

The subject property has a large front yard with grass, mature plantings, and a large tree. A walkway of pavers leads to the main entrance. There is a driveway located on the east side of the residence that provides access to a one-story garage building at the rear of the property.



Exhibit 3. Detail of main entry and wood support brackets under door hood



Exhibit 4. Detail of picture window and windows on east elevation

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3229 Calle Cedro may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:

The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Early Residential Development (1925-1938)

The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping,

curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP 2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types.

The city's work was praised for elevating the humble house to a level of individuality and design quality (Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5489). In 1954, a building permit was filed to add an unroofed rear porch and to replace a window with French doors on a secondary elevation (Permit No. F-1877). In 1994, a building permit was filed for an addition of a bedroom and bathroom on the rear elevation (Permit No. BLD94-1261). In 2008, a building permit was filed to reroof the dwelling (Permit No. BLD2008-02778).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3229 Calle Rosales has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Tall wooden casement windows, recessed at the wall with no trim; sometimes with diamond pane, leaded glass
- Small stoop as opposed to large porch

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof rolled over the edges, mimicking a thatch roof; stucco exterior; and tall wooden casement windows, recessed at the wall with no trim.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3236 Calle Pinon
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 19, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-173-015

Constructed: 1930

Architect: not known

Builder: Fred M. Reid

Architectural Style: English Vernacular

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a one-story, single-family residence in the English Vernacular style. The building has an irregular plan and an asymmetrical façade. The building features a steeply pitched, cross-gabled roof that is clad in composition shingles. The exterior walls are clad in textured stucco. The front façade (south elevation) features a centered main entrance and stoop sheltered beneath the extended roofline. This portion of the roofline is supported by a square wood post. To the right of the main entry is a front projection. Windows throughout the property consist of multi-light double-hung wood windows. There is an exterior end, stucco chimney on the west elevation. The remainder of the secondary elevations are not clearly visible from the street.



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

The subject property has a small front yard with mature plantings and mature trees. A walkway of stone paved steps from the driveway leads to the main entrance. There is a concrete driveway located on the west side of the residence that provides access to a one-story garage building at the rear of the property.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 3236 Calle Pinon may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.



Exhibit 3. Detail of main entry and window



Exhibit 4. Detail of chimney and west elevation

Early Residential Development (1925-1938)
The development of the San Roque neighborhood began in 1917 when Stephen Rutherford purchased 123 acres of land between San Roque Road and Alamar Avenue to develop a residential neighborhood. Rutherford's land was divided into two suburban land tracts known as the Rutherford Park tract and the San Roque tract, which were divided by San Roque Road. Development of the neighborhood began on the Rutherford Park tract in 1925, followed by the San Roque tract in 1926 (Gledhill 2025). The neighborhood developed with large lots with generous setbacks, numerous trees and landscaping, curving wide streets named "calles", and a central focal point known as Argonne Circle. The design and aesthetics of the neighborhood represented many of the characteristics of the City Beautiful Movement that was popular at that time including: visually pleasing buildings, public parks and communal outdoor spaces, planned street arrangements, and controlled urban aesthetics (TNYPAP

2025). Argonne Circle, the circular focal point of the neighborhood, was named for Rutherford's son Lawrie, who died in the Battle of Argonne During World War II (Tompkins 2018).

Lots were for sale in the Rutherford Park tract by 1925, under the management of John S. Edwards and E.G. Hawkins, who worked for the San Roque Investment Company. This was the same year as the devastating Santa Barbara Earthquake. While the earthquake did not have the physical impacts on the neighborhood that were seen throughout other parts of the City, it did result in some local residents relocating from downtown to more suburban areas (City of Santa Barbara 2011). Some of the earliest houses developed in San Roque were celebrated for their English Vernacular and Tudor Revival architectural styles, which deviated sharply from the Spanish Colonial Revival style buildings that dominated the City's downtown (SBNP 1926). Other styles constructed in these early years included Craftsman and American Colonial Revival. The Rutherford Park tract developed steadily over the next 10 years with the majority of lots on Calle Noguera and Celle Rosales fully developed by 1938, as well as clusters of homes on Calle Granada, Calle Palo Colorado, Calle Manzanita, Calle Cedro, and Calle Alamo (UCSB 2025).

During World War II, there was a lull in development in San Roque as buildings materials and labor were restricted due to the war effort (Tompkins 2018). In the years following World War II, many veterans and their families settled in the neighborhood in existing homes or constructed new homes in contemporary styles such as Ranch and Minimal Traditional. Additionally, areas that were previously undeveloped in the area around Argonne Circle and north of Calle Fresno were infilled with new homes, which led to the entire neighborhood being fully built out by 1964 (UCSB 2025; City of Santa Barbara 2011; Ruhge 1990, 2016; Graffy 2010; Tompkins 2018).

Small House Movement in Santa Barbara (1919-1945)

Many houses constructed in San Roque are examples of or were influenced by the Small House Movement of the 1920s, a national effort to make well-designed homes accessible to middle- and working-class families. This movement was closely tied to the Better Homes in America campaign, which promoted quality design and construction for affordable housing. In Santa Barbara, these ideals were advanced through the Community Arts Association's Small House Design Competitions, which began in the early 1920s. The association's 1924 publication *Small House Design* featured affordable plans created by architects, many in the English Rural Stucco and Spanish Colonial Revival styles (Hutchinson 1986; Smith 2022; Winslow and Brown 1924).

Nationally, the movement gained traction through the Architects' Small House Service Bureau, endorsed by the American Institute of Architects and supported by Secretary of Commerce Herbert Hoover. Their widely distributed plan books, such as *Authentic Small Houses of the Twenties*, provided architect-designed plans to the general public. These publications featured various period revival styles, including English and Spanish Colonial, reflecting the popularity of romantic, historically inspired designs during the decade (Jones 1929; Smith 2022).

Santa Barbara became a leader in promoting quality small house designs, receiving national recognition for its efforts with demonstration homes that were showcased during annual Better Homes in America competitions from 1925 to 1931. These model homes demonstrated a range of materials and types. The city's work was praised for elevating the humble house to a level of individuality and design quality

(Better Homes in America 1926; Smith 2022).

Property-Specific Historic Context
The subject property was constructed in 1930 as a frame and stucco dwelling and detached garage with concrete foundations (Permit No. A-5984). In 1947, a building permit was filed for the addition of a laundry room and storage room (Permit No. D-198). In 1985, a building permit was filed for an enlargement of the dining room (Permit No. F-3519). Both of these alterations were on secondary elevations. In 2006, a building permit was filed to reroof the residence (Permit No. BLD2006-01739).

Architectural Context: *English Vernacular and Tudor Revival (1900-1939)*
The English Vernacular and Tudor Revival styles were popular in Santa Barbara from the 1900s to the 1930s. Named for the Tudor era in England that occurred in the 1500s, the English Vernacular and Tudor styles reference the Medieval era, with small, thatched roof cottages and large, elaborate manors as sources of inspiration. Features such as steeply pitched front gable roofs, half timbering, and brick and plaster walls were all common features of the styles. It was one of the dominant styles of architecture in early 20th-century residential architecture (City of Santa Barbara 2021).

The single-family residence at 3236 Calle Pinon has many of the following character-defining features of English Vernacular style:

- One to two stories in height
- Steeply pitched roof with front facing, overlapping, nested, or cross gables
- Slate, composite, or wood shingle roof with dormers, mimicking a thatch roof
- Stucco exterior, with half-timbering or wood supports sometimes present
- Small stoop as opposed to large porch
- Large, often expressive chimneys, with a decorative chimney cap, flue tile
- Medieval-era details such as a sloped extension of the roofline that extends beyond the eave; carved rafter tails; and wrought iron hardware.

Significance Statement: ***Criterion C.*** *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of an English Vernacular residence. It is located within the Rutherford Park tract of the San Roque neighborhood, developed in the early 1920s by Stephen Rutherford. The early suburban tract was partially developed with single-family houses between 1925 and 1938 and was completely infilled between 1939 and 1964. The tract was designed with wide and curving streets radiating from Argonne Circle with the neighborhood's oldest homes on the south side of the circle.

While suburban homes are generally understood to be similar in design and constructed from mass-produced, economical materials, the San Roque neighborhood developed with distinctive single-family residences that utilized thoughtful design principles and quality building materials as promoted through the small house movement of the 1920s. Homes in the neighborhood also showcased popular twentieth century architectural styles like Tudor Revival, Spanish Colonial Revival, English Vernacular, and Craftsman.

Because the subject property was built in San Roque in 1930 in the English Vernacular style of architecture, it embodies the following character-defining features of the English Vernacular style, including steeply pitched roof with front facing gables; composite shingle roof; stucco exterior; expressive chimney; and Medieval-era details such a sloped extension of the roofline that extends beyond the eave.

Historic Integrity: Although there have been alterations to the property since its original construction, these appear to be limited to the rear of the residence or to the garage, and do not affect the design or materials of the primary façade. The subject property retains integrity of location, materials, design, setting, and workmanship. No historical associations were identified for the subject property. The property retains a high level of historic integrity as it conveys its 1930 appearance.

Conclusion: The resource retains high integrity and qualifies under Criterion C as a good example of the English Vernacular style constructed in 1930.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

3018 Calle Noguera
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 24, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-341-002

Constructed: 1928

Architect: Soule, Murphy & Hastings

Builder: A.L. Vezina

Architectural Style: Spanish Colonial Revival

Property Type: School

Original Use: School

Property Description: The subject property is a large parcel located within the San Roque neighborhood that contains multiple educational buildings that make up the Peabody School. The original school building, facing south to Calle Noguera, is a one-story educational building designed in the Spanish Colonial Revival style by local architects Soule, Murphy & Hastings. The building has a T-shaped plan and a generally symmetrical façade. The building features a south facing front façade consisting of central block flanked by two hyphens and end wings. The building is capped with low-pitched, side-gabled roofs of varying heights clad in red clay barrel tiles. The exterior walls are clad in textured stucco, with a belt course below the window line with additional stucco cladding extending to the foundation. Below the roofline is a highly decorated cornice,



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

featuring repeated arch patterns, a dentil course, and a wide, overhanging eave, with patinated copper gutters. The central block features an arched entryway with smooth molding on the arched surround. The entryway is recessed deeply into the wall plane in an arched alcove, with a pair of heavy, paneled and glazed wood doors topped by a highly decorated, carved, arched wooden transom (Exhibit 3). The door also features spiral-carved engaged columns to either side, a high relief decorative molding around the door, a cast-iron, lantern-style pendant to light the alcove and decorative cutaway vent rendered in the stucco wall on the alcove walls to either side of the door. To either side of the entrance alcove are a pair of multi-light French doors topped by awning-style transom windows. Both pairs of French doors are enclosed by highly decorative, metal, boxed grilles. Above each pair of French doors is an octagonal carved relief made of terracotta, featuring a woman in a window with a balconette (Exhibit 4). The main entrance is accessed by concrete and brick steps with metal railings and an ADA ramp located to the left. The gable ends of the central block feature a stucco relief round opening, with a metal grate on the east and west elevations.



Exhibit 3. Detail of front entrance



Exhibit 4. Detail of metal rails and decorative grilles

The east and west hyphens and wings are roughly symmetrical and contain the same decorative items, cladding, and fenestration. The hyphens and wings are also clad in textured stucco, but have a simpler belt course below the windows, and only dentil molding at the cornice below the roofline. The majority of the windows on the primary (south facing) façade are replacement single-hung metal windows, featuring metal grilles on the windows closest to the central block, and no grille on the outer windows. When windows are arranged in rows they are separated by pilaster mullions with simple cornices. High-relief, carved terracotta sundials are centrally located mid-wall on each end wing, in a decorative surround with an arched decoration below the sundial. Secondary entrances are located on the hyphens, consisting of simple, wide metal doors that are accessed by stairs with metal railings (Exhibits 5 and 6). There is an interior, mid-ridge, battered stucco chimney located on the roof ridge of the central block. The remainder of the secondary elevations are not clearly visible from the street. The subject property has a large front lawn that features grass, mature plantings, and mature trees. A concrete walkway lined with mature plantings leads to the main entrance. The school features several secondary buildings of different architectural styles and dates of construction.

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. The Peabody School may be significant as a Structure of Merit because it retains historic integrity and meets Criterion C, based on the evidence described below.

Criterion C applies to properties that embody the distinctive characteristics of a type, period, architectural style or method of construction, or represent the work of a master, or possess high artistic or historic value, or represent a significant and distinguishable collection whose individual components may lack distinction.



Exhibit 5. Detail of west section of front façade and sundial



Exhibit 6. Detail of east section of front façade

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Historical Overview of Schools in Santa Barbara
The Santa Barbara School District (district) was formed on June 6, 1866, with two other districts in the area including the San Buenaventura and Montecito school districts. Each district had two schools and according to census records, there were approximately 1,200 children between the ages of 5 and 15 that lived in Santa Barbara County with 325 enrolled in public school and 41 in private school. The first school in the Santa Barbara School District was Lincoln School that opened in 1871 at the corner of Cota and Anacapa Streets. Four years later, in 1875, the second floor of the building became the location of Santa Barbara High School. In the early 1890s, the Sloyd School opened in Santa Barbara. The school consisted of manual training and household arts and became the foundation of what later became University of California, Santa Barbara and Santa Barbara City College. The school's training programs were formally added to the district's school curriculum in 1895 (SBU 2025).

By 1900 the district changed its name to the Board of Education of the City of Santa Barbara with William A. Wilson as the superintendent. Between 1899 and 1906, five more schools were established including Franklin, Jefferson, Washington, Garfield, and McKinley elementary schools. For the 1900-

1901 school year there were over 1,300 students in attendance in the Santa Barbara elementary schools with 28 teachers and principals. The high schools separated from the elementary school district board in 1917 but were reunified in 2011 (SBU 2025).

Due to the massive earthquake of 1925, many schools suffered damage and were torn down and rebuilt, including Lincoln and Franklin Elementary Schools. New schools constructed between 1922 and 1927 included Wilson, Roosevelt, Harding, Peabody, McKinley, Garfield, La Cumbre Junior, Santa Barbara Junior, and Santa Barbara High School. Several more schools were constructed during the postwar era to support the growing population including Adams, Monroe, Cleveland Elementary Schools and La Colina Junior, and Dos Pueblos High Schools. In 2011, the Board of Education reorganized the Santa Barbara Elementary and the Secondary School Districts into a single unified school district, becoming Santa Barbara Unified. By 2020, the Santa Barbara Unified School District served 14,000 students from pre-K to 12th grade (SBU 2025).

Property-Specific Historic Context

The Peabody School is located at 3018 Calle Noguera and was originally constructed as a Spanish Colonial Revival style educational building with seven classrooms. Its general layout consisted of two lateral wings branching off a centered, main lobby and administrative area, with open-air covered walkways on its north elevation (Exhibits 7 and 8). This original school building was designed by local architects Soule, Murphy and Hastings with A.L. Vezina as the contractor (Morning Press 1928). The school was named in the honor of former president of the Santa Barbara Board of Education, founder of the Arrow Shirt Company, and local public-school benefactor, Frederick Forrest Peabody, who donated the land where the school was constructed. When it officially opened its doors in 1928, 115 students were enrolled. Former Peabody student Margery Baragona recalled that when the school first opened, it combined all grades and classes together due to its limited enrollment (Ancestors West 2015).



Exhibit 7. Historic photograph of Peabody Elementary School n.d. (Gledhill Library 2025b)

By the mid-1940s, in the midst of the World War II baby-boom, enrollment increased rapidly. By the 1950s, the student population jumped from 210 students to almost 500 (Peabody School 2025). Several additions were carried out from the late 1930s through the early 1950s to meet the needs of the expanding student population, designed by Soule & Murphy, as Hastings retired and left the firm by this time. In 1937, plans were drawn by Soule & Murphy for the enclosure of part of the covered rear patio area to create new classrooms (Architectural Plans Various Years). In 1946, a building permit was filed to move two one-room bungalows from Santa Barbara High School to the Peabody School campus to be used as classrooms (Permit No. C-1753). These bungalows were relocated to the north of the western wing of the original building. In 1947, a building permit was filed to move part of a building labeled as "Building #157" from Hoff General Army Hospital to the Peabody School campus to be used as a kindergarten (Permit D-290) However, also in 1947, Soule & Murphy also drafted plans in 1947 for a new kindergarten building to be located on the northwest corner of the site, near the intersection of Calle Granda and Calle Rosales (Architectural Plans Various Years). These plans do not identify if any part of "Building 157" was used in its design and construction, however, the permit for the moved building includes a plot map that indicates it was moved into the same location as the kindergarten building was constructed. Also in 1947, a building labeled as "Building #106" from the Hoff General Army Hospital was moved to the Peabody School campus for use as a classroom (Permit No. D-325). In 1948, another building permit was filed to move a building labeled as "Building #96" from Hoff General Army Hospital to the Peabody School campus (Permit No. D-1951). This building was placed on the northern edge of the property, adjacent to Calle Rosales. In 1949, plans were drawn by Soule & Murphy for further expansion of the campus, including an activity building located to the north of the original building, a cafeteria wing located to the east of the original building, and a curved wing consisting of six additional classrooms connected via adjoining exterior patios to the east of the cafeteria (Architectural Plans Various Years; Permit No. D-2327). By 1951, a portion of the covered playground was enclosed to be converted into two classrooms (Architectural Plans Various). It was during these late 1940s and early 1950s renovations that Calle Laureles was closed to traffic and the campus was expanded eastward to Vista de la Cumbre (Peabody School 2025).

The period of development from 1928 through 1951 included the construction of the original school buildings and several additions and modifications that were generally overseen by Soule & Murphy, thereby constituting a period of significance for the Peabody School from 1928-1951. The built environment components on the Peabody School campus appear to be designed by Soule & Murphy and Soule, Murphy & Hastings are as follows:

- Original Building (1928) (Soule, Murphy & Hastings)
- Enclosure of rear patio to create new classrooms (1937)
- Kindergarten building (1947)
- Activity building (1949)
- Cafeteria (1949)
- Curved wing of six classrooms (1949)
- Enclosure of playground for two classrooms (1951)

Several additional changes to the campus were made after 1951 and therefore fall outside of the property's period of significance. The campus was renovated in 1973 to meet earthquake requirements as a part of the Field Act (Peabody School 2025). By the mid-1980s, Buildings #106 and 96 that were originally relocated from Hoff General Army Hospital appear to have been demolished, and the two bungalows moved from Santa Barbara High School appear to have been expanded or substantially

modified (NETR 2025; UCSB 2025). By the late mid-1970s through the mid-1980s, temporary classroom buildings located in the northeastern corner of the site along Vista De La Cumbre were constructed. Through the 1990s and early 2000s, several additional temporary classroom buildings and facilities were added along the north and eastern edges of the site, as well as within the center of campus. Outdoor recreational spaces such as basketball courts and playground areas were also constructed at this time. In 2002, the library and science building located near the center of the campus was constructed. In 2008, the main entryway on the original building from 1928 was modified to include a new accessibility ramp and stairs. As a part of a modernization project in the early 2000s, the original windows within the original 1928 building were replaced. Other changes during this project included the construction of accessible restrooms on the north elevation of the original building and well as on the east elevation of the kindergarten building (Architectural Plans Various Years).

Architect: Soule, Murphy and Hastings

The architectural firm of Soule, Murphy and Hastings was a partnership between Winsor Soule FAIA, John Frederic Murphy FAIA, and Theodore Mitchell Hastings. All three men were established architects before they decided to establish the firm, Soule, Murphy and Hastings in 1921 (Morning Press 1921). Winsor Soule, FAIA, was born in New York State in 1883, and pursued his studies at Harvard and the Massachusetts Institute of Technology, where he earned his degree in architecture. After graduating in 1907, he joined one of the most prolific firms of the time, Cram, Goodhue and Ferguson, specializing in ecclesiastical architecture and public buildings. Soule eventually left and became an associate architect for Bryn Mawr College where he worked with designer, Lockwood de Forest, Sr. He later married Forest's daughter, Judith, and in 1912, the couple relocated to Santa Barbara (OAC 2025).

John Frederic Murphy was born in Winterset, Iowa, on September 25, 1887. He initially studied at Grinnell College from 1906 to 1908 before transferring to Columbia University, where he earned his architecture degree. Following graduation, Murphy worked at the architectural firm of Poudgood, Bird and Tawson of Des Moines, Iowa before moving to Santa Barbara in 1914. Shortly after arriving on the West Coast, Murphy married his wife, Marjorie. In 1921, Soule & Murphy, and architect T. Mitchell Hastings formed the firm Soule, Murphy and Hastings (1921-1926) which experienced a brief yet productive period of collaboration. Their first large commission was the design of Lincoln and Wilson Elementary Schools in 1922. Their interpretation of the Spanish Colonial Revival design was so well received that the firm was continuously commissioned to design educational buildings in Santa Barbara for the next twenty years including Peabody Elementary (1927), Harding Elementary (1926), and McKinley Elementary (1931). The firm also designed many residential and commercial properties. Hastings retired in 1926, the same year the subject property was constructed, but the firm continued as Soule & Murphy from 1926 to 1953 (City of Santa Barbara n.d.; OAC 2025; Gledhill 2025b).

Soule & Murphy and Soule, Murphy and Hastings made significant contributions to Santa Barbara's architectural landscape, encompassing commercial, military, educational, religious, and residential buildings, all reflecting classic Santa Barbara styles such as Spanish Colonial Revival and Mediterranean Revival. The firm(s) has been credited with developing regional architectural styles for California inspired by the Spanish Missions, and rooted in the historical Spanish, Italian, and Mediterranean architectural aesthetics and traditions. Notable architectural works of Soule & Murphy in Santa Barbara include the following (OAC 2025; City of Santa Barbara n.d.; Gledhill 2025b):

- Salvation Army Headquarters, Haley and Chapala Street (1926)
- Harding Elementary (1926)

- Santa Barbara Chamber of Commerce office Carrillo Street (1926-1927)
- Santa Barbara School of the Arts, East Canon Perdido (1928)
- Santa Barbara Building Corp. Williams Building Hotel, State Street and De La Guerra (1928)
- Security Title Insurance building, 1014 State Street (1928-1952)
- Santa Barbara Investment Corp. building, West Cabrillo Street (1930)
- McKinley Elementary School (1931)
- Veterans Memorial Building, 112 West. Cabrillo Street (1935)

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 3018 Calle Noguera has the following character-defining features of Spanish Colonial Revival style:

- Low pitched roofs with clay tiles, side gabled
- Stucco walls
- Simple rectangular or L-shaped plans
- Arched entryways and walkways that lead to wood plank doors
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved
- Decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

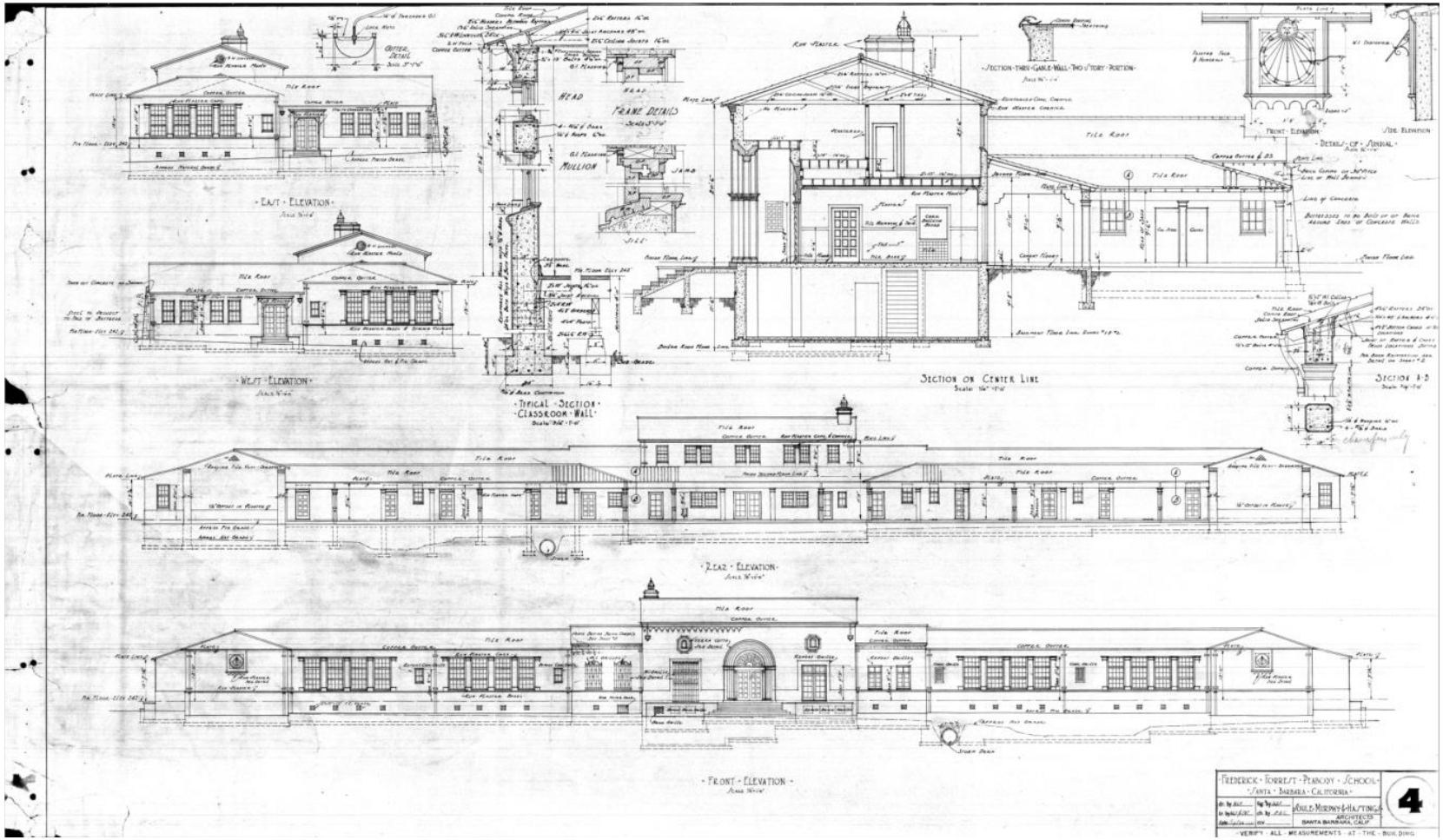


Exhibit 8. 1927 architectural plans of the original building of the Peabody School by Soule, Murphy & Hastings (Architectural Plans Various Years).

Significance Statement*: Criterion C.* *It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.*

The property is recommended eligible under City of Santa Barbara Criterion C, as a notable example of a Spanish Colonial Revival style educational building, designed by the architects Soule, Murphy & Hastings. The period of significance for the Peabody School campus is defined as 1928-1951 to reflect the period of design and construction that was overseen by the local architectural firm of Soule, Murphy & Hastings (1928) and Soule & Murphy (1928-1951).

Because the subject property was built in San Roque in 1928 in the Spanish Colonial Revival style of architecture, it embodies the following character-defining features of the Spanish Colonial Revival style, including a low pitched side gabled roof with clay tiles, stucco walls, arched entryways and walkways that lead to heavy wood plank doors, wood entry doors, elaborate metal grilles, decorative tile work, and emphasis on outdoor spaces like patios, courtyards, and arcaded walkways.

In addition, the subject property is an excellent representation of the educational building design of the firm Soule, Murphy & Hastings and later Soule & Murphy. The campus serves as a testament to their mastery of the Spanish Colonial Revival style and their continued influence on the design and construction of the campus for many years.

Historic Integrity: Peabody School has undergone several additions and expansions from the late 1930s through the early 1950s. However, many of the early expansions and additions were designed by Soule & Murphy. Therefore, the design and style of these new additions was consistent with the firm's vision for the campus as it grew to meet the needs of an increasing population. From an eligibility and integrity standpoint, all of the built environment components constructed after 1951 do not appear to be reflective of Soule & Murphy and appear to be more contemporary and utilitarian to support the continued use of the school into the present-day. Therefore, only the original buildings that were designed by Soule & Murphy from 1928-1951 are considered significant and retain sufficient integrity of location, materials, design, setting, and workmanship to convey their historical significance.

Conclusion: The Peabody School campus retains sufficient integrity and qualifies under Criterion C as a good example of the Spanish Colonial Revival style and the work of architects Soule, Murphy & Hastings constructed in 1928.

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HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

201 Calle Palo Colorado
Santa Barbara, California

Prepared by Sarah Corder, MFA
Principal Architectural Historian, South Environmental

September 24, 2025

Designation Status: Eligible for designation as a Structure of Merit

Assessor Parcel Number: 053-253-006

Constructed: 1925

Architect: Unknown

Builder: Unknown

Architectural Style: Spanish Colonial Revival

Property Type: Single-family Residential Property

Original Use: Single-family Residential Property

Property Description: The subject property is a two-story, single-family residence designed in the Spanish Colonial Revival style of architecture. The building has an irregular plan and an asymmetrical façade. It features a moderately pitched, cross-gabled of that is clad in composition shingles. The exterior walls are clad in textured stucco. The primary façade (south elevation) features multiple wall planes, window types, irregular fenestration, and an attached garage (Exhibits 1 and 3). There are a variety of window types on the primary façade that are all replacements, which appear to be a high-grade composite resembling the original wood windows. A prominent attached garage is located on the west side of the primary façade and a side-gabled second story addition has been added above the



Exhibit 1. Primary Elevation, view to north



Exhibit 2. Site plan map, plan view

garage. There is extensive vegetation present near the west elevation, obscuring most of it from view. Of what can be seen, the second story windows all appear to be multi-light casement windows of the same composite material as those on the south elevation of the residence (Exhibit 4).

The subject property has a large front yard with mature plantings and several mature trees. A mature, trimmed hedge lines the south and west property lines. Underneath the mature, trimmed hedge is a stucco retaining wall with brick that is separated by brick steps with stucco. A brick walkway and brick steps with stucco that lead to the main entrance (Exhibit 3). There is a concrete driveway located on the south side of the residence that provides access to the garage (Exhibit 4).



Exhibit 3. Detail of brick walkway



Exhibit 4. Detail of garage and second story addition

Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria established for a City Landmark, or a City Structure of Merit can be considered significant. 201 Calle Palo Colorado may be significant as a Structure of Merit because it meets Criterion B, based on the evidence described below.

City Criterion B: It is associated with the lives of persons significant in our past.

Historic Context:
The following relevant historic context sections are summarized from the San Roque Historic Context Statement and Historic Resources Survey Report prepared for the City of Santa Barbara by South Environmental in 2025. Additional information on the history of the neighborhood, important people, architectural styles, and eligible properties is available in the report.

Property-Specific Historic Context

Construction History
A building permit was issued to Stephen Rutherford for construction of the subject property in 1924 (Morning Press 1924). The County Tax Assessor records list the date of construction at 1925 and a historic photograph of the property provided by the current property owner is from circa 1926 and appears to have been taken shortly after construction, thus confirming the Assessor's date of construction (Exhibit 5). Rutherford resided in the property from its construction until his death in

1939 (SBNP 1939). The original building permit was not found through the course of archival research, so the original builder and/or architect is unknown. Multiple alterations and additions have been made to the property since its original construction including the following: replacement windows, living room addition (1989), 360 square foot addition (Permit No. 20553) (1960), rear patio enclosure (Permit No. 17652) (1966), reroofing (1995) (Permit No. BLD95-1533), construction of swimming pool at rear of house, and second story addition over garage (dates unknown and no permit numbers found) (City of Santa Barbara 2025; County of Santa Barbara 2025).



Exhibit 5. Image of the primary (south) façade of the Stephen Rutherford house following construction (1926) (Courtesy of Georgie Perkins)

Stephen Rutherford (1848-1939)

Stephen Rutherford was born in Aberlady, Scotland, in 1848. In 1870 at the age of 22 he immigrated to the United States and settled in Santa Barbara, California (History of Santa Barbara County 1927). His career in real estate began when Colonel William Welles Hollister hired him to work at Glen Annie Ranch located in Goleta. While working in Goleta, Rutherford befriended George Long, who inspired him to pursue real estate investments. In 1872 Long sold Rutherford 100-acres of land between San Jose Creek and Fairview, in which Rutherford built a two-story house and lived there with his wife and eight children (Goleta History n.d.).

In 1884, Rutherford's ambitions led him to a significant real estate venture when he purchased over 1,000 acres at Dos Pueblos Canyon from the widow of California pioneer Greenleaf C. Welch. On his new ranch, he planted potatoes and corn, along with walnut and apricot orchards. In 1887, Rutherford sold a 30-acre parcel of Dos Pueblos ranch to developer John Williams. The following year, he sold another 30 acres of his La Patera Ranch, located between Goleta Union School and Fairview Avenue, which became his first major development (Goleta History n.d.).

By the early 1900s, Rutherford expanded his holdings by purchasing 500 acres along the coast, including Refugio Cove, located in Goleta. He also acquired a portion of the Hope Ranch and renamed it Arroyo Burro Creek Ranch where he farmed it for many years before passing it down to his son who renamed it Valle Verde. Rutherford remained active in farming and real estate in western Goleta Valley until his seventies when he sold his property to oilman Herbert Wylie in 1917 (Goleta History

n.d.; GVV 2007).

The same year, Rutherford purchased 123 acres of farmland along Hollister Avenue between San Roque and Alamar Avenue from owner Dixey Thompson. By 1923, he laid the groundwork for San Roque's first residential subdivision called Rutherford Park. The neighborhood featured a U-shaped plan, which he named Argonne Circle in memory of his son who lost his life in World War I. Rutherford passed away in 1939 at the age of 91, leaving behind a legacy that lives on in the neighborhoods he developed (Goleta History n.d.).

Architectural Context: *Spanish Colonial Revival (1915-1940)*
The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, and Baroque, but also drew from the modernist styles of Art Deco and other popular Period Revival styles. In the early 1900s, designs of the style were also influenced by the Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized Period Revival styles in the United States like American Colonial Revival and Tudor Revival.

Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, civic, and institutional buildings. The popularity of the style waned in the 1940s as more functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, the Spanish Colonial Revival style continues to influence modern, Neo-Traditional architectural styles in the present-day (City of Santa Barbara 2009; City of Santa Barbara 2021; Gebhard 1967; McAlester 2013; Newcomb 1937).

The single-family residence at 201 Palo Colorado has the following character-defining features of Spanish Colonial Revival style:

- Cross gabled roof
- Stucco walls
- Asymmetrical façade
- Multi-light casement windows and large picture windows, sometimes arched
- Wood entry doors, typically planked or paneled with a small grille, sometimes elaboratively carved
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Significance Statement: ***Criterion B.*** *It is associated with the lives of persons significant in our past..*

The property is recommended eligible under City of Santa Barbara Criterion B, for its direct association with Stephen Rutherford as his personal residence and his role in the development of the

original development of the San Roque neighborhood. Rutherford was a prominent Santa Barbara developer with other real estate projects, but none more significant and intact as the San Roque and Rutherford Park tracts that would become the present-day San Roque neighborhood.

Historic Integrity: Although the property was constructed in 1925 in the San Roque neighborhood in the Spanish Colonial Revival style and retains some of the basic character defining features such as stucco walls, carved wood entry doors, and multi-light windows, there have been enough cumulative alterations to the subject property that prevent it from rising to the level required for designation for its architectural style. However, historic photographs indicate that the property remains in its original location on a prominent corner, generally has the same floor plan, scale and massing, and the original entry door from 1926. Historic photographs also indicate that some of the windows on the primary façade remain in their original location. While the location of the windows remains unchanged in some cases, all windows have been replaced with modern materials, and the original roof has been replaced. Regardless of these material changes, the use of sympathetic replacement materials allows the home to continue to convey the original architectural style. While these modern materials and the large addition above the garage make it difficult to read as a good example of a 1925 Spanish Colonial Revival home when compared to others in the neighborhood, it does retain sufficient integrity to be recognizable to the home that Stephen Rutherford resided in from approximately 1925-1939.

Conclusion: The resource retains sufficient integrity and qualifies under Criterion B for its association with Stephen Rutherford.

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