

# 1235 North Salsipuedes Street

## HISTORIC LANDMARKS COMMISSION

### HISTORIC SIGNIFICANCE REPORT

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**Designation Status:** Listed in the  
Historic Resources Inventory,  
Contributes to the Historic Significance  
of the Bungalow Haven Historic District

**Assessor Parcel Number:** 029-141-022

**Constructed:** Circa-1912

**Architect:** Unknown

**Architectural Style:** Shingle Style

**Property Type:** Single Family Residence

**Original Use:** Residence

### What makes this place historic?

The property is within the Bungalow Haven Historic District, exemplifying the time at the beginning of the twentieth century when bungalows took America by storm. The typical bungalow was a single-story structure suited to a warm climate, with verandas for outdoor entertainment, overhanging eaves and multiple windows to provide shade and cross-ventilation in the days before air conditioning. These small houses helped fulfill many Americans' wish to own their own home. With climate and economic opportunity drawing more people westward, homey bungalows sprang up rapidly in California. The Ready-Cut Bungalow Company estimates it shipped over 40,000 bungalow kits to Southern California from 1910 through the 1920s. For about \$650 everything you needed to construct a bungalow would be delivered to your lot. Simple and affordable, the bungalow itself became a visual motif, and along with citrus groves and palm trees, was a part of the California setting.

The District comprises a collection of over 80% historic bungalows and is a unique area in Santa Barbara within the Lower Riviera neighborhood, developed between circa 1900 and 1940. Bungalows characterize the district, a majority designed in the Craftsman and Spanish Colonial Revival styles. Outside of the district, post-World War II development demolished single-family houses for apartment and condominium complex construction, but this special district still



maintains historical integrity, representing Santa Barbara's modest middle- and working-class residential neighborhoods within the first half of the twentieth century.

The house in this report retains sufficient integrity to qualify for designation as a **Contributing Property** to the Bungalow Haven Historic District under Criteria 3. The house retains the majority of its character-defining elements, including its wood shingle siding, wide overhanging eaves and large tryptic window with large pane flanked by two thin, casement windows all with divided light upper sashes, therefore contributing to the visual and physical integrity of the Bungalow Haven Historic District.

### Property Description:

A two-story, shingle style house with a moderately pitched gable and wood shingle siding standing on a raised rectangular footprint. From the street, the front façade's one-story wing projecting from the two-story portion of the house is immediately visible to the viewer. Identical front facing gables, decorative wooden planked vents beneath the gable peak, and expressive overhanging eaves supported by exposed rafter tails, appear on the main, second-story gable and single-story projection alike. Sandstone steps interwoven into a retaining wall leads up to the main entrance door featured on the single-story projection. Large window openings holding a set of three windows, a large center window flanked by two multi paned casement windows flank the heavy, wooden entry door. Other fenestration includes three multi-paned French doors and multi-paned casement windows appearing in pairs or triptychs across the walls of the house. The house at 530 East Victoria is attached to the rear of the house at 1235 North Salsipuedes.



## Historic Integrity:

“Integrity” is how well a historic place or resource represents the period or theme for which it is being recognized for. To prove “Integrity,” researchers use the National Register of Historic Place’s definition of “Integrity.” For the National Register, Integrity is determined by the historic resource’s Location, Design, Setting, Materials, Workmanship, Feeling, and Association (Integrity, 44). 1235 North Salsipuedes Street, maintains its integrity because it successfully contributes to the integrity of the early 20<sup>th</sup> century streetscape and can still convey its 1912 appearance, contributing to the integrity of the Bungalow Haven Historic District.



## Historical Significance:

“Historical Significance” is a term used by the city to call a place historical. A place earns “Historical Significance” if it meets one or all of the criteria listed below in the City of Santa Barbara. The Landmarks Commission and City Council decides whether or not, based on these criteria, if a historical place is a Historic Landmark or a Structure of Merit (Chapter 30.157). A place may also be historical as a Contributing property to a Landmark District, or a Historic District (Chapter 30.57). This building was designated a **Contributing Property**, because it meets the following criteria outlined in the municipal code:

**Meets Criteria 3:** *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 house was constructed as a duplex by the owner of 1225 N. Salsipuedes Street next door. The structure was built in c. 1912, in the Shingle style. Shingle Style homes marked a significant shift in American housing styles. Shingle style architecture broke free from lavish, decorative designs popular in Victorian times. Deliberately rustic, the style suggested a more relaxed, informal style of living popular style of the early 1900’s. It was born in New England but was popular in the Mid-Atlantic and influential in Chicago and, especially, on the West Coast. As an intact Shingle style house in Santa Barbara, the house at 1235 North Salsipuedes Street qualifies as a historic resource. The property’s Shingle style character, evident in its architectural details, represents the Bungalow Haven Historic District, which preserves a middle- and working-class neighborhood developed between the 1900s and 1940s.

The Shingle style appeared on the American scene between 1800 and 1900, as a distinctly American style with its solid wood shingle siding. The massive, horizontal structures appear to hug the ground. The porches, balconies, and large windows encouraged a tactile interaction with the outdoors. Its porches, shingles and asymmetrical forms have roots in the Queen Anne style, while the dormer windows, gambrel roofs and complexity of the forms are often attributed to the Richardson Romanesque style that was popular at the time. The Shingle style's informality and eclecticism was a clear expression of American individualism. Architects handled the proportion and architectural details as sculptural compositions. Because of the complexity of the forms, the cost of construction was often beyond that of the average homeowner, and was never adapted to the mass vernacular housing. Not all Shingle style houses look alike, as they can take on many forms (see examples on page 3 and 4 of the Shingle style houses in the East Coast of the United States). Some have tall turrets, others have half-towers. Santa Barbara has only a few examples of Shingle style houses as seen in the examples at 1720 Bath Street and 1922 Anacapa Street, both designated Structures of Merit. This house has the massive horizontal massing, multiple-divided light casement windows and shingle siding of the shingle style.

The residence embodies the following elements that demonstrate an outstanding attention to design, detail, materials, and craftsmanship: the wide, overhanging eaves; exposed rafter tails visually holding the large eaves; the use of the original wood siding; the large window openings holding a set of three present on the front elevation; and the simple front facing massing with an extension serving as the front entrance.

Extensive development did not occur within the District until after 1901, when the Southern Pacific Railroad Company linked Los Angeles to Northern California with a coastal railroad. With the northern segment of the rail line completed, an economic boom shortly followed in Santa Barbara, largely tied to the City's expanding resort industry. With the additional construction of an expanded rail yard, the building or expansion of hotels, and the opening of the State Normal School in 1913, thousands of workers were drawn to the city. Santa Barbara's population nearly quintupled between 1900 to 1940, from 7,000 residents to 34,000. Within walking distance of downtown, the Bungalow Haven neighborhood expanded accordingly (Community Development).

The neighborhood reflects changing trends in architecture, transportation and town planning. It was characterized by modest, one-story, bungalow, frame houses, most often designed in the



Craftsman and Spanish Colonial Revival styles with intact early twentieth century streets, curbs, and sidewalks. Over half the houses in the District are in the Craftsman style, which was a typical trend in modest neighborhoods developing throughout the state during the early twentieth century. Retaining its essential integrity of setting, design, and association, the District conveys the essential qualities of its period of significance (1900-1940). Therefore, the District exemplifies the characteristics that typified Santa Barbara's modestly scaled residential neighborhoods of the early twentieth century, peopled with working and middle-class Santa Barbarans).

#### **Works Cited**

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