

HISTORIC LANDMARKS COMMISSION
HISTORIC SIGNIFICANCE REPORT

Prepared by
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July 18, 2022

1230 EAST DE LA GUERRA STREET
SANTA BARBARA, CALIFORNIA

Designation Status: Listed on the Historic Resources Inventory

Assessor Parcel Number: 031-132-005

Constructed: 1940

Additions: 1999 (extension of basement garage & kitchen above)

Architect: None Noted

Historic Name: Sacconaghi House

Architectural Style: Spanish Colonial Revival

Property Description:

The two-story Spanish Colonial Revival style residence is largely rectangular in plan, with a with complex intersecting hipped-and-gabled roof covered in terra-cotta tiles, and is finished with smooth stucco siding and clad with terra cotta tile roofing material. The massing consists of a primary cubic

volume with secondary cubic volumes at the south (rear) and west (side) elevations formed by additions constructed in 1999. A tower-like chimney with decorative openings and capped with a terra-cotta gable punctures the roof. Under the front-facing open gable there is a triangular tryptic eave vent details compliment the roof structure. Fenestration on the front elevation consists of multi-light window under the open gable and a large fixed large glass window under the covered porch. The north (front) elevation features a

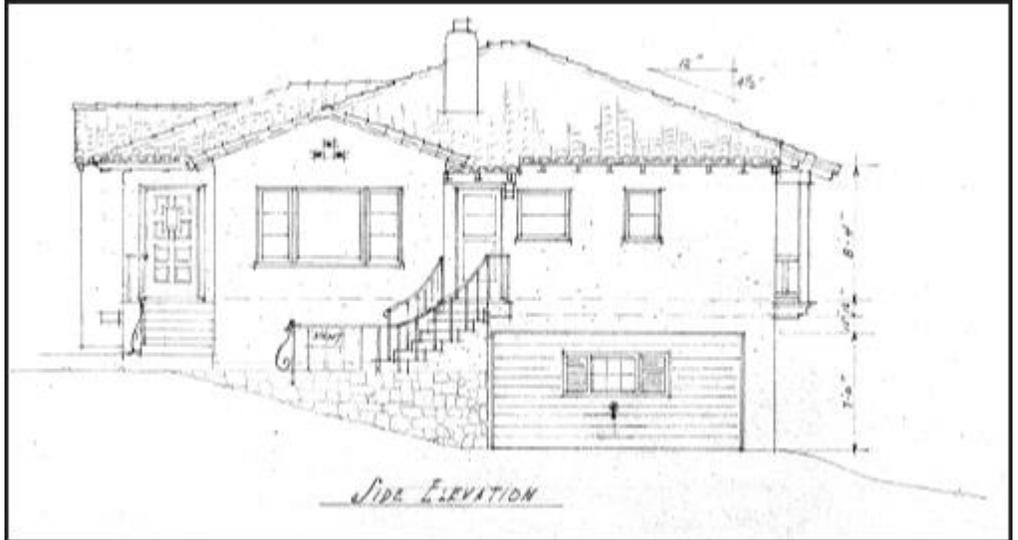


North (front) elevation. Photo taken on July 25, 2022 by Nicole Hernandez.



North (front) elevation, original 1940 drawing. City of Santa Barbara Archives, Community Development Department.

covered, wood entry porch with a heavy, wood panel entry door facing east (side) and small detail window with decorative iron grill. The detached garage is rectangular in plan and features a front gabled roof; it is finished with stucco siding and terra cotta tile roofing to match the primary residence.



Significance: The building qualifies to be designated a Structure of Merit under the following criteria provided by the Municipal Code, Section 30.157.025

West (Side) elevation, original 1940 drawing. City of Santa Barbara Archives, Community Development Department.

Historic Integrity: The building sits in its original location and on a street that has many, similar, modest interpretations of the Spanish Colonial Revival style from the first half of the 20th century. Thus, the house retains its integrity of location and setting. The house retains much of its original character defining features so that it retains historic integrity of design, workmanship, feeling and association. The integrity of materials have been diminished in the replacement of the original windows in the original openings with multiple divided light windows. The 1999 basement and kitchen additions are minimally visible from the street view elevation, so the building continues to convey its 1940 appearance because the additions do not obscure the original façade’s composition and character defining features and were completed in a manner that the building can convey the original intent of the design.



Criterion 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.



View of houses on 1200 Block of De La Guerra St. illustrating the collection of modest interpretation of the Spanish Colonial Revival style.

Historic Context

The Lower Riviera neighborhood is almost entirely composed of single-family houses. Below Alameda Padre Serra, the residents were diverse and were drawn from the middle classes and prosperous tradesmen. During the period

between 1910s and the mid-1920s most houses built in the area were modestly-sized Craftsman style and Vernacular type houses, with an occasional exception to this. By the late teens the Craftsmen style was gradually giving way to the Period Revival movement which included a diverse array of subtypes including American Colonial Revival, Medieval Revival styles and most importantly for Santa Barbara, the Spanish Colonial Revival style.

With its visual and historical references to the City's Spanish and Mexican era heritage, the Spanish Colonial Revival style resonated especially deeply in Santa Barbara and was responsible in large measure for the transformation of the visual character of the community from a Victorian era town into an evocative celebration of Mediterranean inspired architecture. The style was especially appropriate for the Riviera neighborhoods whose steep topography, irregular layout of streets, prominent stonework, expansive views and lush landscaping provided a picturesque setting for clusters of white plastered houses capped by red-tiled roofs overlooking the Pacific Ocean. The 1200 block of De La Guerra Street is dotted with diverse interpretations of the Spanish Colonial Revival. While there is some new construction it has not substantially altered the essential character of the streetscape which features an irregular layout of streets transecting Mission Ridge's steeply sloping lots providing views towards the Pacific Ocean. In addition to the roads, the subdivision's developers planted oak trees to enhance the area's barren slopes. Sandstone is extensively employed in the neighborhood for delineating roadway edging, retaining walls, steps and boundary walls. Built by Italian stone masons including John Antolini, Antonio Da Ros and Joe Sacconaghi, under the direction of Joseph Dover, the finely built walls, stairs parapets and piers have been one of the most characteristic features of the neighborhood since their construction. During the period between the mid-to-late 1930s and the 1940s the few houses built in the Riviera Neighborhood were primarily designed in reductive versions of various subtypes of the Period Revival movement. The modest interpretation of the Spanish Colonial Revival, such as this one, can be seen as response to the economic realities of the years spanned by the Great Depression.

The house at 1230 De La Guerra St. was constructed in 1940 in the Spanish Colonial Revival style for Mr. & Mrs. Joe Sacconaghi, the residence is an example of a modest interpretation of the Spanish Colonial Revival style, key to the architectural identity of Santa Barbara. Joe Sacconaghi was known as one of the Riviera's talented Italian stone masons. As mentioned above, the native sandstone adorning the Lower Riviera was due in part to his work.

In 1916, Bertram Goodhue, author of a book on Spanish Colonial architecture, helped to kick-start the new Spanish style with his designs for the Panama California Expo in San Diego. Until then, Spanish themed architecture mimicked Mission prototypes; however, architects and patrons began to look to Spain itself for detailed examples of the Spanish style after the Expo. Throughout the territories initially settled by the Spanish in the Southwest, as well as Texas and Florida, the Spanish Colonial Revival style flourished. Santa Barbara had many architects talented in designing in the style, including George Washington Smith, Lulah Maria Riggs, Winsor

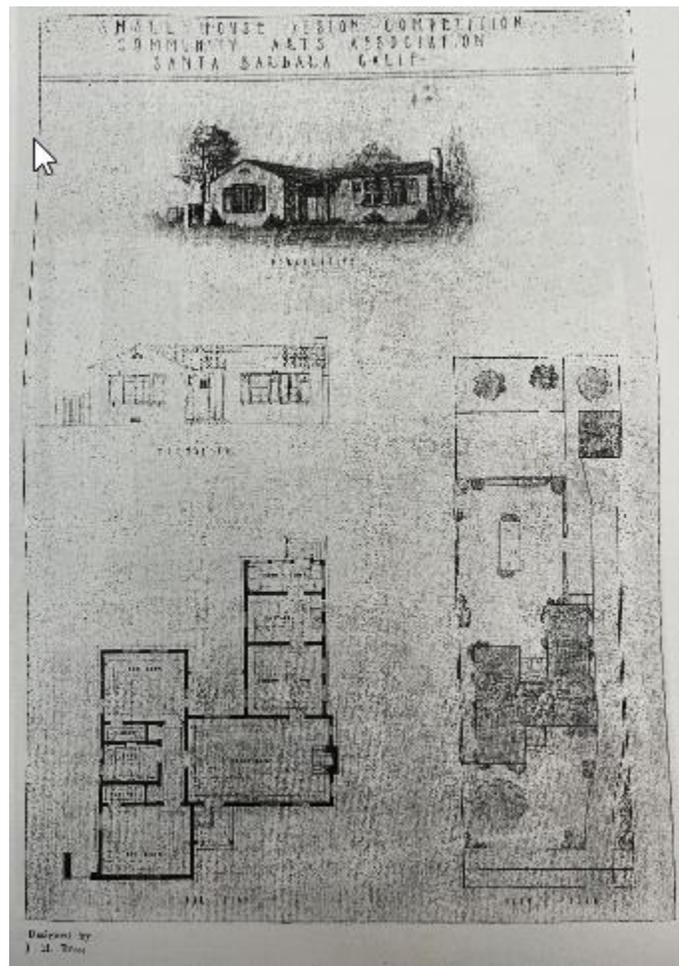


Detail of multi-light windows and character-defining vent under the open gable. Photo taken on July 25, 2022 by Nicole Hernandez.

Soule, Reginald Johnson FAIA, William Edwards, and Joseph Plunkett. Another key to the success of the Spanish Colonial Revival style in Santa Barbara, was the Plans and Planting Committee through which Bernhard Hoffman, Pearl Chase, and others helped to lead Santa Barbara towards a more unified architectural style based on the City's Spanish Colonial and Mexican past. The Spanish Colonial Revival style had its origin in the Mission Revival style that gained popularity in California during the early twentieth century. Inspired by the architecture of the colonial southwest, the Mission revival style's popularity was short-lived. By the late teens it had been superseded by another period revival style, The Spanish Colonial Revival style. The new style's drew its inspiration from the architecture of both Spain and Latin America. Its stylistic attributes include planer stucco clad walls, arched windows or door openings, asymmetrical massing and decorative embellishments and architectural motifs inspired by Spanish architecture.

The Spanish Colonial Revival style emphasizes the interplay of various volumes, patios, and balconies. Santa Barbara has examples of the Spanish Colonial Revival style throughout the City, the distinct commercial buildings on State Street, to large homes and estates on the Riviera, to multi-family housing and hotels in the West Beach neighborhood along the waterfront. The Spanish Colonial Revival Style became an important part of Santa Barbara's heritage in the 1920s when the City deliberately transformed its architecture and look from an ordinary western style town to a romantic Spanish Colonial Revival/Mediterranean style city.

Modest Spanish Colonial Revival houses were further promoted and encouraged by the Community Arts Association of Santa Barbara's Small House Design competition. The designs were that printed in a publication in 1924 for easy distribution for people of modest means to be able to build quality, beautiful, single family homes for a low cost. The publication was edited by noted architect Carleton Monroe Winslow and Edward Fisher Brown. The house at 1230 East De La Guerra Street has similar characteristics of one of the plans featured in the small house design book with the large window and vent under the open gable and the heavy wood door under the small covered porch.



Similar Spanish Colonial Revival design promoted by the Community Arts Association in Santa Barbara. Pg. 47. 1924.

The subject residence employs the following character-defining elements of the Spanish Colonial Revival style:

- Roof clad in terra cotta tiles with an emphasis on the decorative roof-to-wall edge with overhanging eave with exposed rafters.
- A combination of complex voids and masses creating an interplay of volumes, in the front and the varying walls and roof lines and sweeping rounded stair on the side elevation
- Emphasis on expansive planer wall surfaces punctured by carefully placed recessed openings.
- Three stucco vents under the open facing gable.
- Access to the covered front porch via a small stoop.
- Expressive front entry with wood panel door with a decorative grill.
- The front window covered in an iron grill.
- Wood panel door with small window.
- Decorative tower like chimney.

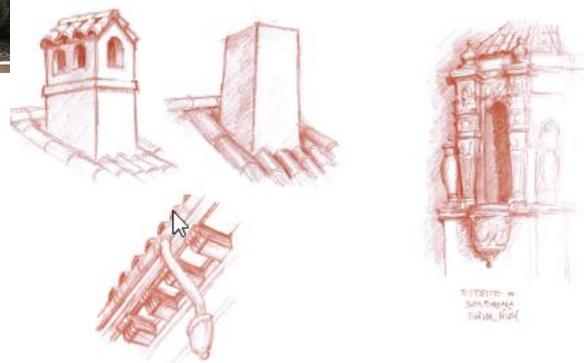


Detail of heavy, wood, panel front door and small window covered with a iron grill. Photo taken on July 25, 2022 by Nicole Hernandez.



Above, Detail of tower like chimney

Right: Excerpt from Santa Barbara Style Guide on Spanish Colonial Revival of typical chimneys. Photo taken on July 25, 2022 by Nicole Hernandez.



Architectural Historian Conclusion: The residence at 1230 East De La Guerra Street may be eligible as a historic resource under Criterion 3 because it is an example of a modest interpretation the Spanish Colonial Revival style on the steep hills of the Lower Riviera which is key to Santa Barbara's architectural identity.

Works Cited:

Grumbine, Anthony, Harrison Design. Hernandez, Nicole. *Santa Barbara Style Guides, Spanish Colonial Revival*. City of Santa Barbara, Community Development Department. November 2014.

Post/Hazeltine Associates. *Lower Riviera Historic Context Study*. City of Santa Barbara, Community Development Department. November 2011.

Small House Designs. Edited by Carleton Monroe Winslow and Edward Fisher Brown. Santa Barbara, CA, Community Arts Association of Santa Barbara, 1924.

