

HISTORIC LANDMARKS COMMISSION

HISTORIC SIGNIFIGANCE REPORT

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835 Alberta Avenue

Santa Barbara, CA

Designation Status: Listed on the Historic Resources Inventory on April 25, 2024

Assessor Parcel Number:

043-242-001

Constructed: 1923

Architectural Style: Craftsman

Property Type: Residence

Original Use: Residential

City Directory Listings:

The first time homes on Alberta Avenue are listed in the City Directories are in 1923.

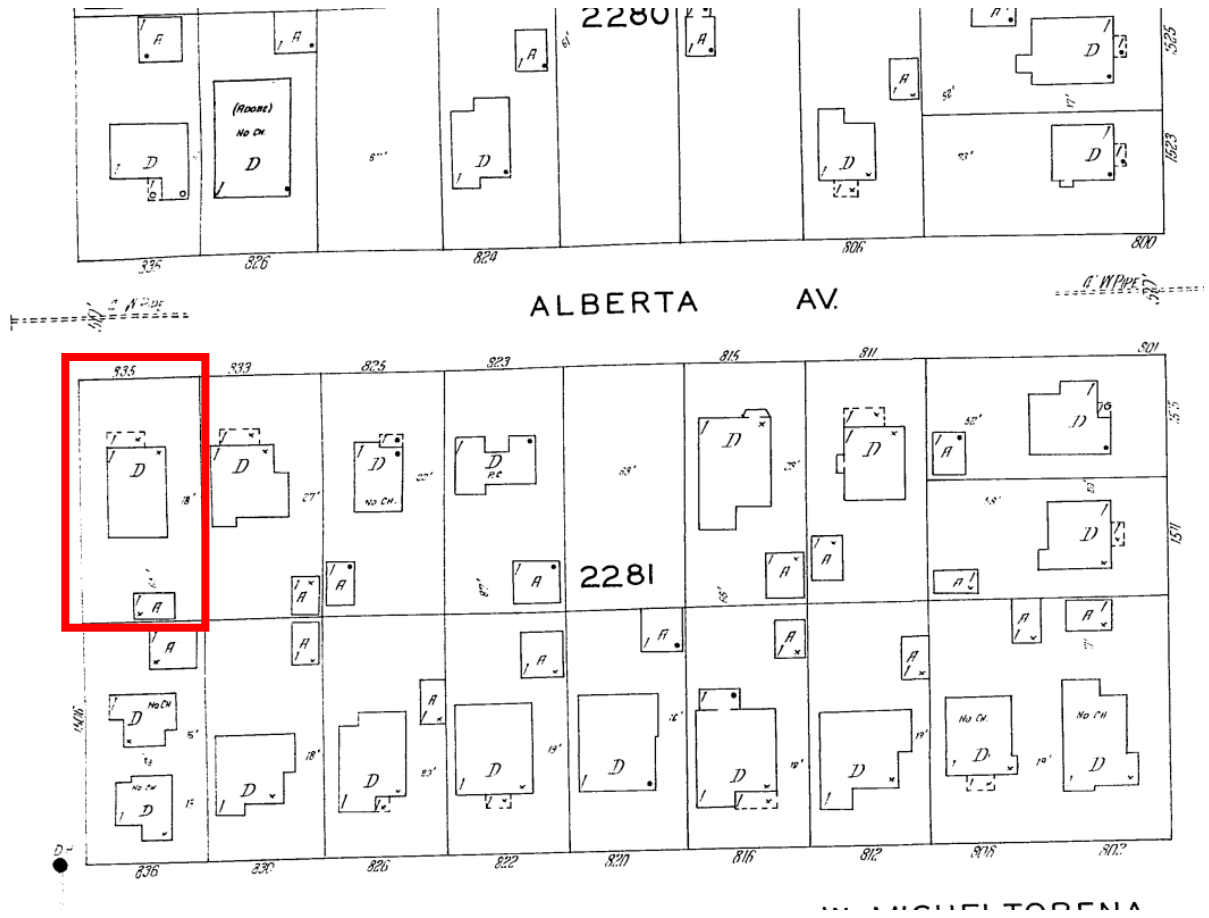
1923: Clark, Hugh – Wife Margaret- Electrical Engineer pg. 448.

1924: Clark, Hugh, pg. 464

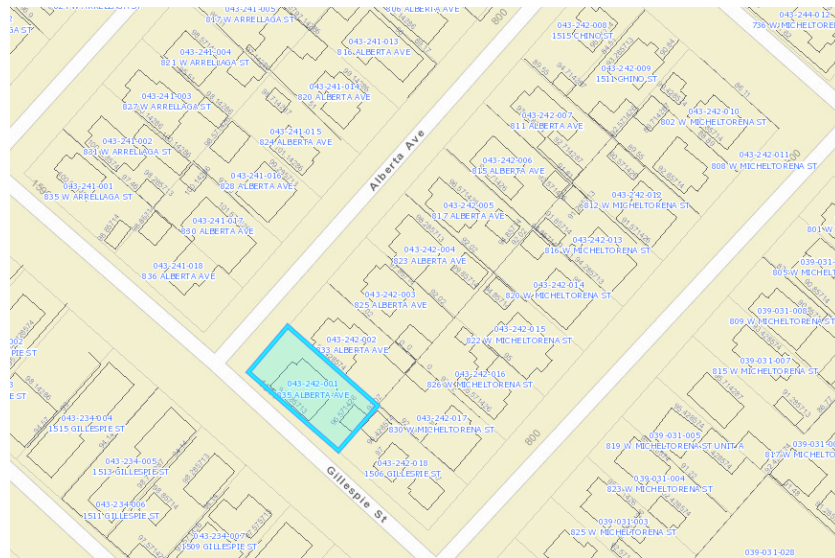
1927: Clark, Hugh, pg. 426



835 Alberta Avenue with low pitched, front facing gable roof over the porch with decorative vents under the open gables with tapered, square columns on massive brick piers and decorative design in the transoms and wood front door lights are character defining features of the Craftsman style. Photograph provided by applicant team April, 2024.



1930-31 Sanborn Insurance Map: Page 222. Illustrating the outline of the Craftsman House with a one-story dwelling with extended front porch with a one-story rear garage.



City of Santa Barbara Maps Analysis and Printing System illustrating 2022 outline of 835 Alberta Avenue

Property Description:

One-story Craftsman style house with two, low pitched, front facing gables, one over the main body of the house and one over the front porch. The open gables have horizontal decorative grills under the peaks. The side elevations have exposed rafter tails supporting the wide overhanging eaves. The house is covered in horizontal wood siding. The front porch is supported by large, square tapered columns sitting on massive, red brick piers. The fascia board on the porch tappers slightly from the center toward the columns. The openings have thick wood trim. The front, wood windows have decorative divided lights in the transom that mimic the pattern in the wood front door. The windows on the side elevations have wood, one-over-one windows with ogee lugs in the top sash.

Historical Significance:

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 structure may be significant as a Structure of Merit because it retains historic integrity and meets criteria 3 based on the evidence described below.



835 Alberta Avenue. Side elevation of the house showing original one-over-one windows with ogee lugs on the upper sash. Photos provided by applicant April 2024

Historic Integrity

The only exterior alteration known on the house is the removal of the wood shingles on the roof with an asphalt composition roof, a typical alteration that does not impact historic integrity. The house remains in its original location. Almost all the street was constructed between 1924 and 1931, when the Sanborn Fire Insurance Map shows the street lots fully developed, most of the setting of an early 20th century streetscape in-tact. The house 835 Alberta Avenue is in excellent condition with almost all its original, character-defining materials on the front and side elevations intact. The building conveys integrity of location, design, setting, materials, workmanship, feeling and association by conveying its original 1923 appearance style with significant sandstone detailing in Santa Barbara.

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;

Craftsman Style: The house lies on the corner of Alberta Avenue and Gilespe Streets. As per the 1898 Birdseye view map of this area, this portion of Santa Barbara was mostly farmland or open land with only a few houses developed at that time. With the large population boom from 1905 through the 1920s, Santa Barbara grew by over 50% and many new developments and houses were constructed for the rising population. The house embodies distinctive characteristics of the Craftsman style. Craftsman bungalow style homes helped fulfill many Americans' wish to own their own home. With

climate and economic opportunity drawing more people westward, homey Craftsman style bungalows sprang up rapidly in California. The Ready-Cut Bungalow Company estimates it shipped over 40,000 Craftsman 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, along with citrus groves and palm trees, they were a part of the California setting.

The 1923 house exemplifies Craftsman style constructed at the time at the beginning of the twentieth century when Craftsman style houses took America by storm. The typical Craftsman house was suited to a warm climate, with large porches for outdoor entertainment, wide, overhanging eaves and multiple windows to provide shade and cross-ventilation in the days before air conditioning. Craftsman homes are important because they are uniquely American—and Californian—creations, appearing first around 1905. Where else but in the Golden State, with access to the Pacific by ship and East Coast by rail, could Japanese styling and the English Arts and Crafts movement be fused together? The Gamble House—the quintessential international example of a Craftsman home in its fully realized ideals of carpentry, woodwork, design, and architecture—was built in Pasadena by the Greene brothers. The building would shape home building of all scales for over a third of the twentieth century through pattern books and newspapers. So impactful was the Gamble House, that by the 1920s one could mail order an entire Craftsman house for assembly. The cozy feeling of the interior created by intricate wood work, buffered against the outside world by a porch, is the exact feeling that has made Craftsman homes unique. The welcoming low-lying mass attests to the style's homey California character, each Craftsman expressing unique detailing in the pattern of wood shingle siding, brackets, eaves and porch posts.

MAP

Santa Barbara, California 1898.

[← About this item](#)


1898 Birdseye view of the property site. Illustrating very little development in the area.

Character-defining features:

Craftsman homes are characterized by low-sloped roofs giving the building horizontality. Other notable character defining features of Craftsman style exhibited at this property are:

Cornice and Eave Details: Instead of intricate cornice moldings that decorated the eaves of Victorian era houses, the Craftsman houses, like this one at 835 Alberta Avenue, have decorative venting under the open gables peaks, wide exposed eaves with rafter tails adding subtle details to the simple form, cut in decorative forms.

Wall Material: In Santa Barbara, craftsman structures often are decorated with horizontal wood siding.

Porch Columns and Walls: This Craftsman has massive, red brick piers and with wood, square tapered porch posts.

Doors: The house has a wood front door with decorative patterns of lights that are mimicked in the transoms of the front windows.

Windows: The house has a decorative pattern in the transoms of two of the front facing windows. The other wood windows on the house feature one-over-one lights with ogee lugs on the upper sashes that were often seen in Santa Barbara Craftsman houses.

Conclusion: The house is an original 1923 Craftsman style home. The house retains the required historic integrity and meets Criterion 3 of the Santa Barbara Municipal Code to qualify to be designated a historic Structure of Merit.

Works Cited

Grumbine, Anthony, Harrison Design. Hernandez, Nicole. *Santa Barbara Style Guides, Craftsman*. City of Santa Barbara, Community Development Department. Nov 2014.

Santa Barbara City Directory: 1923 (page 448), 1924 (page 466), 1926 (426) .

Sanborn Map Company. "Sanborn Fire Insurance Maps". City of Santa Barbara, Santa Barbara County, CA, 1930-31 Volume 2. New York: Sanborn Map Company. Pg. 222.