

**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT**

**1236 GARDEN STREET
SANTA BARBARA, CALIFORNIA
APN 029-131-001**

NOVEMBER 20, 2013



Significance

The City of Santa Barbara establishes historic significance as provided by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The house at 1236 Garden St. is significant as a Structure of Merit per the following criteria:

Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;

The structure was built circa 1898-1903, in the Queen Anne Free Classic architectural style. A relative of the Queen Anne Revival style, Queen Anne Free Classic has certain characteristics in common, while still containing many distinct and important features that place it in a class all of its own. As evidenced by the largely unadorned, classic porch posts, the Queen Anne Free Classic style emphasizes simpler lines than its predecessor. In Santa Barbara, examples of the Queen Anne Free Classic style can be found in the City's older residential neighborhoods including the Upper and Lower Eastside neighborhoods and the Westside neighborhood.



This architectural subtype characterizes Santa Barbara's late nineteenth and early twentieth century residential expansion that was largely driven by the growth in the City's resort industry and improvements to the transportation system. Therefore, as an exceptional example of the Queen Anne Free Classic style that is illustrative of the growth and development of Santa Barbara's middle class residential neighborhoods during the late nineteenth and early twentieth century, the house at 1236 Garden St. qualifies for listing as a City of Santa Barbara Structure of Merit under criterion A.

Criterion D, its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

The house at 1236 Garden Street maintains sufficient design integrity to convey its Queen Anne Free Classic style. The house also contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a range of architectural styles including Italianate, Folk Victorian, Queen Anne, Queen Anne Free Classic, Craftsman, Mediterranean and post World War II multi-residential buildings. The Queen Anne Free Classic is one of the architectural styles that typify the surrounding neighborhood. Moreover, the house at 1236 Garden Street is characteristic of the type of houses built for Santa Barbara's prosperous tradesmen and middle class during the period between circa-1890 and 1912. Because the house 1236 Garden Street is an exemplary example of its architectural type, and is illustrative of the



development of Santa Barbara's residential neighborhoods during the late nineteenth and early twentieth century, it is eligible for listing as a City of Santa Barbara Structure of Merit under criterion D.

Criterion E, Its exemplification as the best remaining architectural type in its neighborhood;

As noted above under Criterion D, the house is part of a primarily residential neighborhood built out in a range of late nineteenth through mid-twentieth century architectural styles including Italianate, National Folk, Queen Anne, Queen Anne Free Classic, Craftsman, Mediterranean and post World War II multi-residential buildings. As an intact exceptional example of one of the neighborhood's characteristic and architectural types, namely the Queen Anne Free Classic style, the house at 1236 Garden Street is eligible for listing as a City of Santa Barbara Structure of Merit under criterion E.

Criterion G, its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;

The house embodies the following elements that demonstrate an outstanding attention to design, detail, materials and craftsmanship: wood, double hung, multi-light over one windows with ogee lugs; the intricately carved, wood, front door; and the intricate brackets under the eaves. The house is eligible for listing as a City of Santa Barbara Structure of Merit under criterion G.

Criterion I, its unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood;

The house at 1236 Garden Street built between 1898 and 1903 is located on the west side of Garden Street at the intersection of Garden and East Victoria Streets. The house at 1236 Garden Street and the four houses to the south of it have maintained their original setbacks. The house, along with other houses of the block, is part of a streetscape that has preserved a large number of its late nineteenth and early twentieth century buildings. Therefore, the house, which has formed an established and familiar visual



element of the surrounding streetscape for at least the last 108 years, is eligible for listing under criterion I.

Historic Integrity

One of the only alterations to the house, since its construction, was the addition of dormers in 2012 that was completed according to the Secretary of Interior Standards for Rehabilitation and has not sacrificed the integrity of the structure. The house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity; with the neighboring parcels still maintaining their original structures. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance.

Recommendation

Staff Recommends that the Historic Landmark Commission adopt a resolution to designate 1236 Garden Street as a Structure of Merit.

Works Cited

Post/Hazeltine Associates. *Historic Structures/Sites Report for 1236 Garden Street*. July 2013. The report is on file with the City Planning Division of the Community Development Department.

