

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**QUEEN ANNE STYLE RESIDENCE  
1804 CLEVELAND AVENUE  
SANTA BARBARA, CALIFORNIA  
027-061-014**

**JUNE 17, 2015**

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**Background:**

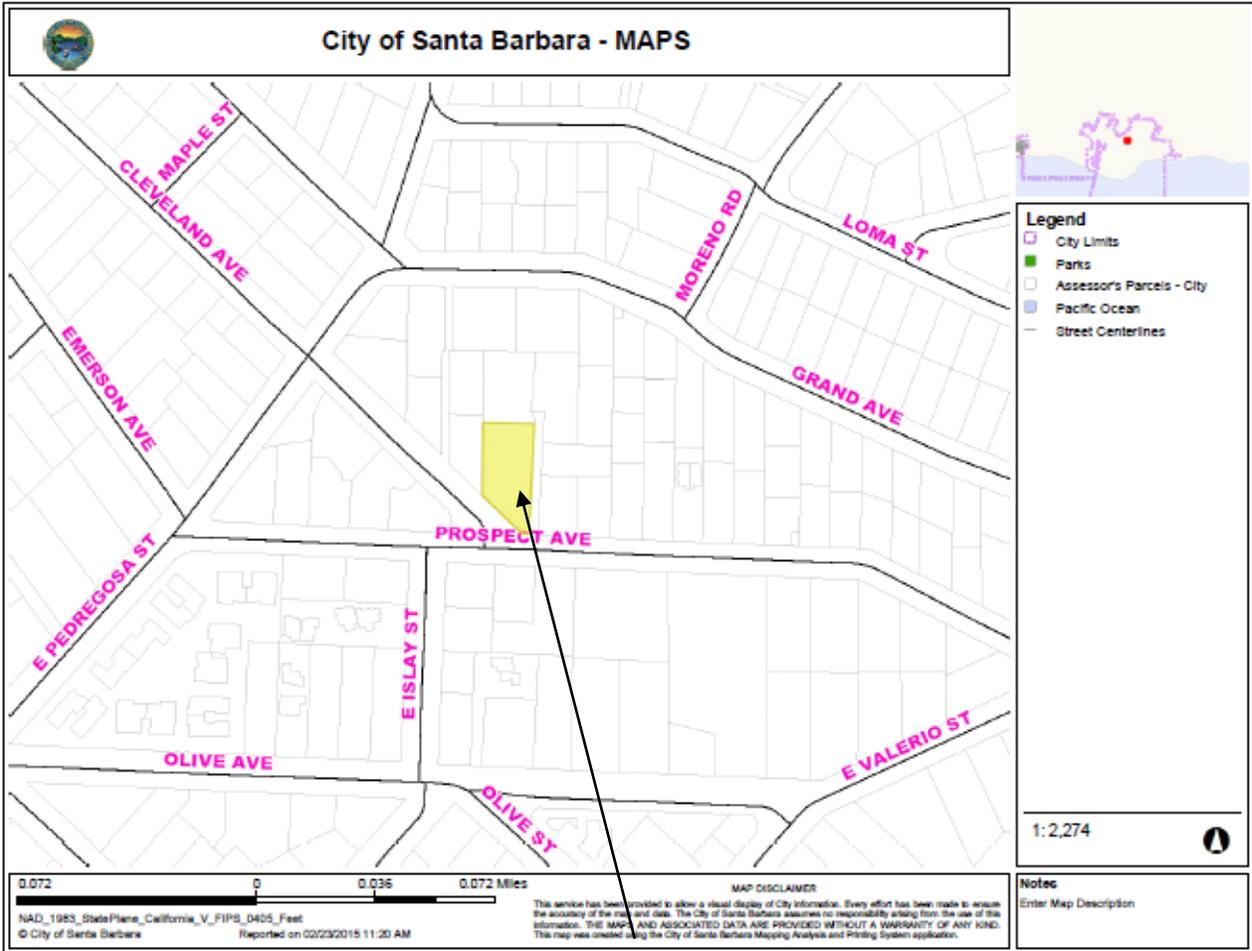
Constructed in 1896, the Queen Anne residence is one of the oldest homes in the Lower Riviera. It is a two story brick masonry building with stucco sheathing and a sandstone foundation. The Queen Anne house features original intricate woodwork that characterizes the Queen Anne style. The structure has been on the City's Potential Historic Resource list since 1978 as a City Landmark for its architectural style and historical significance. It is the opinion of the Historic Landmarks Commission (HLC) Designation Subcommittee that the building is an excellent candidate for City Landmark designation.

The designation of the building as a City Landmark will honor and recognize the importance of the Queen Anne residence as it will join the elite list of important structures contributing to the City's unique historical and architectural traditions.

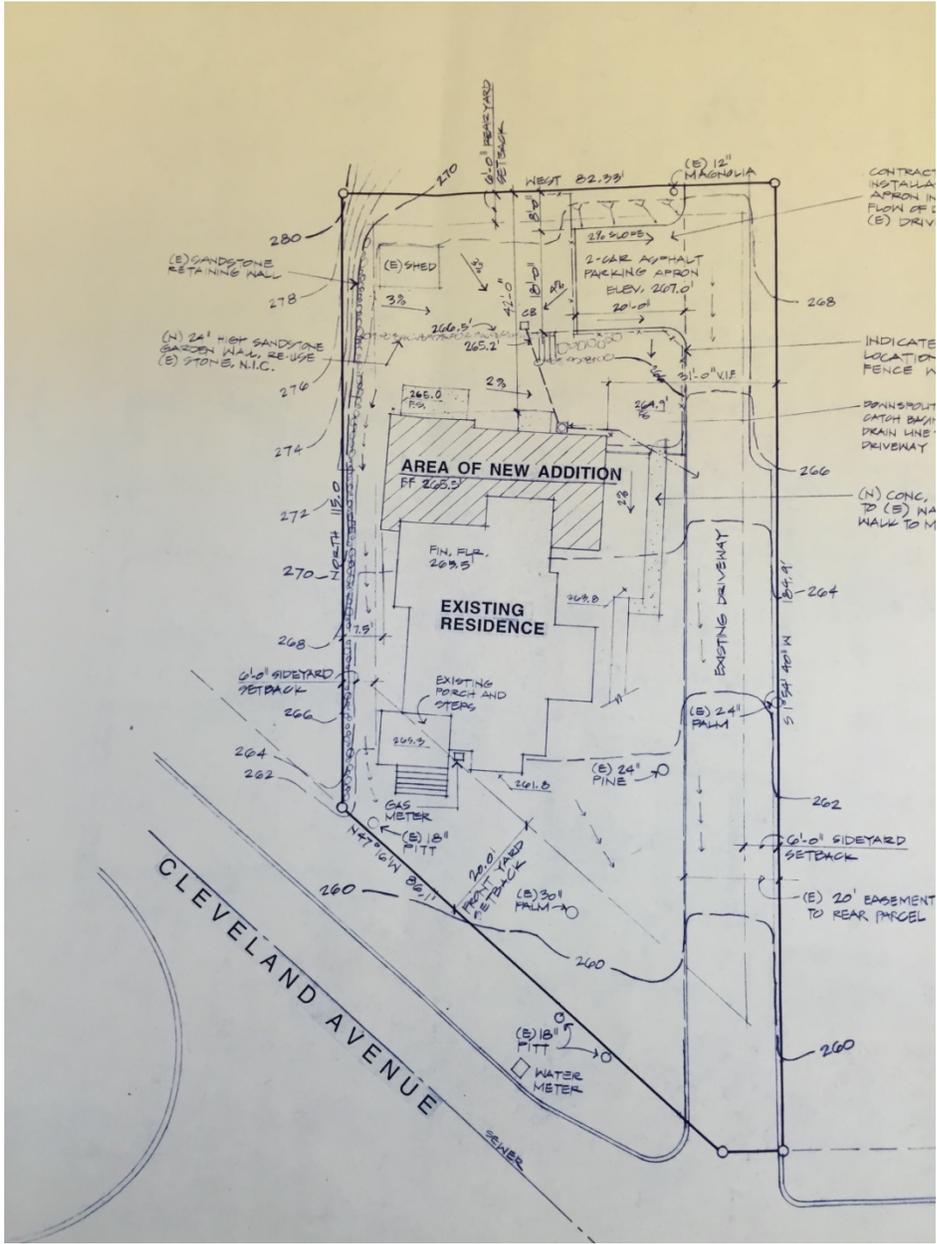


*The elegant residence at 1804 Cleveland Avenue is a Queen Anne with ornate details that was constructed in 1896. Photo taken February, 2015.*

Vicinity Map, City of Santa Barbara Mapping Analysis and Printing System, 2013.



1804 Cleveland Avenue



Site plan from 1995 drawings for the rear addition.

## Historic Context:

The home was constructed in 1896 by Peter Grant, owner of a livery stable and Santa Barbara's first brickyard. Peter Grant's brickyard was located in his backyard, near the Old Mission and Roosevelt School. Which is why he built his home in brick. Later, in 1904, Peter T. Grant and his brother Donald C. Grant opened a brickyard on Rancheria (later Ladera) Street between Gutierrez and Montecito Streets in Santa Barbara. They were first known as the Grant Brothers. Peter was born in 1879 in Canada, and Donald in 1882 in California. At the west end of Montecito Street, they found a yellow clay deposit

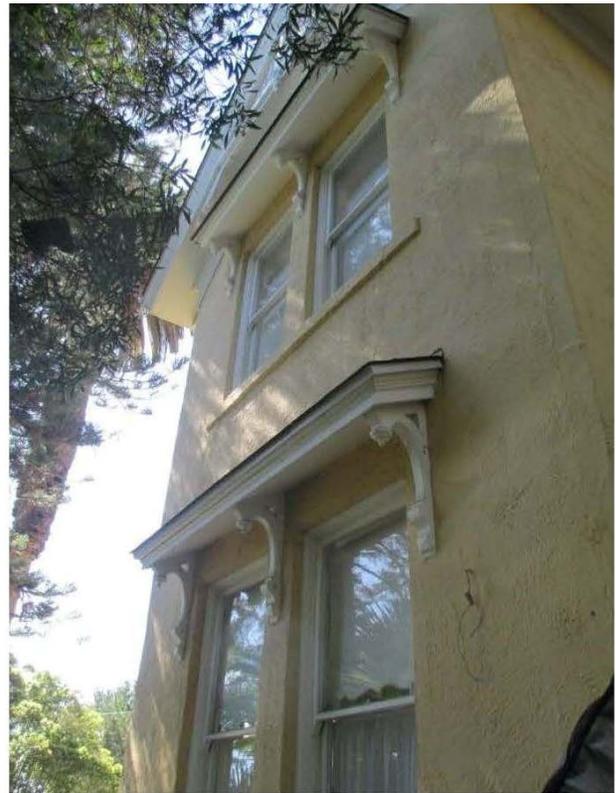
which was favorable for manufacturing common brick and red tile. There is no description of this early operation, but it appears from the character of the brick that the clay was hand-molded and fired in open field kilns.

In 1913, the Grant Brothers reorganized under the name of Grant Brick & Tile Company, with Peter Grant as manager and Donald Grant, brickmaker. During the time this company operated, 1904-1916, it was the only producer of common brick and red tile in Santa Barbara. The Grant Brick Company closed in 1916. The brothers entered the contractor business until 1923, when they opened the Toro Canyon Brick Company in Montecito. Peter died in Santa Barbara in 1955 at the age of 75 years. Donald died in Santa Barbara in 1964 at the age of 82 years.

The Lower Riviera, on the lower slopes of Mission Ridge's south facing slope was found by early explorers to be stark and tawny hill with sandstone boulders, devoid of grass with a few oaks growing in the arid ravines. The Franciscan friars ignored the ridge as too steep to plow and to barren for grazing livestock. C. A. Storke was one of the first land owners in the Riviera who built



Figure 14  
1898 Bird's Eye  
(Santa Barbara Historical Museum, Gledhill Library)



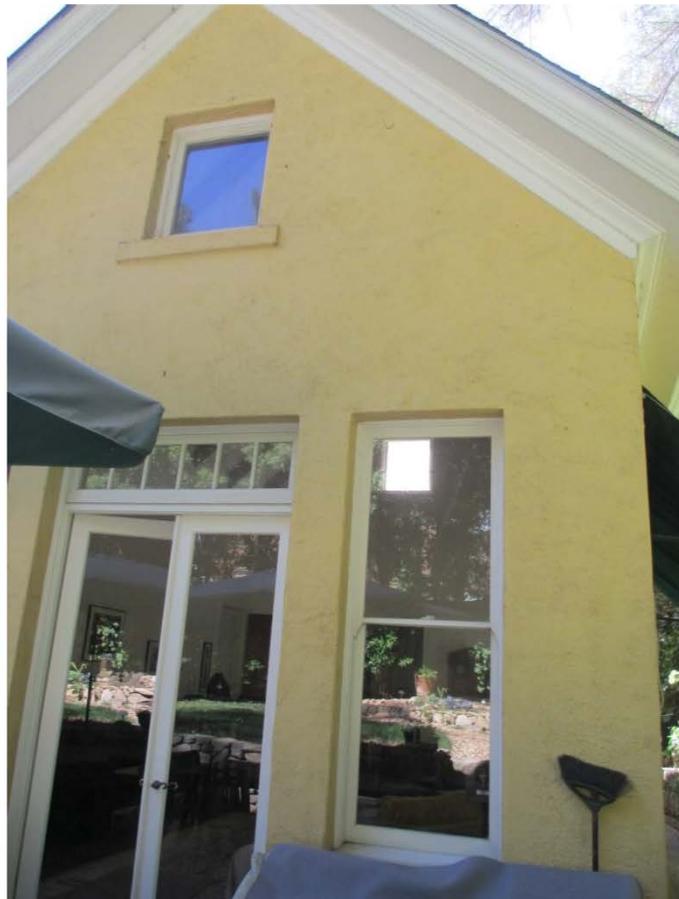
*East side elevation of house showing original windows.  
Photo taken 2015.*

the first house on the Riviera in the 1870s. Inadequate roads and lack of water supply impeded the development of the Lower Riviera. The city installed a streetcar line in 1887 that provided access from Downtown to the Mission and development started to occur in the Lower Riviera surrounding the intersection of Prospect Avenue and East Pedregosa Streets. Because of construction of the wharf, coupled with the development of the area's tourist industry and the anticipated arrival of the Southern Pacific Railroad, a speculative real estate boom surrounded the area of downtown. Since the mid-1870s speculators began to subdivide land surrounding the downtown into smaller parcels that were sold for residential development and small farms. By the late nineteenth century, when 1804 Cleveland was built, other subdivisions on the low slopes of Mission Ridge were being developed. An 1898 Bird's Eye Map shows that fewer than 50 houses scattered throughout the Lower Riviera at the end of the nineteenth century. Most scattered around the 1600 and 1700 blocks of Grand Avenue, only a block from the 1804 Cleveland residence. This is the period when Queen Anne Style houses were most popular. The house at 1804 Cleveland is one of the earliest and most elaborate Queen Anne Style houses in the Lower Riviera neighborhood. Moreover the house is associated with the earliest development of the Lower Riviera, as it was not until the early twentieth century that development began in earnest in the area.



*Above and below: The rear addition to 1804 Cleveland Ave. does not negatively impact the integrity of the Historic Resource.*

In 1995, a stucco addition was added to the rear of the building. The addition is not visible from the streetscape. The addition is differentiated from the original building with different roof lines than the original and has windows and doors that have different proportions from those on the original building. The addition is compatible with the historic house in size, scale, proportion and massing, the integrity of the building is intact and still qualifies as a City Landmark. The rear addition was completed so that minimal historic materials on the rear elevation were removed, as the 2<sup>nd</sup> story rear and side windows are intact.



## Architectural Style:

Few styles of architecture allow for the exuberant level of detail found in the Queen Anne style. The culmination of Victorian taste, this style shows the eclectic range found in the new era, and the ability for manufacturers of the time to distribute these details throughout the country. Thanks to these factors, a variety of ornate columns, spindle work, and elaborate shingles adorn Queen Anne houses like 1804 Cleveland Avenue.



*Above: The highly detailed front porch is an important character-defining feature of a Queen Anne house. Photo taken February, 2015.*

Queen Anne architecture was born in the later part of the Victorian era which included Gothic Revival, Italianate, Stick, and Second Empire styles. In the 1870s, in England, architect Richard Norman Shaw introduced the Queen Anne residential design. It was intended to evoke domestic architecture of some 200 years earlier. The British public loved it.

In the United States, our own first centennial was then approaching and at the huge Philadelphia Centennial Exhibit in 1876, two model houses were built in the Queen Anne style. Americans immediately took to the style. Massively popular in America, Queen Anne spread across the nation at a rapid pace.

Although it had little to do with its name-sake Anne of Great Britain (1665-1714), Queen Anne architecture did look to the past. Whether it was ancient Rome with its swags, garlands, and high-classical columns, or its richly patterned walls of the earlier High Victorian Gothic, Queen Anne combined a wide variety of architecture features into one, decorative whole.

Although Santa Barbara's Lower and Upper West Side neighborhoods, running along Chapala, De La Vina and Bath Streets, are dotted with elegant Queen Anne residential architecture, the Lower Riviera was not well developed, so the Queen Anne at 1804 Cleveland was one of the first in the area. The front porch at 1804 Cleveland features elaborate columns, balustrades that are turned with ornate spandrels and spindle work at the top.

Although most Queen Anne buildings in Santa Barbara were made of wood, other regions used brick, stone and stucco to construct their regional version of the style. The house at 1804 Cleveland is of unique construction in Santa Barbara as it is brick masonry with a stucco coating. The house has its original wood trim work, wood windows, front door and stone foundation. The house has had some additions to the rear of the home, however the integrity of the house is high as it is able to convey its original appearance of 1896 on the streetscape and side elevations.

**Significance:**

The City of Santa Barbara defines historic significance as outlined 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 Queen Anne house at 1804 Cleveland meets the following five criteria:

***Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

Because the 1896 Queen Anne residence is one of the oldest buildings in the Lower Riviera that retains almost all its original features, the building's character is a significant part of the heritage of Santa Barbara.

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

The building is an exemplification of the Queen Anne architectural style. The house has the character-defining features of the style in its decorative wood trim work, the elaborate central gable, the ornate front porch and wood windows. The building is important to the development of Santa Barbara's architectural repertoire.



*Front bay windows pair of double hung windows with ogee lugs on a sandstone foundation. Photo taken February, 2015.*

***Criterion E: Its exemplification of the best remaining architectural type in a neighborhood.***

Because 1804 Cleveland is one of the few residential houses in Lower Riviera that incorporates the Queen Anne style, it is considered the best remaining architectural type in the neighborhood. Although most Queen Anne buildings in Santa Barbara were made of wood, other regions used brick, stone and stucco to construct their regional version of the style. The house at 1804 Cleveland is of unique construction in Santa Barbara as it is brick masonry with a stucco coating.

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

The building embodies not only outstanding attention to design, but extreme attention to detail, materials and craftsmanship in the intricate wood trim work spindles, wood double hung windows, wood front door, and sandstone foundation that qualifies this building as a City Landmark.



*Solid wood, six panel door with original hardware features excellent materials and craftsmanship. Photo taken February, 2015.*

***Criterion I, Its unique location or singular physical characteristic representing an establish and familiar visual feature of a neighborhood;***

Most of the Lower Riviera was developed in the early 20<sup>th</sup> century with many Queen Anne Free Classic and Art and Crafts style houses. This unique high style Queen Anne is rarer for the neighborhood and has been part of the Lower Riviera since 1896 and represents an established and familiar visual feature of the neighborhood.

**Historic Integrity:**

Integrity is the ability to convey its original appearance. There are essential physical features that must be considered to evaluate the integrity. The house retains its character-defining features, including the intricate woodwork, elaborate gable, porch columns and spindle work. Since 1896, the building has retained its integrity of location, design, setting, materials, workmanship, feeling and association so that the building can still convey its appearance of 1896.

**Recommendation:**

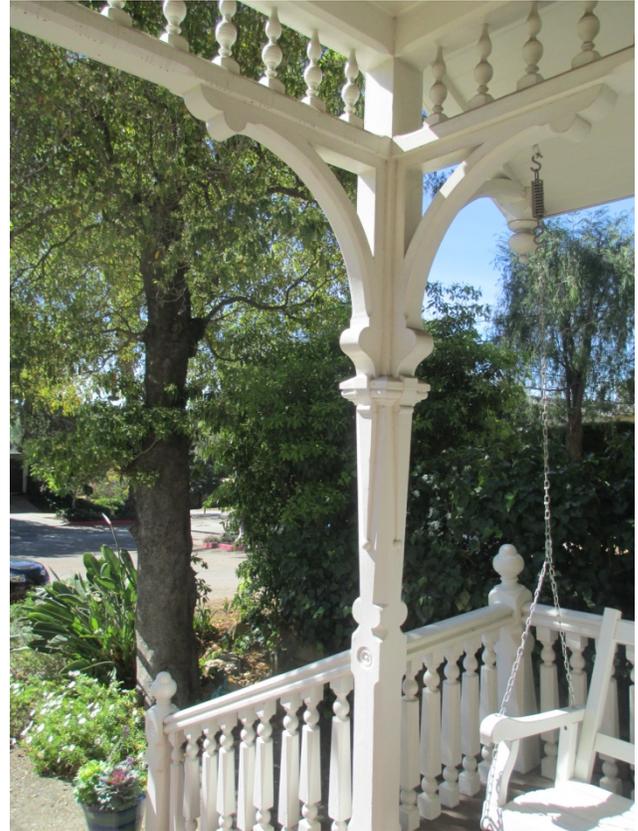
The HLC Designation Subcommittee and Staff recommend that the HLC adopt a resolution to recommend to City Council that the Queen Anne residence at 1804 Cleveland Avenue be designated as a City Landmark. The proposed boundary of the City Landmark designation is the entire parcel.

***Works Cited:***

D’Alfonso, Virginia. Survivors, Santa Barbara’s Last Victorians. Published by Santa Barbara Historical Society. 1979.

Mosier, Dan. “Grant Brick and Tile Company” *California Brick*. 2006. Web. 16 April, 2015.

Post/Hazeltine Associate, “Historic Context Study, Lower Riviera Survey.” April 2, 1011. City Of Santa Barbara Community Development Department, Planning Division.



*Details of intricate front porch posts, baluster and spindles. Photo taken February, 2015.*