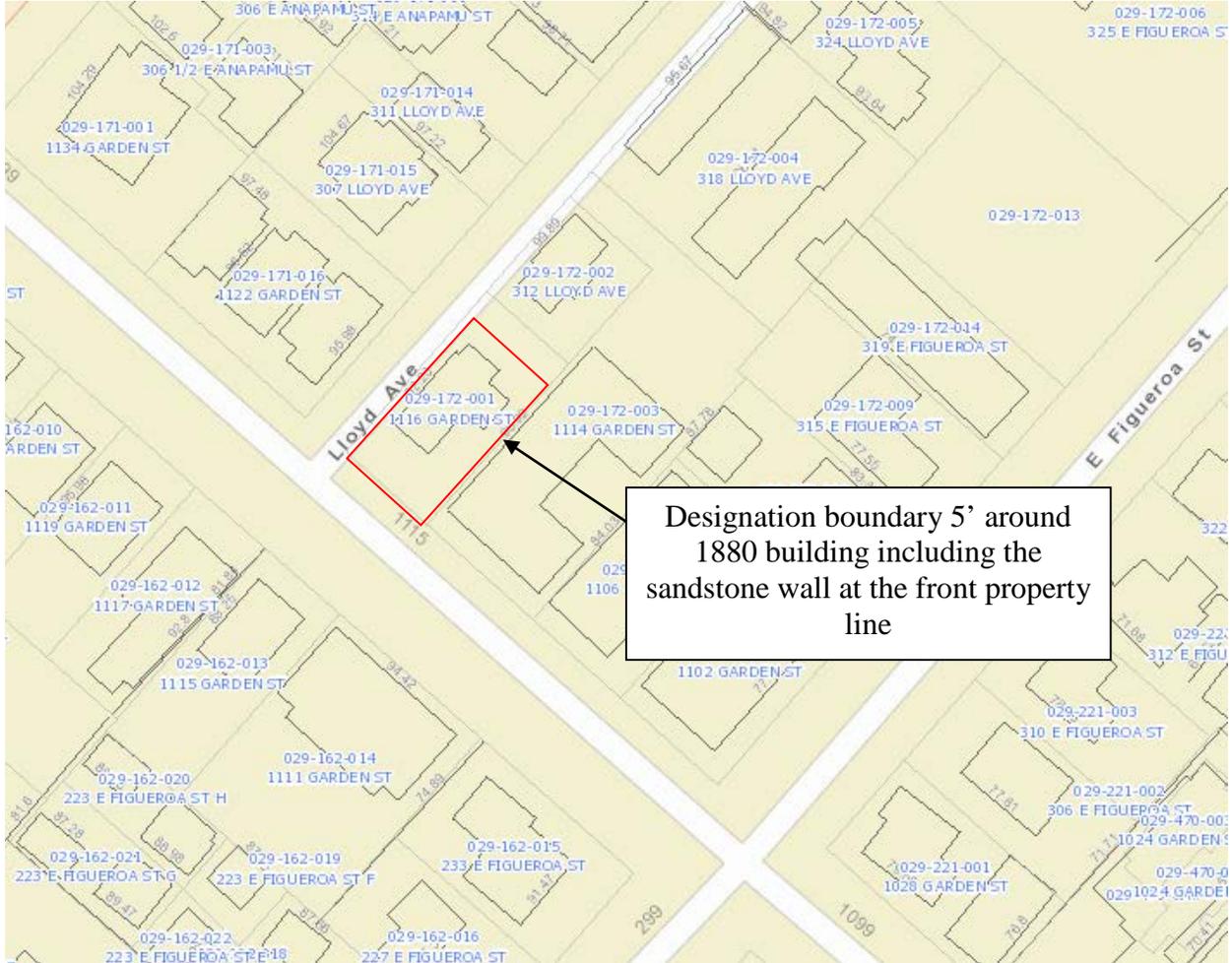


**HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION
STAFF REPORT
THE BROWNSILL HOUSE, A QUEEN ANNE RESIDENCE
1116 GARDEN STREET
SANTA BARBARA, CALIFORNIA
APN 029-172-001**

JULY 27, 2016



Site Map of 1116 Garden Street



Designation boundary 5' around 1880 building including the sandstone wall at the front property line

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. It is the opinion of the Historic Landmarks Commission Designations Subcommittee that the building is an excellent candidate for Structure of Merit designation 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 two-story residence was constructed circa 1880 in the Queen Anne architectural style. The original owner on record in 1889 of the house was Edwin Brownsill. Thomas Poole, brother of Scottish Stonemason, Peter Poole, who built the Old Santa Barbara High School, lived in this house from 1910 through 1915. Thomas Poole was deputy sheriff at this time. The Queen Anne style was named for its Victorian taste and variety of ornate columns, spindle work, and elaborate shingles. In Santa Barbara and across the United States, the Queen Anne style flourished during the Victorian era along with other styles, including Gothic Revival, Italianate, Stick, and Second Empire. Much of Queen Anne's architectural success was due to its affordable wood construction (as opposed to the stone and brick of its contemporary, the Romanesque style), as well as its adaptability. Although the style has little to do with Queen Anne of Great Britain, it reflects the past; whether it was ancient Rome with its swags, garlands, and high-classical columns, or the richly patterned walls of the earlier High Victorian Gothic, Queen Anne combined a wide variety of architecture features into one decorative whole. This style is prominent in Santa Barbara's Lower and Upper Westside neighborhoods, with fewer examples in the Eastside downtown neighborhood.

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

The façade of the house at 1116 Garden Street has been altered slightly, with the enclosed front porch added since its original construction, which is currently under rehabilitation. The original spindle work, porch posts, and balustrades were found under the enclosed porch, and the open porch will be restored to match the original elements. The residence retains expressive gables with delicately adorned boxed eaves and a hipped roof with lower cross-gables, creating a unique symmetry to the building. The building exemplifies character-defining features of the Queen Anne style, including the steep pitch of the gable roof, which adds to the building's height and overall grandeur, and the gables



Front elevation of the building showing intricate front gable. Photo taken June 2016.



The decorative fish scale shingles under the front gable that is lined with delicate woodwork and intricate upper sashes of the windows. Photo taken June 2016.

adorned with elaborate patterns, which help to define the geometry of the Queen Anne architecture and summarize the décor of the building. The variation in the wall texture with the fish scale shingles under the front gable contrasting with the wide wood weatherboards of the rest of the house and the prominent front porch are hallmarks of the Queen Anne style. Although the porch has been enclosed, the prominent columns maintain the integrity of the building. The elongated, rectangular, wood, double-hung windows with large panes surrounded by small rectangular panes in the upper sash are typical of Santa Barbara Queen Anne style houses. The picturesque quality of the style is achieved through an intricate roofline silhouette of the front dormer that echoes the delicate scrollwork found in the large front gable.

The Queen Anne style house also contributes to the visual integrity of the surrounding neighborhood, which is primarily residential in character, encompassing a small range of architectural styles such as Craftsman and post-World War II multi-residential buildings. The residential neighborhood is increasingly becoming more commercial, with more office buildings and apartment buildings. A large apartment structure resides to the right of the residence. Therefore, this Queen Anne building is very unique in the surrounding Eastside downtown neighborhood. Because the house at 1116 Garden Street exemplifies its architectural style and is illustrative of the development of Santa Barbara's residential neighborhoods during the late-nineteenth 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. However, because the Queen Anne style is one of Santa Barbara's oldest styles and few examples remain throughout the city, 1116 Garden Street is a rare and exceptional example of the Queen Anne style in the Eastside downtown neighborhood, qualifying the building under criterion E.

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



Above, the large pane surrounded by smaller lights gives detailed pattern to the pane over panel door that is echoed in the windows. Photo taken June 2016.



Above: the detailed pattern of divided lights and ogee lugs in the top sash of the original wood windows. Photo taken June 2016.

The large pane surrounded by smaller lights give a detailed pattern to the pane over panel door that is echoed in the upper sashes of the double-hung, wood windows. This demonstrates outstanding attention to detail. The ashlar cut sandstone wall at the front property line demonstrates outstanding attention to materials and craftsmanship. In addition, the house embodies elements that demonstrate an outstanding attention to design, detail, materials, and craftsmanship with the delicate roofline silhouette of gable and dormer, and the contrast of siding with the fish scale shingles used in the gable. Thus, the building qualifies as a 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 1116 Garden Street, along with a few other houses down the block, is part of a streetscape that has preserved a number of its late-nineteenth and early-twentieth-century buildings. However, there are not many remaining in this area. Therefore, the house, which has been an established and familiar visual element of the surrounding streetscape since circa 1880, is eligible for listing under Criterion I.

Historic Integrity

The house is currently undergoing a rehabilitation that meets the Secretary of the Interior's Standards for Rehabilitation, which includes restoration of the open front porch with spindles, chamfered porch posts, and balusters to match the originals that were found under the enclosed porch. The project is also adding a rear staircase to the second floor, not visible from the public right of way. The house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained some of its historic integrity. The restored porch will add historic integrity of design, materials, and workmanship to the c. 1880 house. Once the restoration is complete, the house will have integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it to convey its original appearance.



The intricate spindles, with the remnants of the original chamfered porch posts and balusters and will be restored/replace to match the originals. Photo taken July 2016.

Recommendation

Staff and the HLC Designations Subcommittee recommend that the Historic Landmarks Commission adopt a resolution to designate 1116 Garden Street as a Structure of Merit, with a designation boundary 5' around the c. 1880 building including the sandstone wall at the front property line.

Attachments:

1. (Draft) Resolution to designate
2. Mills Act Program Ten-Year Rehabilitation Plan