

1514 Garden Street

Designation Status: Eligible for designation as a Structure of Merit.

This report summarizes the findings of the Historic Structures/Sites Report prepared by Post/Hazeltine Associates, accepted by Historic Landmarks Commission with changes on October 30, 2019

Assessor Parcel Number: 027-251-020

Constructed: c. 1875

Period of Significance: c. 1875-1892

Historic Name: Gifford Residence

Property Description: One-story wood frame Italianate style 7-unit dwelling apartment set on a raised post-and-pier foundation, capped by a complex, moderately-pitched hipped roof covered in composition shingles with the exception of shed roofed additions on the northeast elevation. The boxed eaves are supported by paired brackets. The exterior is sheathed in horizontal drop siding with the raised foundation covered in vertical wood boards with horizontal board trim covering the division between the raised foundation and sill plate. Fenestration is composed of two-over-two windows with elaborate windows surrounds and trim work as well as fixed and operable multi-light windows. A raised porch extends along the southwest and most of the southeast elevations.

Architect: Unknown

Builder: Unknown

Architectural Style: Italianate

Property Type: 7-Unit Apartment

Original Use: Single Family Residence



Significance: The Historic Landmarks Commission listed the property on the Potential Historic Resources List since 1986 when the State of California Office of Historic Preservation determined the building was eligible as Structure of Merit. The City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 22.22.040. The Historic Structures/Sites Report accepted by the Historic Landmarks Commission on October 30, 2019 found the building qualifies 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 Italianate style enjoyed widespread popularity in the United States between 1840 and 1885. Originating in Great Britain as a reaction to the preceding Neo-Classical style, the Italianate eschewed the classically-symmetrical and balanced forms that had been popular since the Renaissance, drawing inspiration, instead, from rural Italian villas of the 16th and 17th centuries. In America, Andrew Jackson Downing, through his pattern books and other publications, helped popularize the new style. The Italianate style was employed for a variety of building types, including both urban and suburban houses, as well as institutional buildings such as courthouses, hospitals and schools. Relatively few Italianate style houses dating before circa-1880 survive in the City. Among these are the Cook House, 721 De La Vina Street, and the Hunt-Stambach House. While it has been altered, the house retains many of its original design features in good condition which allows the house to convey the essential features of its Italianate style design which is representative of the first high style domestic architectural style in Santa Barbara that employed elaborate architectural details and design features made possible by advances in mechanized woodworking and the ready availability of milled lumber and standardized building materials. As an example of an Italianate style structure, the building qualifies 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:

As an important part of Santa Barbara's architecture, the Italianate style shaped the architecture of Santa Barbara during the 1870s and 1880s. It was the first national architectural style to appear in Santa Barbara. In the Santa Barbara region, the presence of trained architects, advances in mechanization and standardization, as well as improved transportation methods allowed the construction of houses such as 1514 Garden Street which achieved a standard of elaboration not previously characteristic of residential construction in Santa Barbara. This structure may qualify under Criterion D due to the following character-defining features of the Italianate style:

- **Massing and Form:** symmetrical massing and cubic volume.
- **Roof Details:** Low-pitched hipped roof with boxed eaves embellished with paired brackets.
- **Window Details:** One-over-one wood windows in the projecting bay.
- **Wall Details:** The Italianate style building features with horizontal drop siding.

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

The house at 1514 Garden Street, even in its altered state, is one of the few Italianate style houses surviving in the Upper East neighborhood. Therefore, the house at 1514 Garden Street is Criterion e. eligible for listing as a City of Santa Structure of Merit under Criterion e.

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

The building demonstrates the following Italianate character-defining design features:

- **Massing and Form:** symmetrical massing and cubic volume.
- **Roof Details:** Low-pitched hipped roof with boxed eaves embellished with paired brackets.
- **Window Details:** One-over-one wood windows in the projecting bay window with classically inspired trim-work and tall narrow windows that emphasize verticality.
- **Wall Details:** The Italianate style building features with horizontal drop siding.
- **Balustrade:** The house retains an Italianate style, turned, balustrade on the southeast elevation, likely only surviving example in the City.

The quality of the house’s trim work and architectural detailing exemplifies the high level of craftsmanship that characterized some upper middle class construction in Santa Barbara.

Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood:

Located mid-block of the 1500 block of Garden Street the house, which has been in place for at least 144 years, is the only Italianate style house on the 1500 block of Garden Street. Therefore, the former house at 1514 Garden Street is eligible for listing as a City of Santa Barbara Structure of Merit under Criterion I.

Historic Integrity:

The house at 1514 Garden Street has undergone several alterations since its construction in c. 1875, including the construction of two shed-roofed additions to the rear elevation made prior to World War II, the removal of the original entrance porch, the removal a bay window from the front elevation and its replacement by a French door flanked by sidelights sometime after 1914, and the construction of a porch that wraps around the south corner of the house (added in the 1920s). The addition of a 1920s style window on the front elevation. However the house preserves many character-defining elements of its Italianate style including its original massing, hipped roof, horizontal drop lap siding, paired brackets under the boxed eaves, two bay windows, and double hung, wood, windows and the turned balustrade. The building retains integrity of location, design, materials, workmanship, and feeling.

Works Cited:

Post/Hazeltine Associates. *Phase 1 Historic Sites/ Structures Report*. Accepted by Historic Landmarks Commission, October 30, 2019. City of Santa Barbara Community Development records.

