

**HISTORIC LANDMARKS COMMISSION  
HISTORIC SIGNIFICANCE REPORT**  
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**1707 Garden Street  
Santa Barbara, California**

**Designation Status:** Listed on the Potential Historic Resources List

**Assessor Parcel Number:** 027-112-010

**Historic Name:** Kinkaid Residence

**Constructed:** 1909

**Property Description:** Large, two-story stucco house designed in the Craftsman style. The facade features three large gables with wide, overhanging eaves supported by large brackets. Most of the fenestration consists of double-hung windows with divided lights inset in the upper sash. The wide front door is deeply recessed in the deep porch which is approached by a staircase and supported by square columns in groups of three. There are bay windows on the ends of the house.

**Architect:** unknown

**Architectural Style:** Craftsman

**Property Type:** Single Family Residence

**Original Use:** Single Family Residence

**Significance:** The HLC added the building to the Potential Historic Resources List in 1986. The building qualifies to be designated a Structure of Merit under the following criteria provided by the Municipal Code, Section 22.22.040.



**Historic Integrity:** The building retains most of its original features and most of the surrounding neighborhood is intact so that it has high historic integrity of location, feeling, setting, design, materials, workmanship and association. The building can convey its 1909 original appearance.

**Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation:** The house was designed in the Craftsman style. Craftsman style homes are known for their intimate scale and intricate wooden details gently layered over wood clapboards, shingles, stone, and bricks. Their porches turn back time while providing a gentle transition between the outside world and cozy spaces inside. The Craftsman houses are uniquely American creations that began to appear around 1905 in Southern California. They are a fusion of wooden Asian architectural details, the English Arts and Crafts movement, and an innovative California spirit. Mastered by the Greene brothers, whose landmark Gamble House still stands as a masterpiece of the ideals that the Craftsman style promoted, the fashion translated to all scales of home building. These houses became extraordinarily popular throughout the U.S. during the first 30 years of the 20th century. Pattern books and periodicals furthered the study of the architecture; even kits to build an entire house could be ordered and delivered to building sites.

The low pitched gable roofs, knee braces under the wide overhanging eaves, the deep front porch with grouping of three porch posts are character defining features of the design that exemplify the simple intricacy of the Craftsman style.

The building exemplifies the Craftsman style. In Santa Barbara the Craftsman style enjoyed a popularity that can still be seen today. From the small bungalow to the large, almost grandiose house, Craftsman architecture thrived in Santa Barbara. Intent on rekindling the hand craft in the art of building, Craftsman architecture played a pivotal role in the architecture of the early 1900's. The neighborhood developed between circa 1900 and 1940 as an enclave of modestly scaled houses designed in a range of architectural styles, including National Folk, Craftsman, and Period Revival. The neighborhood's residents included a diverse array of prosperous working and lower middle class families. Subsequently, post-World War II development included the demolition of some of the neighborhood's single-family houses. Nonetheless, the house at 1707 Garden Street has Craftsman style elements that leave behind a legacy of beautiful and expressive details – especially in wood – that continue to inspire architects, builders, and home owners to this very day.

**Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship:** This structure is an unusually large house with the standard Craftsman elements such as the low pitched gable roof with cross gables and broadly projecting, bracketed eaves. Certain details such as the paired side bays, symmetrical facade, columned entrance porch and stucco siding are unusual for the Craftsman style. The original shingle siding exterior was stuccoed in 1956.