

HISTORIC LANDMARKS COMMISSION  
STRUCTURE OF MERIT DESIGNATION REPORT  
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**1512 CASTILLO STREET**  
SANTA BARBARA, CALIFORNIA  
APN 027-212-021



**Designation Status:** Designated a Structure of Merit on October 14, 2020

Above: Photo from Google Street view 2019

**Constructed:** Main House and Barn: c. 1895

**Architect:** Unknown

**Builder:** Unknown

**Architectural Style:** Queen Anne

**Property Type:** Residence

**Original Use:** Residence





**Property Description:** This one-story with attic, Queen Anne house has a characteristic roof forms with a steep-pitched, hipped roof in the center with gables extending toward the west (front elevation) and side elevations. The picturesque quality of the Queen Anne house is achieved through an intricate roofline silhouette punctured by the high brick chimney. The expressive open gables are filled with elaborate, rectangular cut pattern shingles. Narrow horizontal siding adorns the first floor walls under the wide wood cornice band dividing the gables from the body of the house.

Photo from Google Street view  
2019



The windows feature elaborate divided light glass that vary from one-over-one, double-hung with upper sashes with small, square light borders to pairs of multiple-divided light windows in the gables with wide wood trim. The large front elevation window features the transom window with square light boarder stained yellow.

The house features a small front porch and south side porch that have turned columns with ornate spandrels and spindle work at the top. The Sanborn Map of 1907 illustrates that the two porches may have once been one wrap-around porch.

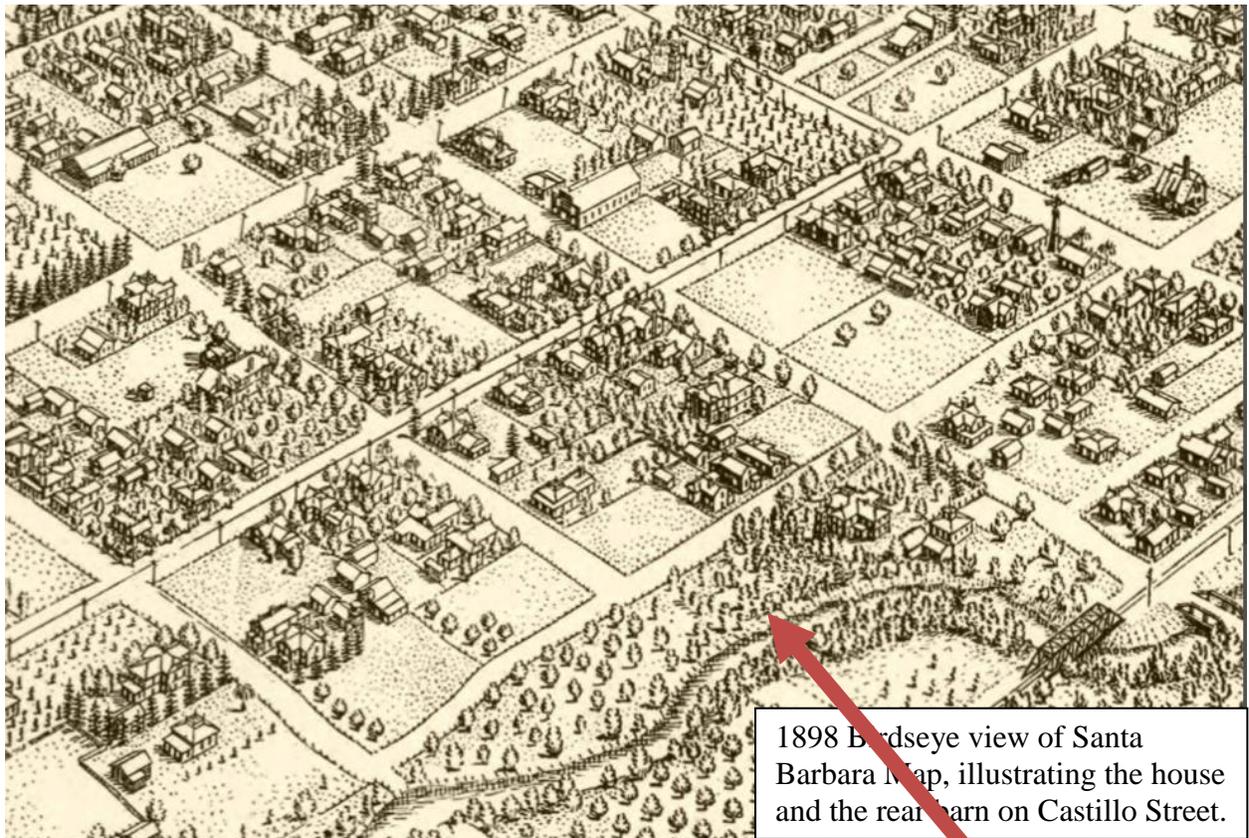
**Barn:** Behind the house is the original, heartwood, redwood, board and batten barn. The barn features a side facing gable with fish scale shingles and round 4', with 4 divided light windows in the peaks of the open gable ends. On the north elevation of the barn is an ornate pane-over-panel, Victorian era door. Three of the 4' x 8' – 12 light windows feature Gordian Knot pattern. There are four additional stained glass windows. The barn also features heartwood redwood interior walls.

**Wall:** A low, single course ashlar cut sandstone wall lines the streetscape that is topped with a tall hedge.

**Landscape:** The site also includes a 100 year old, 25 ft tall *Camellia reticulata* tree behind the driveway gate that contributes to the historic significance of the site.



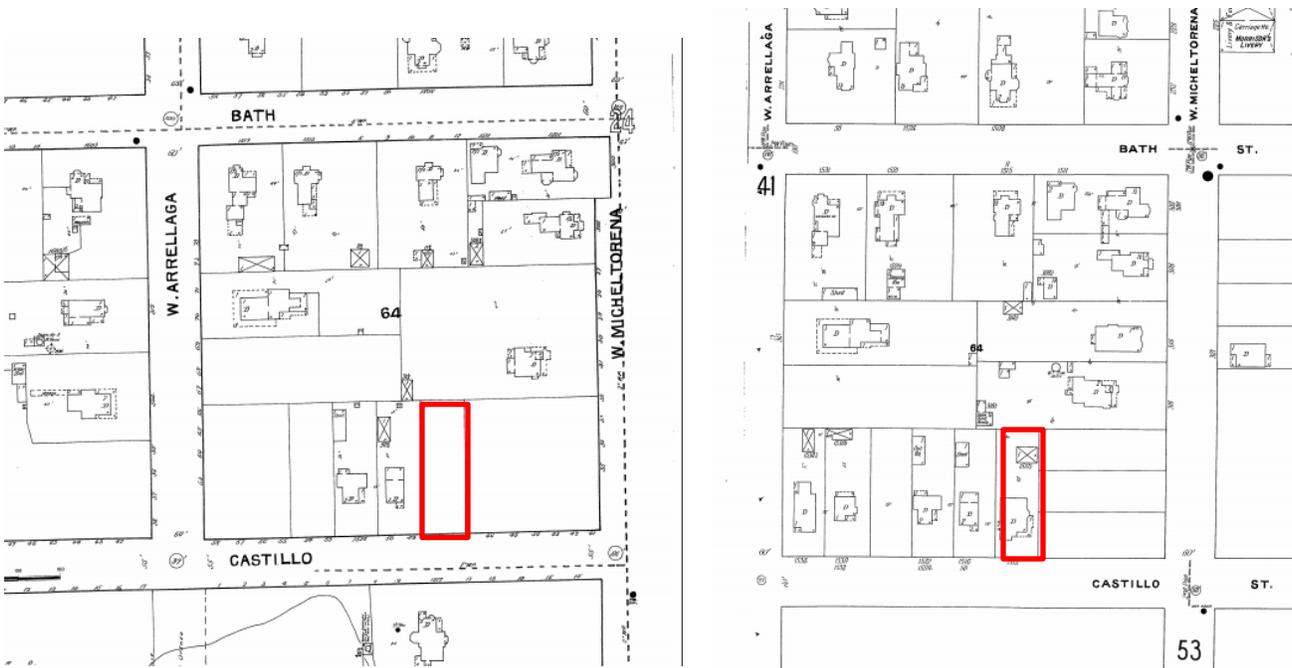
**Streetscape:** The east side of the 1500 block of Castillo Street retains many of its original residential houses including the Queen Anne style house at 1524 Castillo Street constructed in 1890 that is listed on the Potential Historic Resources List, and the house to the south of 1512 at 1510 Castillo Street



1898 Birdseye view of Santa Barbara Map, illustrating the house and the rear barn on Castillo Street.

was designed in the Craftsman style. The houses at 1510, 1528, 1530, and 1534 Castillo Street were constructed in the early 1900s and retain their historic integrity. The house directly north at 1516 Castillo Street was constructed in 2018/19 and is compatible with the historic resources on the street. The street retains its historic character and setting. The house at 1512 Castillo Street contributes to the visual and physical integrity of the neighborhood which has a combination of Victorian era and Craftman style homes, and is the type of residence typically found in the City's modestly scaled residential neighborhoods during the early-twentieth century.

**Significance:** City of Santa Barbara establishes historical 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 structure may be significant as a Structure of Merit per the following criteria:



1892 Sanborn Map, shows the house and barn not yet on this site. Courtesy, Gledhill Library. Page 23

1907 Sanborn Map, shows the house and barn on this site. Courtesy, Gledhill Library. Page 42



Left: 2015 Aerial Map provided by City of Santa Barbara Maps and Printing System.

### **Historic Integrity**

The house and barn are in excellent condition, with almost all of the original materials and design still present. The porch appears to have been modified from a wrap-around porch to two porches but the alteration has not subtracted substantially from its integrity of design. The east side of Castillo Street retains many of the early 20<sup>th</sup> Century houses so that the house retains its integrity of setting. The house and barn have high integrity of location, design, setting, materials, workmanship, feeling, and association, allowing it still to convey its original appearance.

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

This Queen Anne style house was built in c. 1895. The house is located between West Micheltorena and West Arrellaga Streets on Castillo Street. Between 1850 and 1880, several blocks within the west downtown area were planted with fruit and nut orchards intermingled with many single-family dwellings. Subdivided city lots closer to State Street began to line the streets. A small real estate boom occurred from 1872 to 1874 due to the widely advertised beauty and climate of Santa Barbara. Between 1860 and 1874, property values in the city increased from \$100 to \$5,000 for an entire city block. At a time when skilled laborers such as carpenters, bricklayers, plasters, machinists, and blacksmiths made \$3–4 a day, a workingman’s family might still be able to afford to purchase land and build a home.

A drought that occurred over the winter of 1876–1877 caused a drop in real estate value that would persist for the next several years. American commercial development of lower State Street and residential areas west of Chapala Street increased exponentially during the late nineteenth century. As the Southern Pacific Railroad neared Santa Barbara, the value of land rose, creating a short-lived real estate boom in 1887 that died with the realization that the railroad would not be connecting with San Francisco anytime soon. Several residential subdivisions such as the Verona Tract, the Mission Hill Addition, and the Brinkerhoff Block developed as a result of this boom. By 1892, west downtown streets such as Chapala, De la Vina, Bath and Castillo Streets were lined with residential buildings. In 1896 the trolley line on State Street was converted to electric cars and the line was again extended to reach areas farther north and east as residential development continued. When the city began to improve streets, which included grading, curbing, installing gutters, laying sidewalks, and eventually paving, the costs were divided among the property owners. Often residents of a particular area would petition the council to allow the owners to hire the contractor themselves, skipping the city bidding process and potentially saving a few dollars. This fiscal practice was continued in the laying of sewer and water pipes beginning in the 1890s. The west downtown streets closer to State Street experienced this development earlier than those west of Bath Street. By 1907, the entire west downtown area had new water pipelines, sometimes



replacing the earlier lines; some disgruntled residents had to pay a second time for water lines. From 1903 to 1907, the city escalated street grading, curbing, and guttering, issuing several contracts a month for single and multiple block projects. Contracts for sewer lines during this time period were issued just as frequently (Santa Barbara City Council 1903–1907). Infrastructure costs were eventually



Photo from Google Street view  
2019

assumed by the City in the 1910s. This period of increased infrastructure development parallels the growth in available subdivided land and increased number of new homes in the west downtown area. The house was designed in the Queen Anne style. The culmination of Victorian taste, few styles of architecture allow for the exuberant level of detail found in the Queen Anne style. In the late 1800s, manufacturers of the time were able to distribute the ornate columns, spindle work, and elaborate shingles that adorn Queen Anne houses throughout the country and to Santa Barbara. As a minimally altered c. 1895 Queen Anne style building, it is important to the heritage of Santa Barbara as an intact example of late nineteenth century development of West Downtown designed in the Queen Anne style that was popular in Santa Barbara at that time.

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

The house shows character-defining features of the Queen Anne style. 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. Much of its 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.

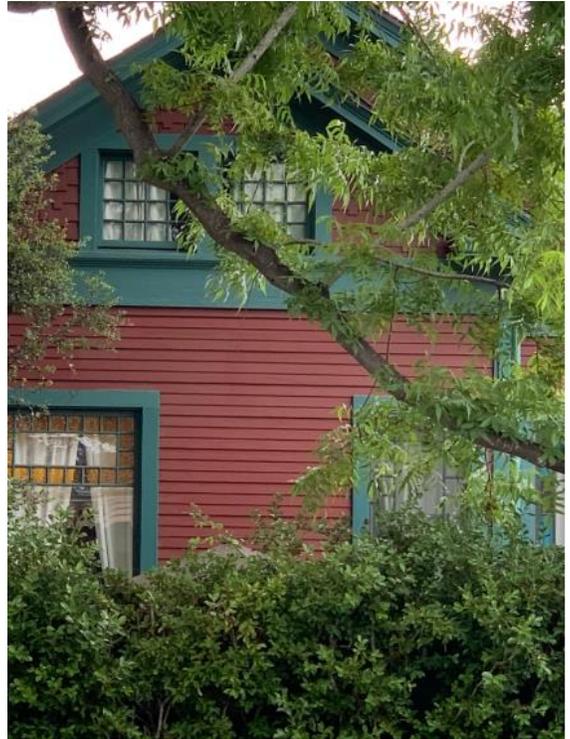
Although it had little to do with its name-sake Anne of Great Britain (1665-1714), Queen Anne architecture did look to the past. Whether it was ancient Rome with its swags, garlands, and high-classical columns, or its richly patterned walls of the earlier High Victorian Gothic, Queen Anne combined a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

Santa Barbara's Lower and Upper West Side neighborhoods, running along Chapala, De La Vina, Bath and Chapala Streets, are dotted with elegant Queen Anne residential architecture.

The house employs the following character defining features of the Queen Anne Style.

- Form: The asymmetrical massing with the complex intersecting steeply pitched roof forms.

- Gable Details: The triangular shape of the gable is filled with rectangular cut patterns of shingles. The house has a wide cornice band between the first and second story with rectangular shingle work.
- Windows: The windows feature elaborate divided light glass that vary from one-over-one, double-hung with upper sashes with small, square light borders to pairs of multiple-divided light windows in the gables with wide wood trim. The large front elevation window features the transom window with square light boarder stained yellow.
- Porch: The house features a small front porch and south side porch that have turned columns with ornate spandrels and spindle work at the top. The Sanborn Map of 1907 illustrates that the two porches may have once been one wrap-around porch.
- A low, single course ashlar cut sandstone wall lines the streetscape that is topped with a tall hedge.



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

The Queen Anne residence embodies elements that demonstrate outstanding attention to architectural design, details, materials and craftsmanship beginning with the rectangular cut shingles in the gable ends, the divided light windows in the upper sashes some with stained glass, the wood windows made from old growth wood, that is durable and termite resistant, with profiles that play with the light and shadow on the house, and the expressive porch with turned columns and ornate spandrels.

The original barn demonstrates outstanding materials in the original, heartwood, redwood, board and batten barn. The barn features a side facing gable with fish scale shingles and round 4', with 4 divided light windows in the peaks of the open gable ends. On the north elevation of the barn is an ornate pane-over-panel, Victorian era door. Three of the 4' x 8' – 12 light windows feature Gordian Knot pattern. There are four additional stained glass windows. The barn also features heartwood redwood interior walls.



Gordian Knot pattern windows in the barn

**Sandstone wall:** There is a one-course sandstone retaining wall abutting the sidewalk, lining the front streetscape. A feature that gives the region such distinction while offering a

surprising and pleasing bit of artistry. Walls usually require far less engineering compared to bridges, so they offer more opportunity for stonemasons to express themselves and their artistry in the selection, carving, and setting of stones. Use of masonry for construction in the Santa Barbara area dates back to the time the Spanish arrived. Since it was necessary to travel some distance into the woods to obtain lumber, but rocks were found scattered on the ground, stone became the preferred building material. The tradition of building with stones continued in Santa Barbara County through the 19<sup>th</sup> century. This method of construction was often chosen because local brown sandstone was readily available and easily transformed from round or shapeless boulders into symmetrical smooth faced stone for building purposes.



Fish scale shingles in the open gable peak of the barn.

A local stonemason explained in July of 1883, “When a quantity of it is wanted, a blast of powder is drilled into the heart of one of the large boulders and exploded and a number of square edged building stones are produced” (Santa Barbara News-Press July 1883). Many residences, walls, bridges, and commercial structures were constructed out of local sandstone during the nineteenth and early twentieth century. Immediately after World War I, Santa Barbara began a concerted effort to revamp its visual image. During this time, city planners carefully monitored all construction of any new structure to make sure it was consistent with the master plan that was based on Spanish Colonial Revival/Mediterranean streetscape mode (Conrad and Nelson, 1986: 14).

The use of a traditional building material, sandstone, in the construction of the walls built during this period was in line with Santa Barbara’s planning and design efforts. In the years from 1870 to 1940, when Santa Barbara was quickly evolving into a vibrant, growing city, the period witnessed an extraordinary explosion of stone construction made possible by the abundant supply of sandstone, cadre of expert masons, and financing by private citizens. This period provided an atmosphere conducive to the building of public and private spaces of all kinds, walls, bridges, gardens, and an assortment of other stone works and encouraged some exceptional expressions of the mason’s art. Among the most apparent expressions of the beauty in stone that give the region such distinction are the stone walls.

**Conclusion:** The c. 1895 house and its associated original c. 1895 barn qualifies for Structure of Merit designation as it retains high historic integrity and meets criteria A, D, and G.

**Works Cited:**

Grumbine, Anthony, Harrison Design. Hernandez, Nicole. *Santa Barbara Style Guides, Queen Anne*. City of Santa Barbara, Community Development Department. November 2014.

Morlet, Aubrey, Applied Earthworks, Inc. "City of Santa Barbara, West Downtown Historic Building Survey." City of Santa Barbara, Community Development Department. January 2012.

Santa Barbara Conservancy. *Images of America, Stone Architecture in Santa Barbara*. Arcadia Publishing, 2009.

**Maps:**

1898 Birdseye Map of Santa Barbara

Sanborn Maps 1892 and 1907. Courtesy Gledhill Library of the Santa Barbara Historic.