

HISTORIC LANDMARKS COMMISSION
STRUCTURE OF MERIT DESIGNATION REPORT
Prepared by Nicole Hernandez, MFA, City Architectural Historian

1723 Santa Barbara Street

SANTA BARBARA, CALIFORNIA

March 20, 2023

Designation Status: Listed on the Historic Resources Inventory since 2002

Assessor Parcel Number: 027-111-003

Historic Name: Barn of the Howard Residence

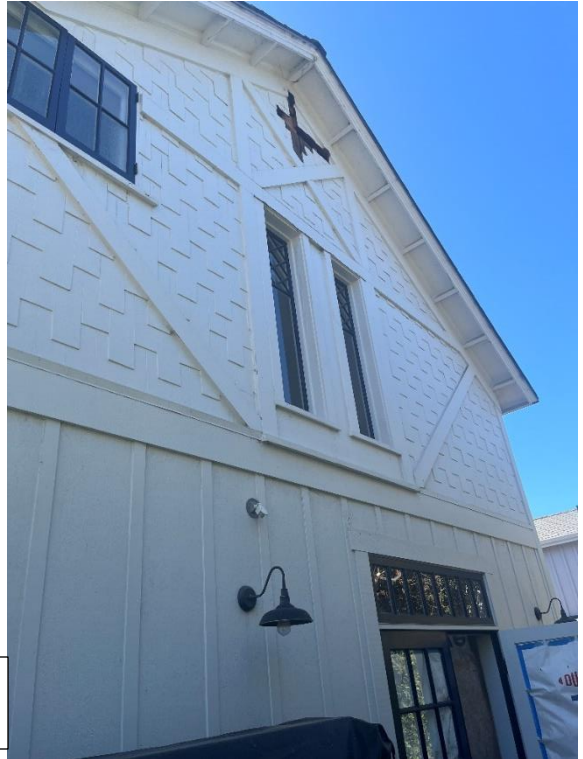
Constructed: 1888 as barn for 1734 Anacapa Street. 1948 permit issued to convert to a residence.

Architect: Unknown

Architectural Style: Vernacular

Property Type: Barn converted into a residence

Original Use: Barn



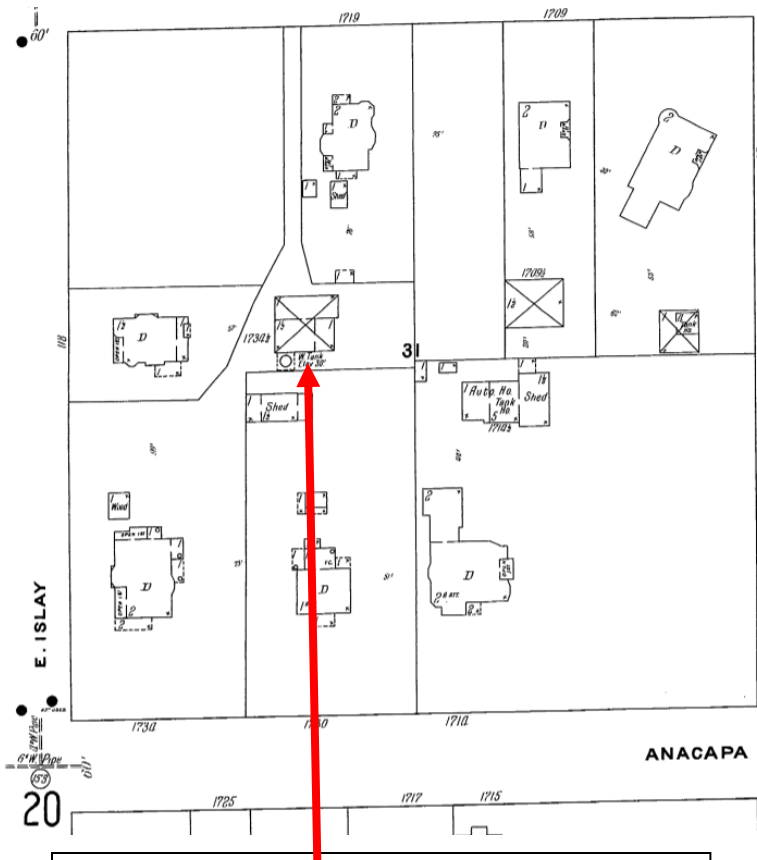
Barn converted to residence. All Photos taken by Nicole Hernandez,



Main house at 1734 Anacapa Street, for which the barn was constructed. The barn mimics the same 2nd floor shingle siding as the house. Photo taken by Nicole Hernandez, June 2020.



Early photograph of the main house at 1734 Anacapa Street



Above: Sanborn Insurance Map of Santa Barbara. 1907, page 21. Illustrates access to the barn from both Islay Street and from Santa Barbara Street. It also illustrates that it has a water tank. Same footprint as today.



Above: Sanborn Insurance Map of Santa Barbara. 1930-31, page 227. Illustrates access to the barn still associated with the parcel of 1734 Anacapa Street. Same footprint as in 1907



Property Description: The two-story building is located in the center of the block, behind the houses on Anacapa, East Islay and Santa Barbara Streets, accessed by a long driveway off Santa Barbara Street. The building has a side gable roof and a lower shed roof over the east and south elevations. The house is a combination of wood, board and batten siding on the first floor and decorative rectangular pattern, wood, shingle siding on the second floor. The wood shingles on the second floor mimic the shingle pattern of the main house to which it is associated at 1734 Anacapa Street. The front entrance is recessed deep into the east facing façade. The front door is under a deeply recessed entry noted by a rectangular opening with brackets in the corners. The front door features a large pane of beveled glass in a solid wood door. The windows are a combination of wood, divided light, casement windows and wood, diamond-shaped lights over single pane casement windows. A red, brick chimney sits on the west side of the house. The north side elevation features the barn’s hay door with character-defining “X” under the gable and sits above the paired casement windows with diamond-shaped upper sash windows. The south elevation of the building has restored the open back porch and added a balcony and bump out addition that was found by the Historic Landmarks Commission to be a project that meets the Secretary of the Interior’s Standards for Rehabilitation.

Historic Context: Joseph Howard constructed the barn in c. 1888 as part of his estate at 1734 Anacapa Street – which is still extant today and is a historic Structure of Merit. The barn is one of the few accessory buildings remaining from the early American Period of Santa Barbara’s development.

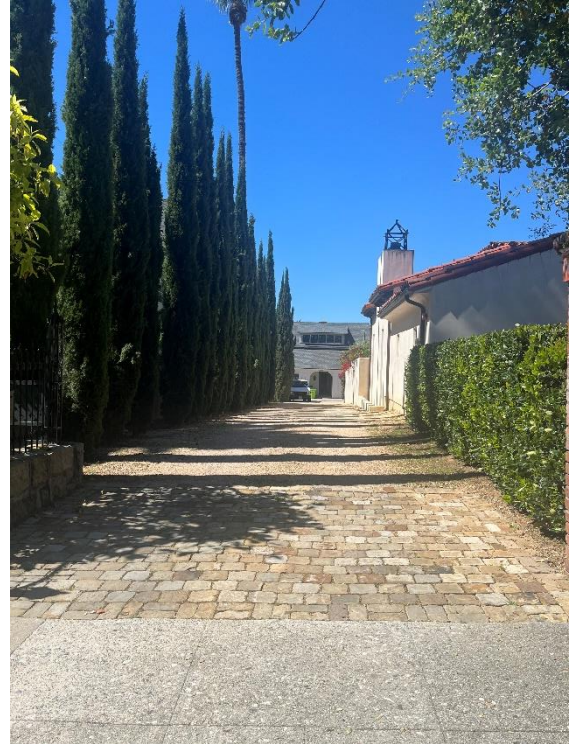
As noted by Post/Hazeltine Associates in their Historic Structures/Sites Reports for properties on the neighboring 1500 block of Garden Street,



Image for 1888 Birdseye View map of the corner of Anacapa And Pedregosa Streets, illustrating a similar associated barn with the house.

The house sits on the Upper East neighborhood which is primarily characterized by residential housing. Residential development is largely characterized by single-family houses set on large lots. Between the late 1840s through early 1870s, Santa Barbara started growing, in a large measure to the influx of recently arrived settlers, mostly from the eastern United States and Midwest. As a result, Santa Barbara's Spanish and Mexican families were beginning to experience a loss of influence from an increasingly powerful Anglo population. One of the first indications of this power shift was the implementation, in 1851, of the orthogonal grid system. This creation of a rigid and systemic street grid instigated, among other things, a division of Santa Barbara's neighborhoods into distinct geographic enclaves. In Santa Barbara, this meant that its major artery, State Street, bisected





the city into east and west sides, which was then further subdivided into upper and lower east and west side quadrants. The Upper East neighborhood remained largely undeveloped as documented by the 1870 Coast Survey Map. Significant changes in the City did not occur until the construction of Stearns Wharf in 1872. The construction of the wharf, coupled with the development of the area's tourist and resort industry and the anticipated arrival of the Southern Pacific Railroad, sparked a real estate boom. During this period, a speculative boom in the city began to transform the Upper Eastside into an



upper-class residential enclave.

The Victorian era homes that employed elaborate architectural details and design features were made possible by advances in mechanized woodworking and the ready availability of milled lumber and standardized building materials. In Santa Barbara, most wood building materials required for house construction arrived after 1872, when Stearns Wharf was constructed, that allowed lumber to be unloaded from large boats and brought into the City. This vernacular barn at 1723 Santa Barbara Street came at a time when Stearns Wharf brought pre-cut lumber to Santa Barbara, so when materials arrived to the site for construction, all that needed to be done was assembly. Thus, vernacular styles like barns became clothed in late nineteenth and early twentieth century materials, like decorative wood shingles and windows, balloon framing, and standardized hardware. In this case, the owner had the shingles of the main house at 1734 Anacapa Street mimicked in the associated barn.



The barn was originally constructed for Joseph Howard, who was the original owner of the house at 1734 Anacapa Street and who was listed in the 1888 City Directory as a capitalist living at this site. In 1873, Joseph Howard is listed in the *Santa Barbara Weekly Press* as completing four separate real estate transactions in Santa Barbara. It was noted in the 1887 *Independent Newspaper* that Joseph Howard deeded the land of this lot to Isabella Howard as a gift. Howard was also listed as being a Director of the Santa Barbara County National Bank in 1889. Howard continued to live here through 1917 when he died and his widow, Isabella lived in the house until she died in 1938.



Historic Integrity: The barn retains a high degree of historic integrity and is undergoing a rehabilitation project, 2023-2024, by the current owner. The project was reviewed and approved by the Historic Landmarks Commission to meet the Secretary of the Interior's Standards for Rehabilitation.

Although the barn is now on its own lot, it retains its integrity of location as it is in the same location on which originally built, near the house at 1734 Anacapa Street.

The barn retains integrity of design as it accurately reflects the original design as a barn and matches the plan illustrated on the 1930-31 Sanborn Map.

The barn retains integrity of setting as the 1907 and 1930 Sanborn maps illustrate, the block and houses surrounding the house were mostly constructed in the late 1800s and early 1900s and most remain today. Thus, the barn is still surrounded by its historic context.

The barn retains the board and batten siding and shingle siding that match the same shingle pattern as the main house at 1734 Anacapa Street. In addition, the barn retains the wood casement windows and front door that were likely added in the 1948 conversion from a barn to a residence that have become historic in their own right. Thus, the barn retains integrity of materials.



The barn retains integrity of workmanship in that the original character of construction as a vernacular barn remains, even the barn hay door under the gable remains.

Despite the adaptive reuse of the barn to a residence in 1948 and rehabilitation in 2023-24, the house retains integrity of feeling as it is still able to express the feeling of an accessory barn structure from the late 1800s.

The barn retains sufficient integrity to convey its association with the early development of the Upper East neighborhood in the late 1900s. Even though it is now on a separate lot from its main house at 1734 Anacapa, its integrity of association as a rare example of a barn is retained by its location in the center of the block behind the main homes and it retains the essential barn form and massing.



Significance: City of Santa Barbara establishes historical significance as provided by the Municipal Code, Section 30.157.025. Any historic building that meets one or more of the criteria 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 because it retains historic integrity and meets criteria 3 based on the evidence described below.

Criterion 3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The building embodies the distinctive characteristics of a late 19th century barn that has been adaptatively re-used as a residence. It represents a type of building and period in Santa Barbara's early development when barns were constructed in association with the large main house.

Although a common feature associated with the houses in the Upper East Neighborhood in the late 1800s, very few accessory structures or barns remain in Santa Barbara. The drawing from the 1888 Birdseye View map of Santa Barbara illustrates the house and barn located only one block north of this site at the corner of Anacapa and Pedregosa Streets. The house and barn at 1734 Anacapa were similar and a common feature in the Upper East neighborhood development and show what it looked like prior to the infill that came later as Santa Barbara's population grew.



There are only a few barns remaining in Santa Barbara including the Chapin Barn at 117 West Micheltorena, constructed in 1889. The associated mansion of the Chapin estate was demolished for a Service Station. This barn is individually designated a historic Structure of Merit and has been adaptively reused as an office.



Above: 117 West Micheltorena, Chapin Barn, one of few remaining in Santa Barbara Street.

Another known barn remaining in Santa Barbara is the barn associated with the Bernasconi Residence at 206 East Victoria Street constructed with the house in c. 1888, this designation as a Historic Structure of Merit focuses on the Queen Anne/Stick style house rather than the barn.

The barn at 1723 Santa Barbara Street is one of the few remaining barns in Santa Barbara and can still be associated with its main house at 1734 Anacapa Street. It is a rare example of this type of building in Santa Barbara and represents a time in Santa Barbara's development when large main houses were constructed with barns. This barn in particular was designed with the shingle siding on the second floor to mimic that of the main house, tying them together with the unique shingle pattern.



Above: 206 East Victoria Street, Bernasconi Residence at 206 East Victoria Street and its associated barn.

Conclusion: The barn building at 1723 Santa Barbara Street qualifies under criterion 3 as a Structure of Merit as it represents Santa Barbara's Upper East side development in the late 1800s when large houses had associated barns, and it is one of the few remaining barn buildings in the city.

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