



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
DESIGNATE AS A CITY LANDMARK  
"THE OLIVES" RESIDENCE  
2121 GARDEN STREET  
SANTA BARBARA, CALIFORNIA  
025-252-003  
RESOLUTION 2016-6**

**FEBRUARY 24, 2016**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on January 27, 2016, the Historic Landmarks Commission adopted Resolution of Intention 2016-3 to hold a public hearing to consider a recommendation to City Council for designation of the "The Olives" Residence at 2121 Garden Street as a City Landmark; and

WHEREAS, the Staff Report concluded that "The Olives" residence constructed in 1888 in the Eastlake Victorian style that was modernized into the Craftsman style in 1906 is significant for its historical and architectural influence on the heritage of the City; and

WHEREAS, "The Olives" has retained a high level of historical integrity as its location, setting, association, footprint, design, materials, and workmanship have not been altered so that it conveys its 1906 appearance; and

WHEREAS proposed boundary of the City Landmark designation the proposed

boundary of the City Landmark designation is the entire parcel to allow adequate review of any changes to the parcel for compatibility.

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of “The Olives” residence as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a City Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission; and

WHEREAS, in summary, the Historic Landmarks Commission finds “The Olives” residence at 2121 Garden Street, Assessor’s Parcel No. 025-252-003, meets the following City Landmark criteria listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its exemplification of the best remaining architectural type in a neighborhood;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that on February 24, 2016, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the “The Olives” residence located at 2121 Garden Street, Assessor’s Parcel No. 025-252-003, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**Adopted: February 24, 2016**

**HISTORIC LANDMARKS COMMISSION  
CITY LANDMARK DESIGNATION  
STAFF REPORT**

**THE OLIVES  
2121 GARDEN STREET  
SANTA BARBARA, CALIFORNIA  
025-252-003  
FEBRUARY 24, 2016**

This staff report is a summary of the Historic Structures/Sites Report completed by Fermina Murray and accepted by the Historic Landmarks Commission in 2004. The house was constructed in 1888 as the home of Mrs. Lucy Brinkerhoff. The two story home was originally constructed in the Eastlake Victorian style and converted to the Craftsman Style in 1906. The property is known as "The Olives" because the property occupies the former Mission Santa Barbara olive orchards. The building has been on the Potential Historic Resources List since 1986 and was found eligible for the National Register of Historic Places, the California Register of Historic Resources and as a City Landmark in the Historic Structures/Sites report that was accepted by the Historic Landmarks Commission on March 31, 2004. The landscaping was recently renovated and the work included adding the stone wall along Garden Street with the careful review of the Historic Landmarks Commission that found the alterations to be compatible with the structure and meet the Secretary of the Interior's Standards for Rehabilitation.

The designation of the building as a City Landmark will honor and recognize the importance of the Craftsman residence as it will join the elite list of important structures contributing to the City's unique historical and architectural traditions.



*The elegant residence at 2121 Garden Street features Craftsman style details on a house that was constructed in 1888 in the Eastlake Victorian Style then was converted to the Craftsman style in 1906. Photo courtesy Thomas Ochsner, AIA*



## Historic Context:

The house sits on Garden Street, named after a ten acre flower garden, fruit orchard and vegetable plot dating to the Spanish Colonial era which surrounded a cluster of artesian springs near the corner of Ortega and Garden Streets. The springs provided the water supply for the Presidio. It is now capped and known as De La Guerra Wells, which are still part of the city's water system. During the Spanish Colonial era, a trail meandered from this site up to the Mission. The former trail became Garden Street. By the 1890s Garden Street developed into a street of fashionable homes of wealthy Americans.

The house at 2121 Garden Street, "The Olives," was commissioned in 1888 by Lucy Brinkerhoff the widow of Samuel Brinkerhoff, after whom the local street, Brinkerhoff Avenue, is named.

Samuel Bevier Brinkerhoff was a medical doctor who arrived in Santa Barbara in 1852. He was the only physician along the central California coast. Dr. Brinkerhoff treated all of the residents in the area, regardless of their ability to pay, or their nationality. In addition, Sam Brinkerhoff was involved in a variety of civic pursuits, including: construction of Santa Barbara's first wharf (located at the end of Chapala Street) in 1868; the 1868 construction of the Santa Ynez Turnpike Road, which was a toll road over the mountains until 1898 when he sold

it to the County and it became Stagecoach Road/San Marcos Pass; cofounder of Santa Barbara Gas Light Company in 1871; benefactor of the land for the first Trinity Episcopal Church in 1867; one of the founders of one of Santa Barbara's first banks; owner of extensive real estate in Barbara and Carpinteria; and one of the original "tourist promoters" for the town.

In January, 1877, at the age of fifty-four, Samuel Brinkerhoff married Lucy Noyce. They lived together in the white house at the end of Brinkerhoff Avenue until his death just three years later. Later, in 1886, Lucy Brinkerhoff commissioned the mayor and noted architect Peter J. Barber to design her an Eastlake Victorian style home that was completed in 1888 with a corner turret. This was the first home erected on the block and was originally surrounded by open space and designed to take advantage of the ocean vista to the southeast. Barber was Santa Barbara's most prolific architects of Victorian homes and buildings. He designed several buildings that are listed



*The house features Craftsman style details including: the shingle siding on the second floor and the wide overhanging eaves with exposed brackets. The front coffered ceiling of the front porch and the 2<sup>nd</sup> story loggia are features of the original Eastlake Victorian style.  
Photo courtesy Thomas Ochsner, AIA*

City Landmarks and listed on the National Register of Historic Places. In 1899 the home was sold to Anna and William Dreer, who in 1906, "modernized" the house by converting the house into, what at that time was the most fashionable style, the Craftsman Style. They removed the turret on the southwest corner over the hexagonal shape bay, and added shingle siding to the second story and replace linear one over one Victorian style windows with Craftsman style wider style windows with small divided lights in the upper sashes. In addition, they added a large dining room and upstairs master bedroom to the south elevation.

Anna Dreer gave the house to the Visiting Nurse Association in 1927, the association then sold the house to the family of Cammillo Fenzi, son of noted horticulturist in Santa Barbara, Dr. Francesco Franceschi. The Fenzi family preserved the Mission olive trees that were on the property and planted other exotics such as a pineapple, guavas, and avocados. By the late 1930s the area around 2121 Garden Street had filled with elegant homes and mansions. Two generations of the Fenzi family owned and lived in the property for 76 years when it was sold out of the family.

### **Craftsman Architectural Style:**

The Craftsman style was created in reaction to loss of human craft found in the Industrial Revolution, the Arts and Crafts Movement

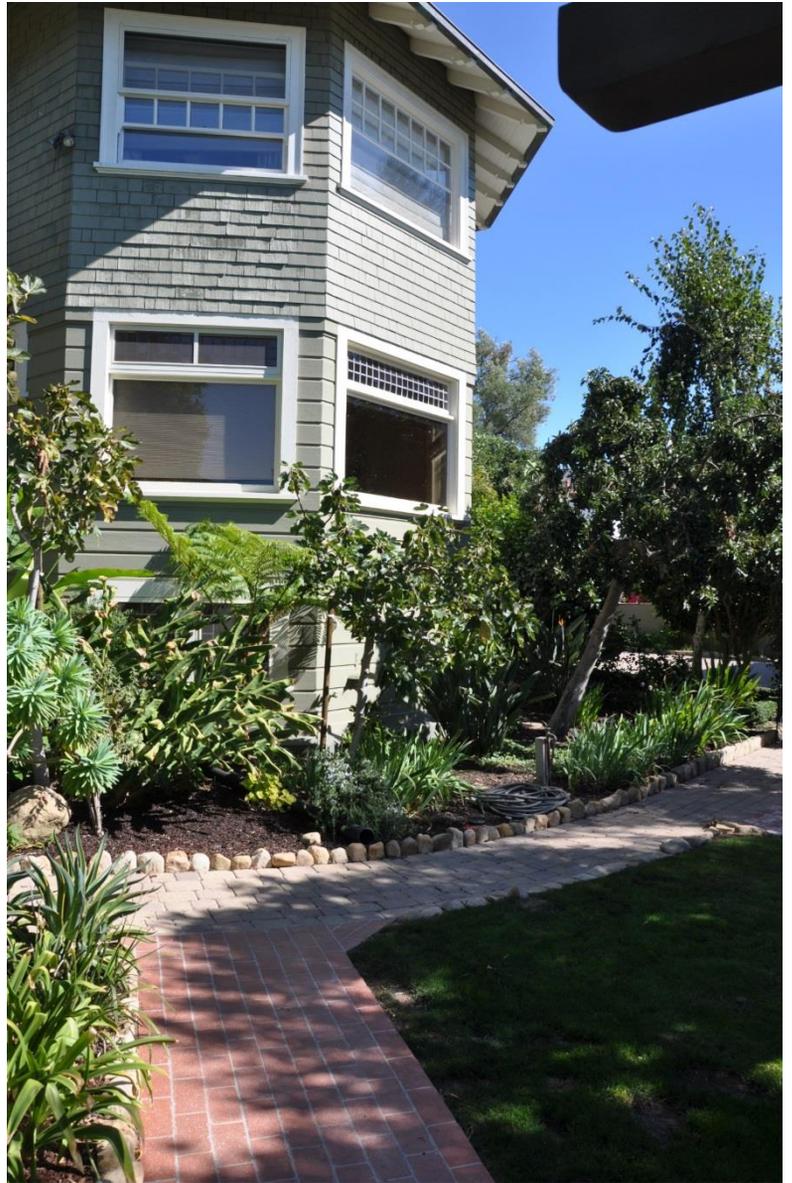


*The eastern elevation of the house features Craftsman style double hung windows with multiple divided lights over a single plane. Photo courtesy Thomas Ochsner, AIA*



*The eastern elevation of the house features a hipped roof dormer as well as a loggia under a rounded arch on the 2<sup>nd</sup> floor. Photo courtesy Thomas Ochsner, AIA*

formed in England and soon spread to the United States. It became known as the Craftsman Movement in the United States and utilized local, natural materials, simplicity of forms, originality, and hand-crafted detail. In 1901, the first issue of *The Craftsman* magazine was published by Gustav Stickley, a strong proponent of Craftsman furniture, textiles, and architecture. Architects such as Greene and Greene in Pasadena, and David Owen Dryden in San Diego championed the Craftsman style, helping it to become the most popular style of the early 1900's. "The Olives" residence at 2121 Garden Street expresses some of California's high-style interpretations of the Craftsman style introduced by the prominent architects Charles and Henry Greene of Pasadena. The wide horizontal windows with multiple divide lights in the upper sashes, the walls that are shingled and stained in various hues of green and brown, colors found in the surrounding natural landscape, and the eaves that are deep to provide shade with exposed rafter tails are iconic features of the well-known Greene & Greene Craftsman exterior style.



*View of the southeast hexagonal corner that once has a turret rising above it until 1906 when the house was converted from an Eastlake Victorian house to a Craftsman style house. Photo courtesy Thomas Ochsner, AIA*

The Craftsman Movement embodied great variety with the Arts and Crafts English antecedents, to homes with an aesthetic reminiscent of oriental wood joinery, to the Craftsman bungalow style which ennobled modest homes for a rapidly expanding American middle class. At the beginning of the twentieth century, bungalows took America by storm.

In Santa Barbara, the Craftsman style house 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. Craftsman architecture is found in the City's older residential neighborhoods including the Upper and Lower Eastside neighborhoods and the Westside neighborhood. The Craftsman style characterizes Santa Barbara's early twentieth century residential expansion.

**Significance:**

The City of Santa Barbara defines historic significance as outlined 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 Craftsman house at 2121 Garden Street meets 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;***

As unique example of an Eastlake Victorian house converted into a Craftsman style that is illustrative of the growth and development of Santa Barbara's high-end residential neighborhoods during the late nineteenth and early twentieth century, "The Olives" qualifies for listing as a City of Santa Barbara City Landmark under criterion A.

***Criterion C: Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;***

The house is identified with the original owner, Lucy Noyes Brinkerhoff, the widow of noted Dr. Samuel Bevier Brinkerhoff, the only medical doctor in Santa Barbara during its early development, and after whom Brinkerhoff Avenue and the Brinkerhoff Avenue Landmark District are named. The house is also associated with the Fenzi family. Camillo and Warren Fenzi, son and grandson of Santa Barbara's renowned botanist/horticulturalist Dr. Francesco Franceschi, occupied the house for 76 years and contributed significantly to the civic and cultural heritage of the city.

***Criterion D: its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;***

The building is a unique example of a late 19th century Eastlake Victorian style house that was converted in the early 20th century to a Craftsman Style house. The house is one of the



*View of the east elevation of the house "The Olives". Photo courtesy Thomas Ochsner, AIA*

earliest Craftsman style structures in the City, yet it retains elements that reveal its Eastlake Victorian style origins, including; the ship lap siding on the first floor, the tall hipped roof, and the hexagonal bay that was the base of the turret, the coffered ceiling of the front porch, and the inset loggia on the second floor. The Craftsman elements include the divided lights in the upper sashes to give the house a more horizontal appearance, rather than the Victorian verticality, and the wide overhanging



*View of the rear elevation of the house. Photo courtesy Thomas Ochsner, AIA*

eaves with exposed rafter tails. The house thus embodies the actual transition in taste from the ornamental Eastlake Victorian style to the simpler and more horizontal, Craftsman style favored so much in Santa Barbara and California in the early decades of the twentieth century. The house offers a visual record of the shift from one dominant style to another, and it blends the two styles seamlessly.

***Criterion E: its exemplification of the best remaining architectural type in a neighborhood;***

The combination of the Eastlake Victorian and Craftsman elements distinguish the house from other Craftsman style houses on Garden Street and mark it as a unique one of a kind example of its type in the neighborhood.

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

The building embodies not only outstanding attention to design with the inset loggia on the second floor and hexagonal bay on the south east corner of the house. The house embodies extreme attention to detail, materials and craftsmanship. These include its porch with beautifully detailed coffered ceiling, large, bay windows with divided lights in the upper sashes, mix of drop lap and wood shingle siding, hipped roof dormers, and hipped roofs with wide overhanging eaves supported by exposed rafter tails.

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

Most of the Upper East neighborhood was developed in the late nineteenth and early 20th century with many Queen Anne Free Classic and Craftsman style houses. This unique combination of the Eastlake Victorian and Craftsman elements distinguish the house from other Craftsman style houses on Garden Street represents an established and familiar visual feature of the neighborhood as it has had very few alterations since 1906 when it was converted to the Craftsman style.

***Historic Integrity:***

Integrity is the ability to convey its original appearance. There are essential physical features that must be considered to evaluate the integrity. The house has had few alterations since 1906 and retains its character-defining features, including the drop lap and shingle siding, hipped roof, coffered ceiling of the porch, and multi-paned lights in the upper sash of the wood, double hung, wide windows. Since 1906, the building has retained its integrity of location, design, setting, materials, workmanship, feeling and association so that the building can still convey its appearance of 1906.

***Recommendation:***

The HLC Designation Subcommittee and Staff recommend that the HLC adopt a resolution to recommend to City Council that "The Olives" residence at 2121 Garden Street be designated as a City Landmark. The proposed boundary of the City Landmark designation is the entire parcel to allow adequate review of any changes to the parcel for compatibility

***Works Cited:***

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