

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

WHEREAS, Section 22.22.060 of the Municipal Code states that portions of the City previously designated by the City Council as of special interest as historic landmarks shall not be demolished or re-located, and that upon designation as landmarks under Section 22.22.050 said properties shall then become subject to all the provisions of the chapter pertaining to landmarks; and

WHEREAS, on December 9, 1981, the Landmarks Committee adopted a resolution of intention to consider the designation of nine such portions of the City as Landmarks; and

WHEREAS, on January 15, 1982, a categorical exemption on the proposed designations was issued by the City Environmental Analyst; and

WHEREAS, the Landmarks Committee held a public hearing on January 27, 1982, during which hearing comments were invited on the proposed designation of the Buenaventura Pico Adobe at 920 Anacapa Street; and

WHEREAS, a written report on the Buenaventura Pico Adobe was received from the Committee's staff; and

WHEREAS, the adobe block garden wall on the southerly and westerly sides of the house was constructed in late 1977 and is not a historic part of the property; and

WHEREAS, in summary, the Landmarks Committee finds that the Buenaventura Pico Adobe meets the following criteria listed in Section 22.22.040 of the Municipal Code:

- 1) Its character, interest or value as a significant part of the heritage of the City; and
- 2) Its exemplification of a particular architectural style and way of life important to the City.

NOW, THEREFORE BE IT RESOLVED that the Landmarks Committee of the City of Santa Barbara hereby recommends designation of the Buenaventura Pico Adobe and the land around it defined by the northerly and easterly property lines of Parcel 29-291-27 and the inside dimensions of the six (6) foot high adobe block wall on the southerly and westerly sides (see attached site plan) as a City landmark, and makes findings based on historic, architectural and cultural significance of facts presented in the description which is attached herewith as Exhibit A, and incorporated herein by reference.

LANDMARKS COMMITTEE
CITY OF SANTA BARBARA

Adopted January 27, 1982

CITY OF SANTA BARBARA
LANDMARKS COMMITTEE
STAFF REPORT

DATE: January 27, 1982

SUBJECT: Parcel Number 29-291-27, commonly known as "Buenaventura Pico Adobe"

PROPOSED: Designation as a City Landmark, per Municipal Code Chapter 22.22 (see cover memorandum).

RESOLUTION OF INTENTION ADOPTED: December 9, 1981

ENVIRONMENTAL IMPACT ASSESSMENT: Categorical Exemption issued January 15, 1982

HISTORICAL BACKGROUND: Refer to the attached Architectural and Historic Resources Survey form.

DESCRIPTION: Refer to the attached Architectural and Historic Resources Survey form.

RECOGNITION:

The Buenaventura Pico Adobe was protected by Ordinance No. 2758, adopted March 9, 1960, which stated:

No present existing building of adobe structure...situated within the area hereinbefore designated as "El Pueblo Viejo," shall be torn down, demolished or otherwise destroyed.

This ordinance was the original Municipal Code Chapter 22.24, "Historical Structures."

RECOMMENDATION:

The Planning Staff recommends to the Landmarks Committee that it recommend to the City Council designation of the Buenaventura Pico Adobe and the land around it defined by the northerly and easterly property lines of parcel 29-291-27 and the inside dimensions of the six (6) foot high adobe block wall on the southerly and westerly sides (see attached Site Plan) as a City Landmark.

Staff recommends that the following findings be made in recommending this designation to City Council:

- 1) Its character, interest or value as a significant part of the heritage of the City; and

- 2) Its exemplification of a particular architectural style and way of life important to the City.

Sources: Refer to the attached Architectural and Historic Resources Survey form.

JMH:sw

Owner: S.B. Trust for
Historic Preservation
P.O. Box 388
Santa Barbara 93102

6' HIGH ADOBE BLOCK WALL

PTCO ADOBE

920 Anacapa St.

C.P. 29-291-27

Lot 2 S

To Anacapa St.

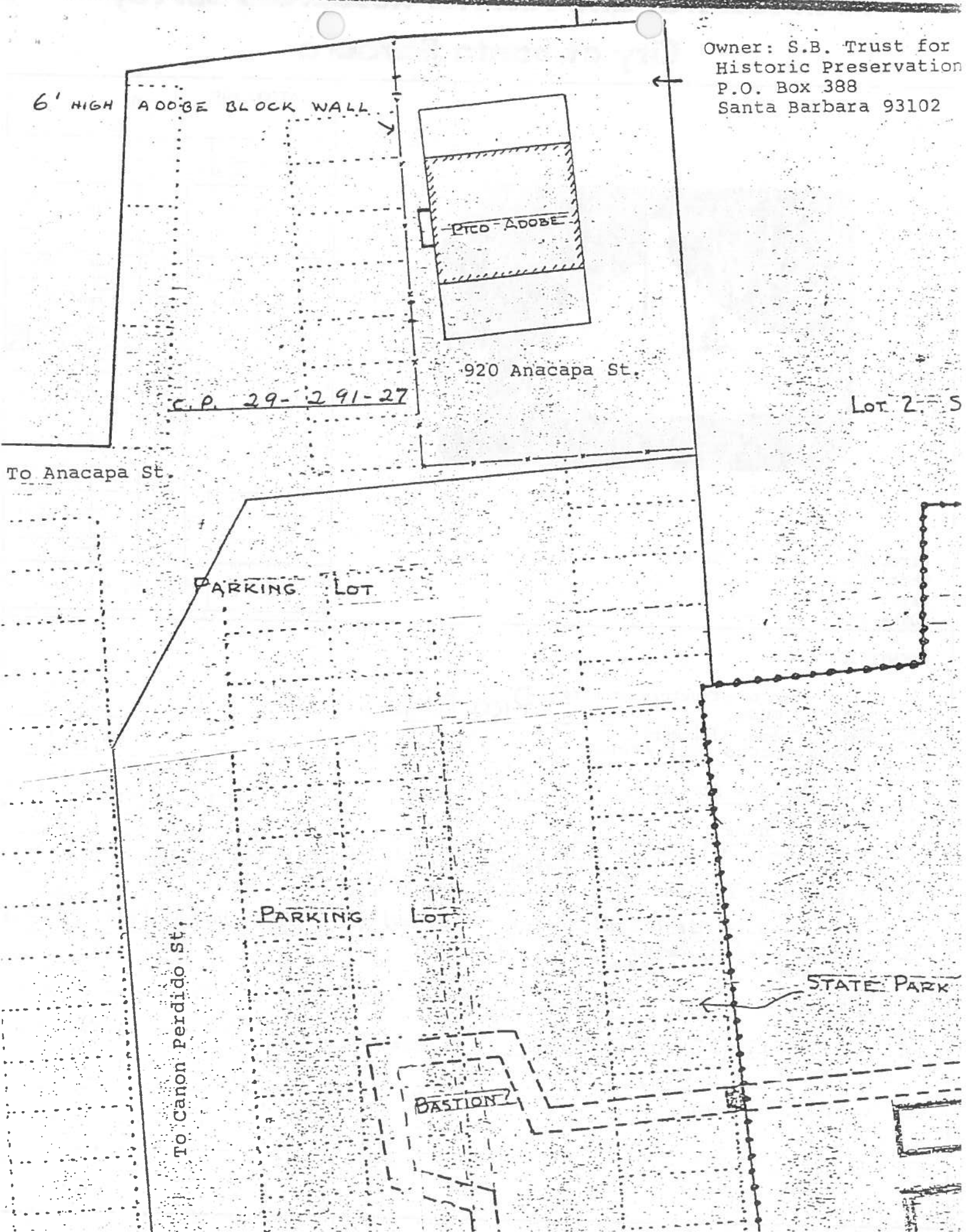
PARKING LOT

PARKING LOT

To Canon Perdido St.

BASTION?

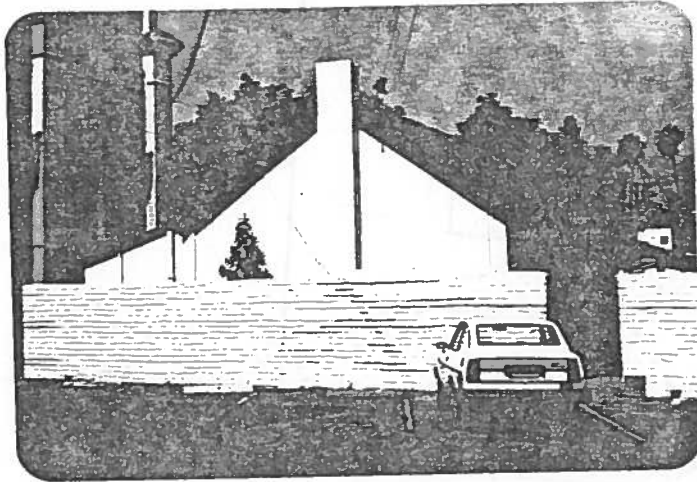
STATE PARK



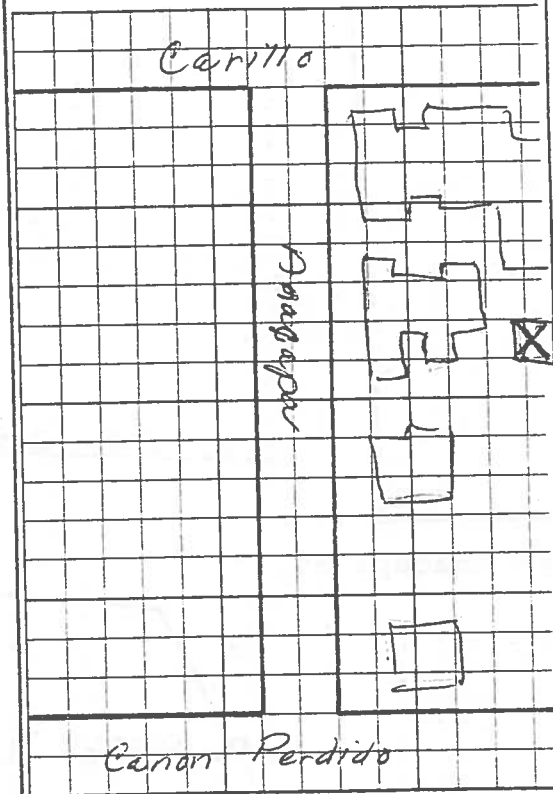
Architectural and Historic Resources Survey

City of Santa Barbara

PHOTO



LOCATION MAP



Direction: N NE E S SW W NW

Photographer:

Date:

Number:

IDENTIFICATION:

1. Common name of structure or site: Pico Adobe
Adobe house
2. Historic name, if known: Buenoventuro Pico Adobe
3. Address: 920 Anacapa Street
4. Present use: private home
5. Zone: C-2
6. Present owner, if known: Santa Barbara Trust for Historic Preservation
7. Original use, if known: Home of Buenoventuro Pico
Source: S.B. Historical Society files and S.B. Adobes, Clarence Cullimore, 1948, ps. 15
8. Original owner, if known: same
Source: same
9. Ownership is Public Private
10. Year built: c.1850 Date is factual estimated
Source: Ibid
11. Architect, if known: _____
Source: _____
12. Builder, if known: _____
Source: _____

DESCRIPTION:

1. Briefly describe physical appearance of site and structure. Include number of stories, roof form, porches, types of windows and doors, landscape features, presence of outbuildings.

one-story adobe plastered with a wood shingled steep gable roof overhang forming a porch with 4 plain wooden columns

one double-hung window

simple ^{wood} front door

recent 6 foot wall of large ~~slabstone~~ ^{adobe} blocks (painted) added.

The Garden Club of S.B. is in process of landscaping the front grounds with succulents, a fig tree, and cacti.

2. Exterior building material of principal structure:

wood _____ brick _____ concrete block _____
stucco _____ adobe X stone _____
other _____ specify _____

Primary material, if different _____

3. Condition of exterior: Excellent _____ Good X Fair ~~X~~ Deteriorated _____

4. Apparent additions or alterations, if any:

wooden shed

5. Architectural style of building:

Mexican Adobe

6. Significant architectural features, if any:

Steep pitch of roof, composition of chimney wall

7. Significant historical facts concerning site or structure, if known:

See Attached Sheet

Source:

8. Surrounding neighborhood: Structure is unrelated X compatible _____
major component _____

Explain: see attached sheet

SURVEYOR Mary Thorson Cathie Butts

DATE July, 1978

ADDRESS 753 Lado Dr. 805 Picacho Ln.

PHONE 964-1226 969-3031

THE BUENAVENTURA PICO HOUSE
In rear of 914 Anicapa St.

The old adobe home of Buenaventura and Anita Pico was built before 1350 as it appears on the Waukenreuder map of 1853. It was built near but outside the wall of the old Presidio and lies a few yards to the east and in the rear of the present site of Lobero Hotel.

The Pico property was sold to Dr. Samuel Budd Page Knox and is now owned by his adopted daughter, Mrs. Gertrude Knox Feely. It is a small adobe, typical of the early period, and is completely hidden from view by the commercial and civic buildings that surround it. It has recently been occupied as an office.

The Pico Adobe has been undisturbed because it is far back from streets. In this connection it should be noted that as Santa Barbara developed, the center of the business district remained where the old pueblo was first built. It was therefore inevitable that the adobes, which were not highly regarded by the Americans in the latter half of the 19th Century, should give way to brick and frame structures as these materials became available. It is notable that nearly all buildings of this later period have disappeared without contributing to our architecture. They are not missed.

Most of the adobes that were irreparably damaged in the earthquake of 1925 were those which had not been kept in repair and had suffered damage from rain. The wall at the rear of the Lobero Theatre on Anacapa Street, built by Community Arts Association, and the Elks' Club, (on S. ...) built by Mrs. Joseph Andrews, were constructed of bricks of adobes condemned in 1925.

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

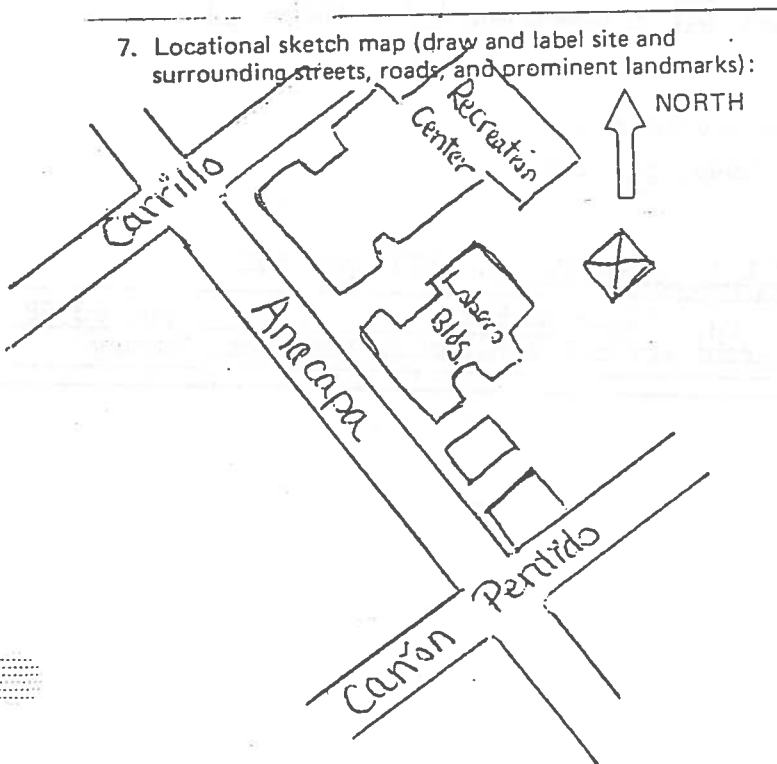
- Common name: Pico Adobe
- Historic name, if known: Pico (Buenaventuro) Adobe
- Street or rural address 920 Anacapa St.
 City: Santa Barbara ZIP: 93101 County: Santa Barbara
- Present owner, if known: S.B. Trust for Historic Preservation Address: P.O. Box 388
 City: Santa Barbara ZIP: 93102 Ownership is: Public Private
- Present Use: residence Original Use: Private residence
 Other past uses: offices

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A small one-story adobe with wood shingled, notably steep gabled roof. The overhang is supported by four simple wooden posts forming a porch. There is one double hung window at the front and a simple wooden front door. An attached wooden shed has been added to the north side of the structure. It has been recently painted (1977) and a six foot wall of large adobe blocks was added at that time. In 1978, a local garden club landscaped the grounds with succulents, trees and shrubs.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
 Lot size (in feet) width 90 Frontage
 #29-291-27 Depth 70 ;
 or approx. acreage _____

- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction c. 1850 This date is: a. Factual b. Estimated
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other adobe wall i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The Pico Adobe is a typical small adobe of the middle 1800's. Its significance lies in its age, its location just outside the Presidio walls, and the fact that its original owner was a Presidio soldier. Architecturally, it is picturesque, especially in the composition of its chimney wall and steeply pitched roof. It has been undisturbed due to its location away from streets.

It was probably built before 1850 and was the home of Buenaventuro Pico and his wife Anita. A few yards to the southwest of it on the spot where the Lobero Building now stands, stood the commodious Cota House which was the home of rancher Francisco Cota's family after they moved to Santa Barbara from Santa Rosa Rancho.

In 1875, the Pico Adobe, along with the Cota-Knox House in the same vicinity, was sold to Dr. Samuel B. Knox, Civil War Surgeon in charge of Santa Barbara County Hospital for a number of years. After his death, the building became the property of his daughter, Mrs. Gertrude Knox Feeley. It was sold in 1964 to T. Suski and then to Q. Richard. On January 1, 1976, in a gift-sale arrangement it became the property of the Santa Barbara Trust for Historic Preservation and is now used as a residence and for occasional public tours and programs.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Cullimore, Clarence, Santa Barbara Adobes, 1948, pg. 123

Wackenreuder Map of S.B. -1853

H.A.B.S. # California 243

Gebhard & Winter, Guide to Architecture in L.A. & So. Calif, 1977, pg. 532

23. Date form prepared: 9-18-78 By (name): Barbara Henzell
Address: 620 Oak Grove Drive City Santa Barbara ZIP: 93108
Phone: 969-0841 Organization: Architectural & Historic Resources Survey

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