IRVINE-RICHARD PROPERTY

LANDMARK NUMBER: 44

KNOWN AS:  Peter Irvine Place on Hollister Avenue

PHYSICAL ADDRESS:  5048 Via Lara Lane Units A & B, Santa Barbara

LOCATION:  South of Hollister Avenue off Via El Cuadro

TYPE OF SITE:  Residence, barn, and water tower

RESOLUTION NUMBER:  03-306

LANDMARK DATE:  October 7, 2003

DESIGNATION OBTAINED BY:  Nomination submitted by historian Fermina Murray

PAST OWNERS:  Peter and Mary Irvine

CURRENT OWNER:  Mary Richard, granddaughter of Peter Irvine  
                 50050 Deer Meadow Way, Oakhurst, CA 93644 (In 2003, her daughter Kathryn Lopez and family were living in the main house)

CHANGES/ALTERATIONS:  Barn was converted to a “granny unit” and storage. The interior of the house was updated. Only changes to the exterior were painting and portions of the walls were given new siding

CONDITION:  Good
DESCRIPTION:

The land where these units are located in the Goleta Valley was used by the Peter Irvine family in the early part of the 20th century for subsistence farming and harvesting crops for sale. Peter had come to the Goleta Valley in 1890 and acquired the property from the previous owner, William H. Baker. Here he began to grow walnuts and lemons. He was also the foreman for the nearby More Ranch and one of the early organizers of the Goleta Cemetery. In 1902, he and Mary Begg wed. She was a descendent of early Scottish settlers in the Valley.

The house and water tower were constructed about 1905 and the barn about 1915. The house is a single-story structure on a raised concrete foundation. It is irregular in its plan; four “wings” project from a central “core” which is capped by a low-pitched end gabled roof. Two somewhat lower end-gable roofs project from this core to the north and south; and two parallel end gables project to the west. All of these gables are the same pitch, and all have large exposed beam-ends under the fascia boards of their gables and exposed rafter tails under their eaves. The walls of the house for the most part are sided with flush wood siding panels in the lower portion and stucco in the upper part, with wooden trim “framing” the flush wood segments of the walls. The house combines two architectural styles. The end gable roofs and detailing with the doors and windows and exposed rafter tails are typical of Craftsman design, the arched doorways and arched top of the windows show a Scottish influence of design.

The rectangular two-story barn was built about 1915 for Peter Irvine. The roof has an end-gable, and the structure is clad with redwood board-and-batten siding. The lower portion of the wall is concrete. It has been remodeled and converted to a storage building with a rental unit in the former hay storage area. The rental is for a single-family dwelling.

The square water tower with battered inward leaning walls was built about 1905. A shallow pyramidal roof caps the tower. The walls are clad with horizontal wood siding. It does not appear to have been altered.

Today the Irvine structures are the last set of buildings still intact, in current, use, and still grouped together in the valley. At least three generations of Begg-Irvine-Richard descendents have lived here since 1902.

RESOURCES:

Santa Barbara County Board of Supervisors Resolution (October 7, 2003)
Nominations for Historical Landmarks or Places of Historic Merit (June 14, 2002, revised January 14, 2003)

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1 Board of Supervisors Resolution
2 Nomination application
3 Ibid
4 Ibid
5 Ibid
RESOLUTION OF THE SANTA BARBARA COUNTY
BOARD OF SUPERVISORS

RESOLUTION No. 03-306

WHEREAS, the IRVINE RICHARD PROPERTY exemplifies special elements of Goleta Valley’s cultural, social, economic, aesthetic and architectural history. The IRVINE RICHARD PROPERTY’S early 20th century history is linked to the important pioneer family of Peter Irvine who used the land for subsistence farming and harvesting crops for sale. Irvine was married to Mary Begg, who was descended from the 19th Century Scottish settlers in the Goleta Valley.

WHEREAS, the buildings of the IRVINE-RICHARD PROPERTY embody distinctive characteristics of the Craftsman style of architecture and include a fine example of a Craftsman-era house. The IRVINE RICHARD PROPERTY contains unique architectural features and elements, including a water tower. The house demonstrates an extraordinary level of attention to design for structures of this type. The barn is a good example of vernacular construction typical in Santa Barbara County in the early Twentieth Century, a type that is rapidly disappearing.

WHEREAS, the IRVINE RICHARD PROPERTY, with its intact surviving buildings, contributes to the preservation of a historical era and reflects the farming way of life in Santa Barbara County and the Goleta Valley.

WHEREAS the IRVINE-RICHARD PROPERTY retains integrity of location, design, craftsmanship, and aesthetic quality and reflects the ranching and farming period of Goleta Valley in the 19th and 20th Centuries.
WHEREAS, on July 14, 2003, the Santa Barbara County Historical Landmarks Advisory Commission declared that the IRVINE RICHARD PROPERTY qualifies for recommendation to the County Board of Supervisors as an historical landmark pursuant to the provisions of County Code Chapter 18A;

WHEREAS, the Board of Supervisors of the County of Santa Barbara deems that the IRVINE RICHARD PROPERTY is worthy of protection and preservation as an historical landmark;

NOW, THEREFORE IT IS RESOLVED as follows:

1. The Board of Supervisors, having duly set a public hearing, has heard all interested parties and has closed said public hearing, adopting the conditions set out in Paragraph 2 of this Resolution.

2. The Board of Supervisors hereby declares the IRVINE-RICHARD PROPERTY a historical landmark, and hereby imposes the following conditions pursuant to County Code, Chapter 18A section 5:

   a. Demolition, removal or destruction, partially or entirely, is prohibited unless express consent in writing is first had and obtained from the Historic Landmarks Advisory Commission. Such consent may impose all reasonable conditions deemed appropriate by the commission to accomplish the purposes of Chapter 18A.

   b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until all plans therefore have first been reviewed by the Historic Landmarks Advisory Commission and approved or modified, and reasonable conditions imposed as deemed necessary and that all such work shall be done under the direction and control of the Historic Landmarks Advisory Commission or other qualified persons designated by it.

   c. That no buildings or structures exposed to public view may be placed, erected, moved in, altered, enlarged or removed (other than normal maintenance and repair work) without approval, with reasonable conditions imposed, where deemed necessary, by the Historic Landmarks Advisory Commission, first had and obtained.
PASSED, APPROVED, AND ADOPTED by the Santa Barbara County Board of Supervisors, Santa Barbara, California, this 7th day of October, 2003 by the following vote:

AYES: Supervisors Schwartz, Marshall and Centeno

NOES: None

ABSTAIN: None

ABSENT: Supervisors Rose, and Gray

NAOMI SCHWARTZ
CHAIRPERSON

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD.

Stephen Shane Stark
COUNTY COUNSEL

By: Deputy County Counsel