

PHASE 1 CULTURAL RESOURCES STUDY
HISTORIC RESOURCES
2311 SANTA BARBARA STREET
SANTA BARBARA, CALIFORNIA
APN: 25-131-07

1. INTRODUCTION

The following Phase 1 Historical Study for 2311 Santa Barbara Street (APN: 25-131-07) was requested by the City of Santa Barbara Planning staff because the property is over fifty years old and was sent to the state Historic Inventory as part of the Phase II survey of 1980. This study was conducted to analyze the potential effects of the project upon the building (see Figure 1 for vicinity map). The report meets the Master Environmental Assessment requirements for a Phase 1-2 Historical Study. Alexandra C. Cole of Preservation Planning Associates prepared the report, with research conducted by historian Fermina Murray.

2. PROJECT DESCRIPTION

The project proposes to demolish the existing detached two-car garage and construct a 1,000 square foot detached three-car garage with 456 square feet of second floor accessory space (see Figure 2 for site plan and Figure 3 for elevations of the proposed garage).

3. SITE HISTORY

The house at 2311 Santa Barbara Street, built in the Mission Addition, was constructed in 1922 by William A. Edwards, architect with the contractor J. C. F Miller. The one-story frame and stucco residence with a shingle roof cost \$8,500. The following year a two-car garage was constructed for Edwards by the same contractor for \$300 (Building permits). By 1927 another permits was pulled to add a four-foot by thirteen-foot addition to the rear wing (Permit A3478, October 10, 1927).

In 1930 more extensive additions and alterations were made to the house. Employing Charles M. Urton as the contractor, Edwards added a second floor containing three bedrooms and two baths, remodeled the downstairs den, added a staircase, and enlarged the laundry (Permit A-6252, October 15, 1930). An existing horse stable at the rear of the property was replaced with a 10' x 10' board-and batten building in 1945 (Permit C 669, May 2, 1945).

According to City Directories, William A. Edwards, his wife Josephine, and his family lived in the house until 1934, at which time a Stowe Phelps is listed. In 1940 it is listed as vacant, and by 1945 the Edwards are again listed at this address, where they remain until 1951. In 1953 Guy R. McComb is listed as resident, with his wife Mariana B. Mr. McComb held a number of positions, including salesman for Gilbert Real Estate,

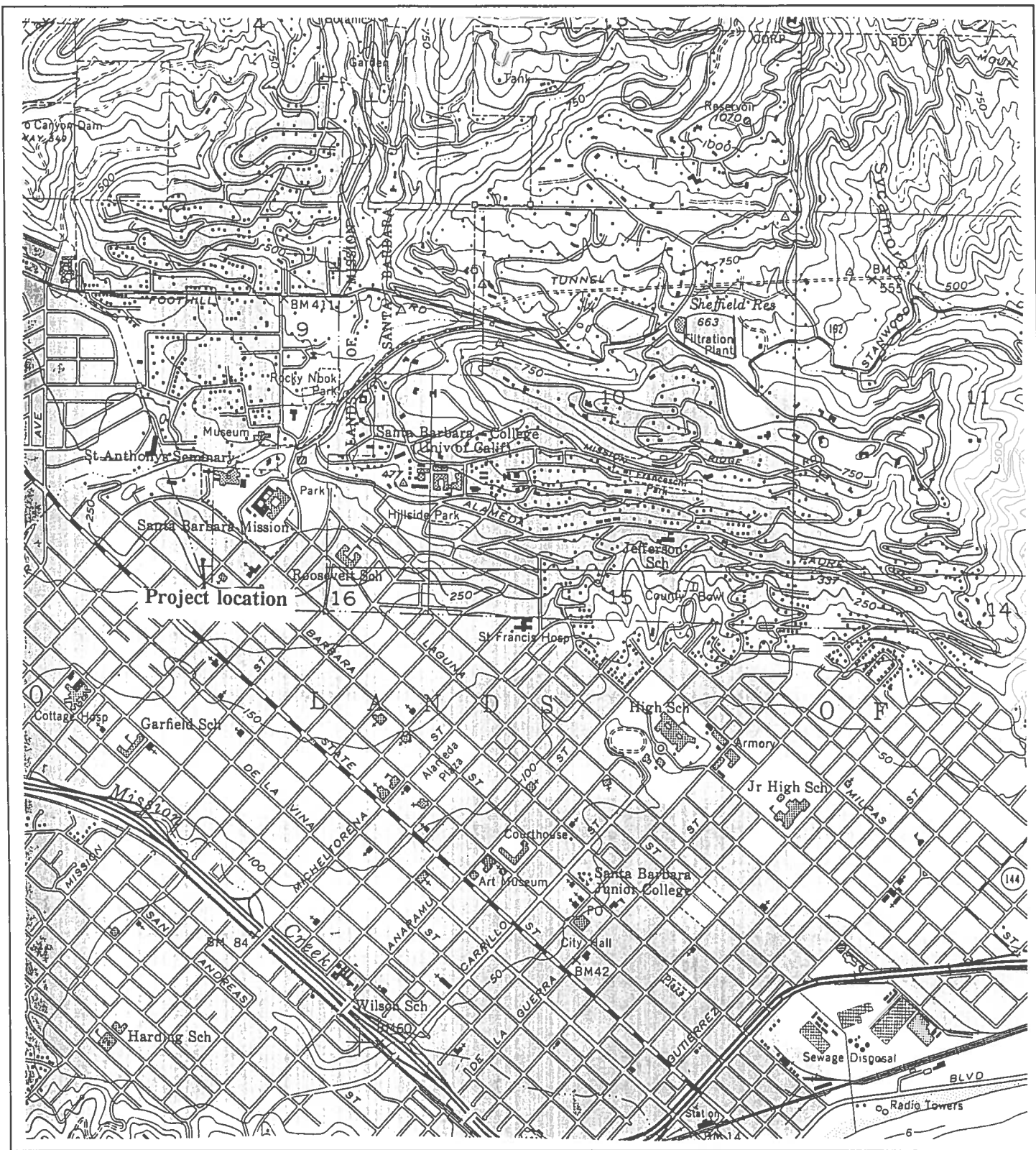


Figure 1
 Vicinity Map
 2311 Garden Street
 U.S.G.S. Santa Barbara Quadrangle 1988

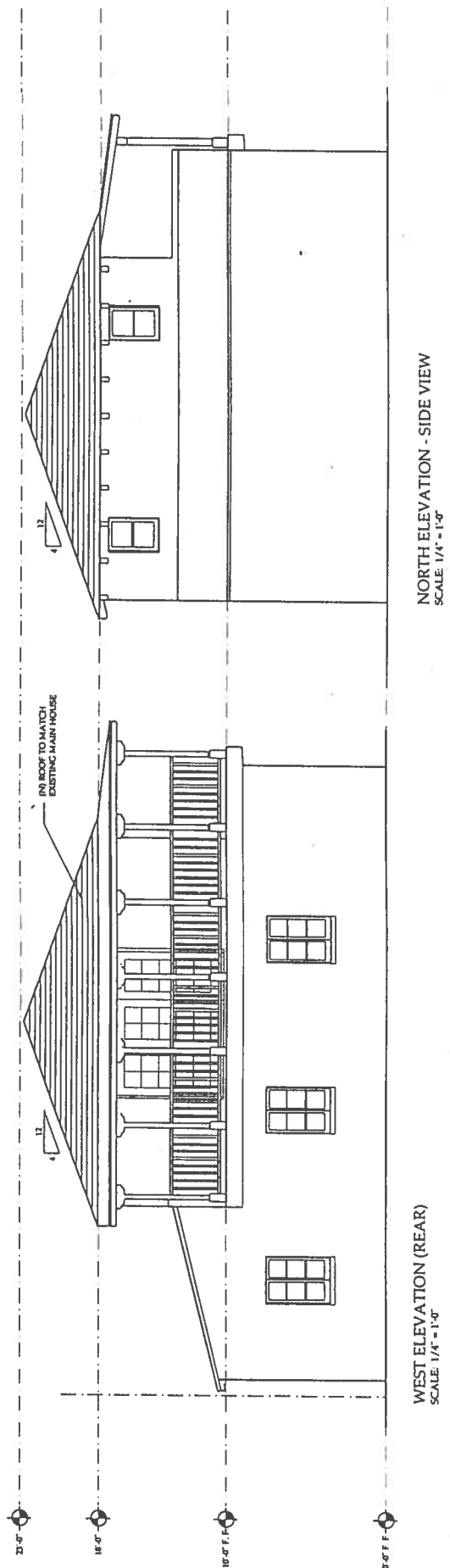
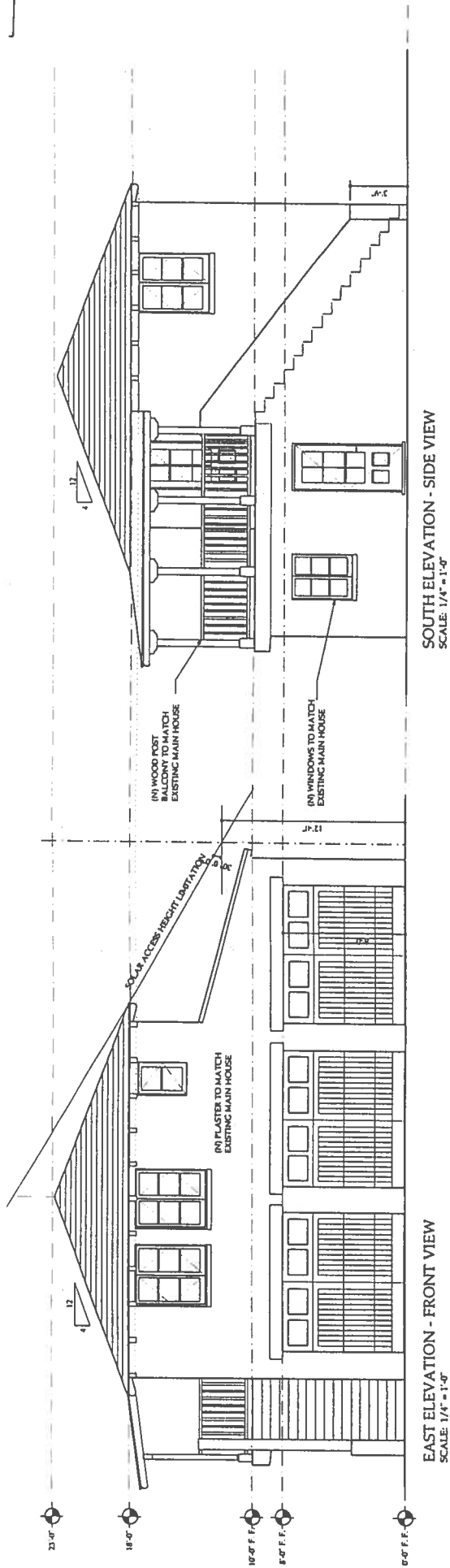


Figure 3
 Proposed Elevations
 Courtesy Cearnal Architects Incorporated

employee at Ventura Farms Frozen Food, and as the President of the Coastal Lemon Company. Mrs. McComb continued living in the house until 1984. At that time Warren J. Newswanger, a physician with offices at 314 West Junipero Street, is listed as the resident. Currently the property is owned by Kenneth and Nancy Donnelly.

4. BUILDING DESCRIPTION

The Edwards residence, designed by William A. Edwards, is a one-and two-story stucco-clad house with English cottage stylistic features. It has been variously described as a country cottage, with Prairie-style window placement under the eaves and Spanish Colonial Revival massing (Nelson 1980). Architectural historian David Gebhard describes it as "illustrative of the changeover from the Spanish of the 1920s to the Monterey Revival of the 1930s." (Gebhard 1977: 545). This last description may derive from the fact that at the rear of the second story addition there is a Monterey-style overhanging element (see Plate 6).

The house is irregular in shape with a two-story main block with one-story wings extending to the north, south, and west. A front-gabled small bay extends from the east (front) elevation. The hipped and gabled roofs, with open rounded rafters, shingle roof, low overhang, and casement windows with wooden blinds are reminiscent of a cottage.

The two-car garage, at the rear of the house and the end of a paved driveway, is a one-story wood-frame building clad in board-and-batten siding. The flat roof is topped by green rolled roofing. The two overhead garage doors are ribbed metal. A shed-roof wing extends to the west (rear). The area between the main block and the wing has been infilled with a small flat-roof gardening room, clad in flush board siding. This room has sliding windows in wood sash and a wood plank door. At some time, according to the Sanborn Map of 1930, there was an irregular-shaped porch at the rear of the garage, which has since been removed (see Figure 4).

5. DETERMINATION OF SIGNIFICANCE

To judge whether a building is significant, the Master Environmental Assessment uses criteria provided by the Municipal Code, Chapter 22.22.040. These criteria, used for designation of landmarks or structures of merit are as follows:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- B. Its location as the site of a significant historic event;
- 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;
- E. Its exemplification as the best remaining architectural type in its neighborhood;

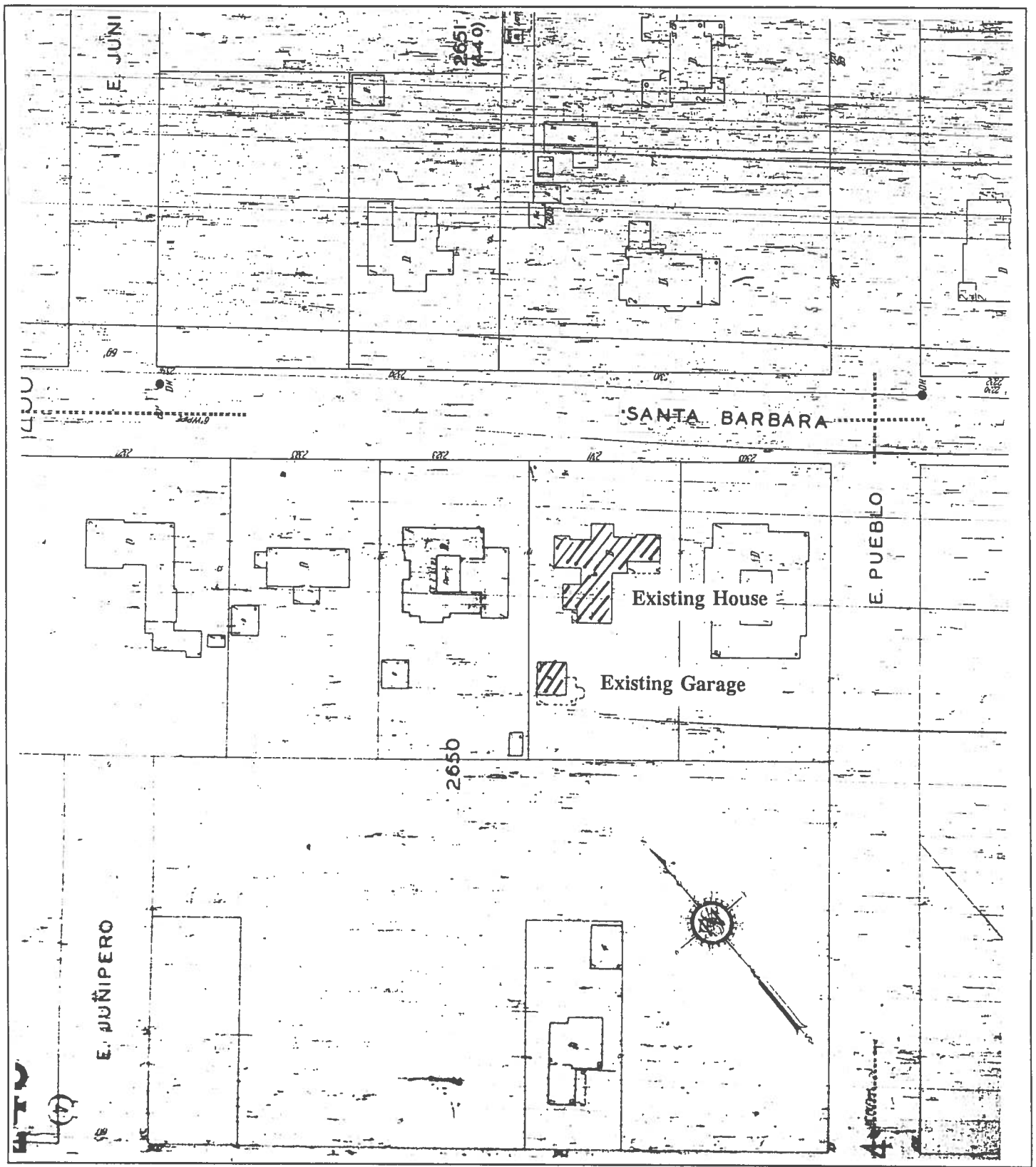


Figure 4
Site in 1930
Sanborn Fire Insurance Map of 1930

- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
- H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- J. Its potential of yielding significant information of archaeological interest;
- K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.

To be considered as a potential Landmark or Structure of Merit a building must retain integrity of location, materials, design, and setting and meet one of the above criteria.

6. FINDING OF SIGNIFICANCE

As a result of the 1980 architectural survey, the residence at 2311 Santa Barbara Street was declared eligible for listing on the State Historic Inventory. It was deemed significant for its architecture, both for its style and its architect/owner, William Albert Edwards, of the firm Edwards Plunkett, & Howell, from 1925 to 1929 and Edwards & Plunkett from 1929 to 1939. During the period when Edwards built his house, he was practicing alone, after graduation from the University of Pennsylvania in 1912 and the opening of his office in 1919 in Santa Barbara. Both the firms with which he was associated designed many of the notable Spanish Colonial Revival buildings in downtown Santa Barbara after the 1925 earthquake, including the Copper Coffee Pot (now Aldo's Restaurant), the News Press building, the Fox-Arlington Theater, National Guard Armory, Santa Barbara Airport Terminal, and Medical Arts building. His house at 2311 Santa Barbara Street would be eligible as a City Structure of Merit under Criterion F as the architect-designed home of William Edwards.

The garage is another story. As witnessed by the building permit and actual inspection of the building, the garage was not designed in the style of the main house or with an equivalent amount of money spent on it. It is a simple vernacular board and batten flat-roof building, a utilitarian outbuilding with no stylistic embellishments. It is not considered a significant associated building with the Edwards-designed house.

The proposed new garage, although much larger than the present garage, is considered a sympathetic addition to the Edwards house, because its stylistic elements, such as stucco clad walls, hipped roof, casement windows, balcony railings, and metal overhead doors, are compatible with the existing house. It is the professional opinion of this writer that the proposed project will not have a significant impact upon the Edwards house.

7. BIBLIOGRAPHY

Andree, Herb and Noel Young. 1975. *Santa Barbara Architecture: From Spanish Colonial to Modern*. Santa Barbara. Capra Press.

Gebhard, David, and Robert Winter. 1977. *A Guide to Architecture in Los Angeles and Southern California*. Salt Lake City. Peregrine and Smith.

Nelson, Christopher. 1980. "McComb House." Historic Resources Inventory Form. Sacramento: State of California. Resources Agency. Department of Parks and Recreation.

City of Santa Barbara Community Development Department, Building Permit files

1930 Sanborn Fire Insurance Map

9. PLATES



Plate 1. Two-car garage at 2311 Santa Barbara Street, facing south
Photograph by A. C. Cole, August 1999



Plate 2. Two-car garage at 2311 Santa Barbara Street, facing northwest
Showing rear shed roof wing at left and infill at center
Photograph by A. C. Cole, August 1999



Plate 3. Two-car garage at 2311 Santa Barbara Street, facing southwest
Photograph by A. C. Cole, August 1999



Plate 4. Two-car garage at 2311 Santa Barbara Street, facing south
Photograph by A. C. Cole, August 1999

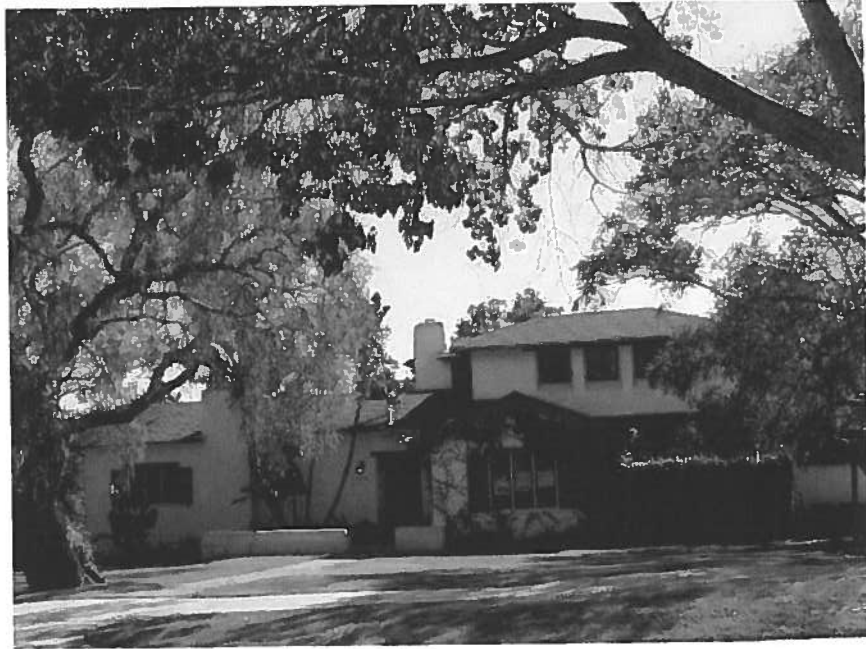


Plate 5. Front elevation, facing south, showing hipped roof of second story
Photograph by A. C. Cole, August 1999

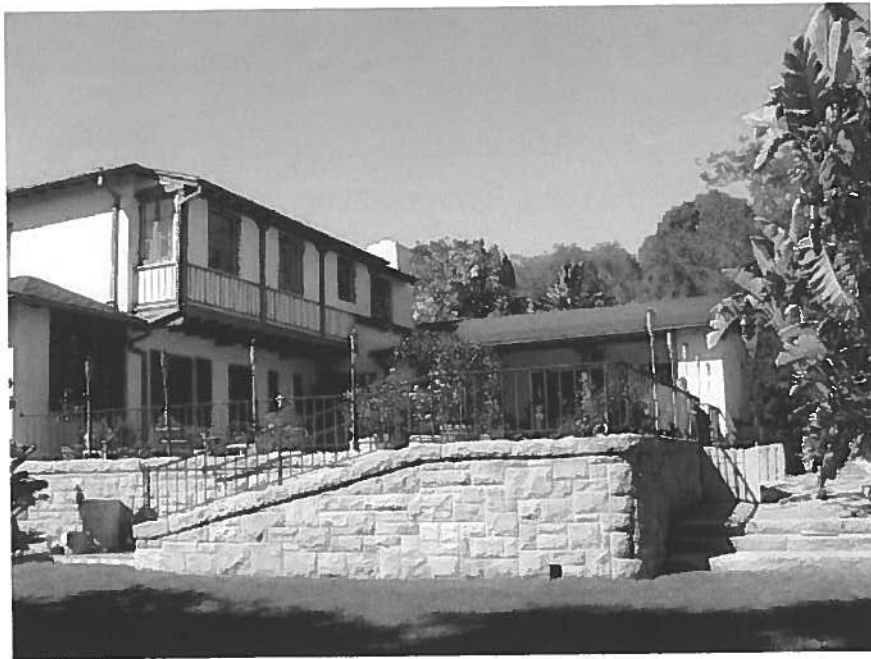


Plate 6. Rear elevation, facing northwest, showing balcony railing detail
used in second floor of proposed garage
Photograph by A. C. Cole, August 1999