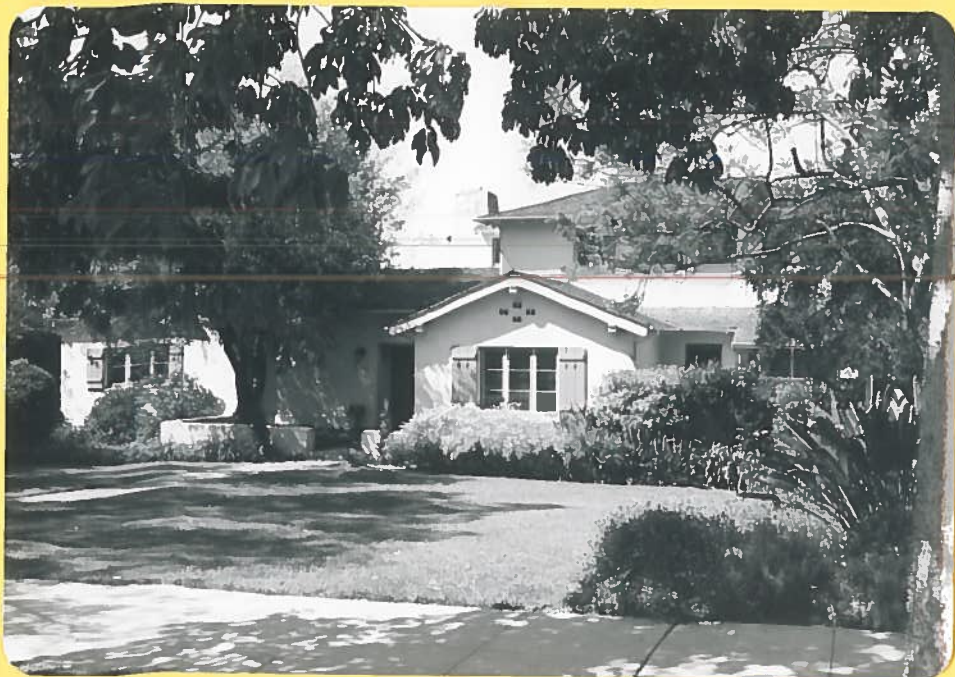


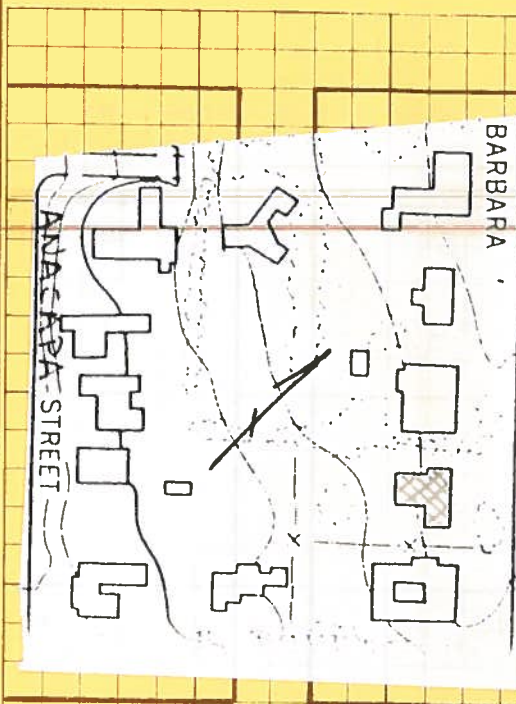
# Architectural and Historic Resources Survey

## City of Santa Barbara

PHOTO



LOCATION MAP



Direction: N NE E S SW W NW

Photographer: *cm*

Date: *5/30/80*

Number: *139.2*

IDENTIFICATION:

1. Common name of structure or site: House
2. Historic name, if known: \_\_\_\_\_
3. Address: \_\_\_\_\_
4. Present use: 2311 Santa Barbara St.  
single family residence
5. Zone: E-1
6. Present owner, if known: \_\_\_\_\_
7. Original use, if known: \_\_\_\_\_  
Source: \_\_\_\_\_  
single family residence
8. Original owner, if known: J.A. Edwards  
Source: Bldg. permit
9. Ownership is Public \_\_\_\_\_ Private X
10. Year built: 1922 Date is factual X estimated \_\_\_\_\_  
Source: Bldg. permit, 9-13-1922
11. Architect, if known: Edwards + Plunkett  
Source: Gebhard, Guide to..., p 545
12. Builder, if known: J.C.F. Miller  
Source: Bldg. permit



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.

In the style of a country cottage, this two-story stucco house has an air of comfortable informality with its carved wood shutters, old-fashioned screen door and windows set under the eaves in the "Prairie style". A one-story medium gable faces the street with a set of three windows, each with three panes, wood framed and wood shuttered. Behind the gable section is a two-story hipped roof bay with a set of three windows facing the street. A one-story wing is on the right. Left of the entry door is a window of fixed panes, shuttered, and left of that another one-story wing. The front walk of Mexican tile leads to a patio with a low wall enclosing an old olive tree. The entry door is of vertical grooved dark stained wood.

Landscaping includes a beautifully pruned pepper tree near the walk, lawn and a birdbath set in flowers and shrubs near the right hand drive

2. Exterior building material of principal structure:  
wood \_\_\_\_\_ brick \_\_\_\_\_ concrete block \_\_\_\_\_  
stucco   X   adobe \_\_\_\_\_ stone \_\_\_\_\_  
other \_\_\_\_\_ specify \_\_\_\_\_

Primary material, if different \_\_\_\_\_

3. Condition of exterior: Excellent   X   Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

4. Apparent additions or alterations, if any: \_\_\_\_\_

5. Architectural style of building: \_\_\_\_\_

~~Probably built in the 30s,~~ an easy comfortable house with elements ~~later called California ranch~~

6. Significant architectural features, if any: Informal masses of different levels

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

Source: \_\_\_\_\_

8. Surrounding neighborhood: Structure is unrelated \_\_\_\_\_ compatible   X    
major component \_\_\_\_\_  
Explain: \_\_\_\_\_

SURVEYOR   Marilyn Altman    
DATE   November 10, 1980    
ADDRESS   1361 Mission Ridge SB 93103    
PHONE   965-8723

# HISTORIC RESOURCES INVENTORY

Ser. No. 42-3102-253  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 85 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A \_\_\_\_\_ B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_  
 UTM: 11/250480-3813640

## IDENTIFICATION

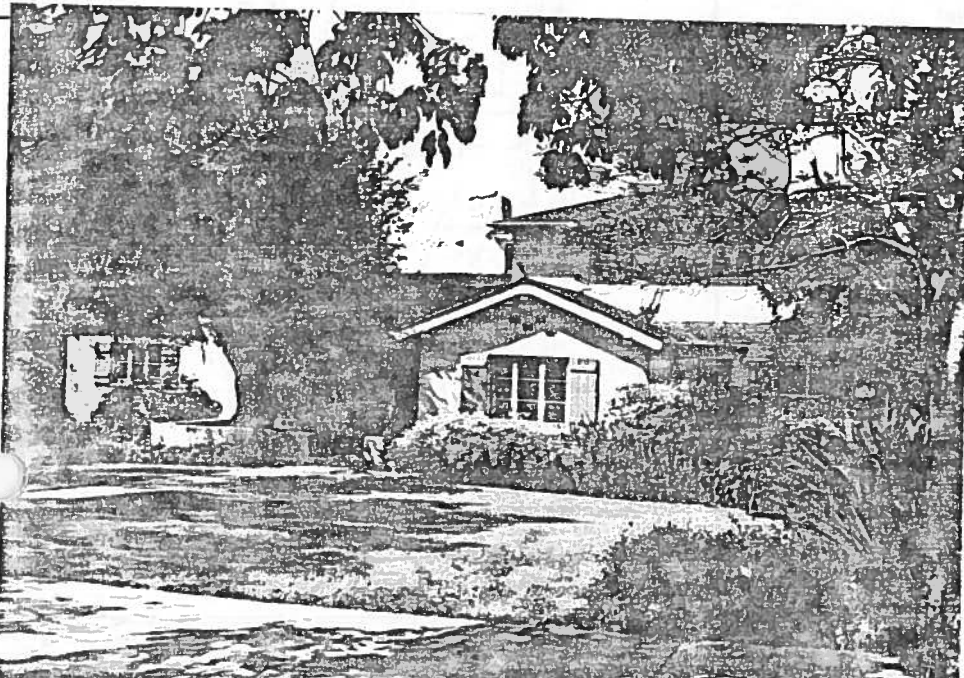
- Common name: McComb House
- Historic name: Wm. A. Edwards House
- Street or rural address: 2311 Santa Barbara St.  
 City Santa Barbara Zip 93105 County Santa Barbara
- Parcel number: 25-131-07
- Present Owner: Marianne B. McComb Address: 2311 Santa Barbara St  
 City Santa Barbara Zip 93105 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Single Family Residence Original use: Single Family Residence

## DESCRIPTION

- Architectural style: Spanish Colonial Revival with Prairie-style elements.
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

In the style of a country cottage, this two story stucco house has an air of comfortable informality with its carved wood shutters, old-fashioned screen door and windows set under the eaves in the "Prairie-style". A one-story medium gable faces the street with a set of three windows, each with three panes, wood framed and wood shuttered. Behind the gable section is a two-story hipped roof bay with a set of three windows facing the street. A one-story wing is on the right. Left of the entry door is a window of fixed panes, shuttered, and left of that another one-story wing. The front walk of Mexican tile leads to a patio with a low wall enclosing an old olive tree. The entry door is of vertical grooved dark stained wood.

Landscaping includes a beautifully pruned pepper tree near the walk, a lawn and a birdbath set in flowers and shrubs near the right hand drive.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1922
- Architect Edwards & Plunkett
- Builder J.C.F. Miller
- Approx. property size (in feet)  
Frontage 100 Depth 200  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
5/30/1980

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This house was constructed for the architect William A. Edwards by the builder J.C.F. Miller in 1922. It then cost \$8,500 to build. Edwards continued to live here until 1933. Since then it has had several owners, most recently (from 1955 on) Guy R. and Marianne B. McComb.

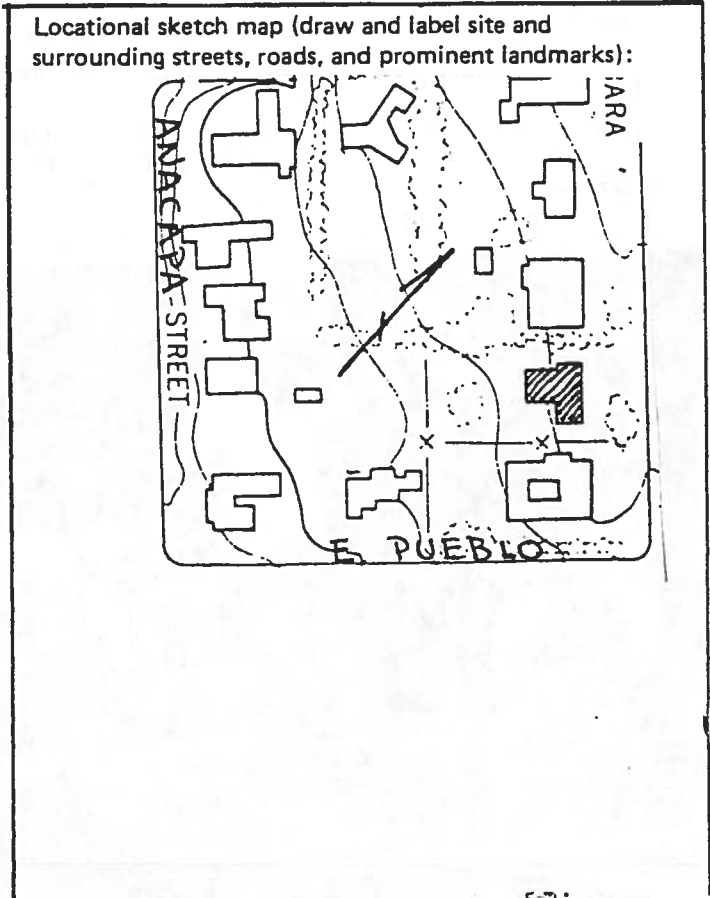
2311 derives its architectural significance both from its style and its architect/owner, William Edwards, of the firm Edward & Plunkett; this firm was responsible for many of Santa Barbara's Spanish Colonial Revival monuments of the 1920s. Most impressive of these is undoubtedly the Fox Arlington Theater of 1929-31. Earlier in the decade, Edwards designed this house for his own use. It is an interesting combination of Prairie-style elements, notably the windows set directly under the eaves and the low pitched and hipped main roof, with basically Spanish Colonial Revival massing and stucco walls.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories  
Building Permits  
Gebhard & Winter, Guide to L.A. & So. Cal., p. 545.

22. Date form prepared 5/9/1981  
By (name) Chris Nelson  
Organization Architectural Survey  
Address: c/o Planning Division  
City Santa Barbara Zip 93101  
Phone: 963-1663





RESEARCH WORKSHEET

Address 2311 Santa Barbara

Maps (Sanborn, Bird's eye, U.S.G.S.)

Present structure appears on the \_\_\_\_\_

Prior structure (s) appear (s) on the \_\_\_\_\_

Description [include date(s) of map(s)]:

Shape:

Size:

Material:

Use:

City Directories (start with earliest listing)

Year	<u>1922</u>	Name	<u>Wm. A. Edwards,</u>
Year	<u>1926-27-1933</u>	Name	<u>W. A. Edwards architect, Edwards, Plunkett &amp; Howell</u>
Year	<u>1934</u>	Name	<u>Stowe Phelps</u>
Year	<u>1940</u>	Name	<u>vacant</u>
Year	<u>1945</u>	Name	<u>W. A. Edwards</u>
Year	<u>1951</u>	Name	<u>Vacant</u>
Year	<u>1955-60</u>	Name	<u>Guy R. McComb <sup>employee of Ventura Farms Frozen Foods</sup></u>
Year	<u>1968</u>	Name	<u>Marianna B. " "</u>
Year	<u>1978</u>	Name	<u>" " " (contd.)</u>
Year	_____	Name	_____
Year	_____	Name	_____
Year	_____	Name	_____
Year	_____	Name	_____
Year	_____	Name	_____

Building Permits

Date 9/13/1922 For what? \$8,500 residence

Owner W. A. Edwards Contractor J. C. F. Miller Arch. \_\_\_\_\_

Date 1/15/1923 For what? \$300 garage

Owner " " Contractor " " Arch. \_\_\_\_\_

Date \_\_\_\_\_ For what? \_\_\_\_\_

Owner \_\_\_\_\_ Contractor \_\_\_\_\_ Arch. \_\_\_\_\_

Other Information (Clipping file, secondary sources, oral history, etc.)

Gabherd, Guide to ... p. 545

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Marianna McComit  
occupant

ARCHITECTURAL WORKSHEET

- 1. Common Name house
- 2. Address 2311 S Barbara St
- 4. Present Use SFr
- 9. Ownership: Private  Public

1. Description:

Roof type: gable  hipped  mansard  shed  flat  wood roof shingles  
 Roof Pitch: low  medium  high  flat ; Red tile   
 Siding: shiplap  clapboard  board & batten  shingle   
 stucco  asbestos  brick, stone veneer   
 aluminum  other   
 Size: 1 story  1½ story  2 story  3 story

Shape: \_\_\_\_\_

Windows: double hung  casement  fixed  sliding   
 wooden  metal  aluminum  other   
 single pane  multi-pane  (no. of panes 3 / )  
 decorated transom patterned wood shutters

Decoration: scroll work  brackets  columns   
 wrought iron  Mex tile  walk other

Other features: patio w/ low wall and olive tree

Site location: set back 30 feet on large, medium, small lot

Landscape: lawn  palms  pepper trees  shrubs  hedges   
 sandstone wall  hitching post  other  bird bath w/ flowers  
 none  minimal  adequate  luxuriant

3. Condition: excellent  good  fair  deteriorated

4. Alterations: \_\_\_\_\_

5. Architectural Style; Italianate  Second Empire  Eastlake   
 Stick  Queen Anne  Colonial Revival  Craftsman   
 Mission rev.  Spanish Colonial Rev.  Period Styles   
 Ranch  Stucco box  Contemporary  Other

8. Surrounding neighborhood; unrelated  compatible   
 major component

Notes: A one-story gabled bay faces street right entry. It has a triple casement window w/ typed panes and shutters. A dark vertical groove wood door opens from patio into house. Left bay has a 6 pane window with shutters - that gable faces Pueblo St. Several pairs windows in 2nd story section behind first mentioned central bay. There is another low wing on the right behind a hedge.

