

**HISTORIC LANDMARKS COMMISSION  
STRUCTURE OF MERIT DESIGNATION  
STAFF REPORT**

**TUDOR REVIVAL STYLE HOUSE, 212 CANON DRIVE  
SANTA BARBARA, CALIFORNIA  
APN 053-162-002**

**APRIL 19, 2017**



The Tudor Revival style house was constructed in 1929.

## Site Map of 212 Canon Drive



### Significance

The 1928 Tudor style house in the San Roque neighborhood was recommended for designation by Commissioner Murray in writing on September 21, 2016 to the HLC Designations Subcommittee. The HLC Designations Subcommittee reviewed the property at its meeting on September 21, 2016 and found that the building has good integrity and meets criteria outlined in the Santa Barbara Municipal Code, Section 22.22.040. The building meets Criterion A, D, and G and would qualify as a City of Santa Barbara Structure of Merit.

### *Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation*

The building sits in the San Roque neighborhood. The San Roque neighborhood was once the Ranch of Dixey Thompson, who raised beans and walnuts on the ranch. Thompson's ranch flanking San Roque Canyon remained open agricultural land until the first subdivides began developing around World War I. Stephen Rutherford bought 123 acres in 1927 between San Roque Road and Alamar Avenue. The San Roque portion of the ranch was developed in patchwork fashion between the two World Wars. San Roque was half built out by 1940. The rest of the home sites were filled between 1955 and 1965. Widely popular throughout the country, Tudor Revival style architecture takes its well-earned place among the Period Revivals of the early 1900s. Embodying a romantic view with

European roots, the Tudor Revival style looks to the English Vernacular and Medieval castle for inspiration. The result adds charm and variety to the City of Santa Barbara and is a testament to an era that saw great development in the City.

***Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation***

Born into an era that looked to picturesque styles for inspiration, the Tudor Revival style grew in popularity from the beginning of the 1900s until the 1930s and maintained its strength until the late 1930s. Tudor Revival styles have a broad scope of references. The range includes much of the Medieval era, with everything from thatched-roof cottages to large manors as sources of inspiration. The steeply pitched, front-facing gables became a hallmark of the American Tudor Revival style. In the 1930s, parking was an ancillary use that was typically located at the rear of the site. Santa Barbara is home to a number of Tudor Revival buildings. In general, Santa Barbara's Tudor Revival styles



tend to have more plaster and less masonry used in their wall treatments than those in the rest of the country. The style was popular in the 1920s and 1930s and can be found in the neighborhoods that were developed in that era, like the Lower Riviera and the San Roque neighborhoods of Santa Barbara. With its steeply pitched, front-facing gable crossed with a side gable, half timbering in the gable and on the walls, and the tall, divided light casement windows, the house at 212 Canon Drive is an excellent example of the Tudor Revival style in Santa Barbara, qualifying it under Criterion D.

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

The massing of the Tudor Revival house is composed of a steeply pitched roof with crossing front and side gables over the front, and tall, divided light casement windows. The house features verge boards in the front gable and walls, and a front entrance defined with a small covered porch. These are character-defining features of Tudor Revival houses across the country, and they demonstrate an outstanding attention to architectural design. The wood, divided light casement windows feature outstanding attention to detail, materials, and craftsmanship. Because the house demonstrates these outstanding elements, it qualifies as a Structure of Merit under Criterion G.

**Historic Integrity**

The house is in good condition, with almost all of the original materials still present. Solar panels have been added to the house but are minimally visible from the front elevation and do not impact the building's historic significance. No archive plans have been found to tell if the existing low stucco wall and gate are original; however, they are compatible with the historic house. In addition, the surrounding area has also maintained much of its historic integrity, with many English Vernacular and Tudor Revival styles from the 1920s-30s. The house retains its integrity of location, design, setting, materials, workmanship, feeling, and association, which allows it to convey its original appearance.

**Recommendation**

Staff and the HLC Designations Subcommittee recommend that the Historic Landmarks Commission adopt a resolution to designate the Tudor Revival style house at 212 Canon Drive as a Structure of Merit, with the designation boundary of 5' around the 1929 building.

**Attachment:**

1. (Draft) Resolution to designate

**Work Cited:**

Thompson, Walker A. *San Roque. "Neighborhood Series No. 1."* Southern Santa Barbara County Board of Realtors. 1977.