

2801 Verde Vista Drive

Designation Status: Eligible to be Designated a Historic Resource

Assessor Parcel Number: 053-372-006

Constructed: 1931

Property Description:

The massing of the Tudor house is composed of a steeply pitched roof with double front gables projecting out of the side gable over the triptych windows. The house features verge boards in the front gables, and a front entrance defined with steps to a stoop. The triptychs of windows on the front elevation have a single fixed frame flanked by wood, double hung windows with ogee lugs in the top sash. There is a small arched window on the front entry under the swooping gable end making the gable asymmetrical. There is a second story addition at the rear of the property completed in 1992.

Architect: unknown

Architectural Style: Tudor Revival

Property Type: Residence

Original Use: Residence



Significance: The City of Santa Barbara establishes historic significance as provided by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria established for a City Landmark or a City Structure of Merit can be considered significant. It is the opinion of the Historic Landmarks Commission Designation Subcommittee that the building at 2801 Verde Vista is an excellent candidate for Structure of Merit designation per the following criteria:



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

The 1931 Tudor Revival style building is important to the heritage of Santa Barbara as the details that are found on the building constitute a resource valuable for its ability to exemplify methods of construction, craftsmanship, attention to detail and artistry reflective of the Tudor Revival style. The building illustrates social and aesthetic movements, and conveys a sense of place and time.

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 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 which was typically located at the rear of the site. This garage for this house was set back down a driveway that runs along the side of the house and is now an accessory use. The garage had a steeply pitched roof false thatched roof that mimics the steep roof of the main house. 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 can be found in the neighborhoods that were developed in that era, like the West Side, Lower Riviera and the

San Roque neighborhoods of Santa Barbara. With its steeply pitched, front-facing gables, decorative half-timbering the house imitates the half-timbering of English Medieval houses. The prominent front gable swoops toward the front entrance making the gable a-symmetrical. The house also features a character-defining raised front stoop that leads to a wood plank door.

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

The massing of the Tudor house is composed of a steeply pitched roof with double front gables projecting out of the side gable over the triptych windows. The house features verge boards in the front gables, and a front entrance defined with steps to a stoop. These are character-defining features of Tudor houses across the country, and they demonstrate an outstanding attention to architectural design. The heavy, wood, front door and windows feature outstanding attention to detail, materials, and craftsmanship. The wood windows and their trim are slightly recessed at the stucco wall plane with stucco return. Because the house demonstrates these outstanding elements, it qualifies as a Structure of Merit under Criterion G.

Historic Integrity: Although the building has an addition in the rear, it is minimally visible from the streetscape. The front elevation retains its original features and most of the surrounding neighborhood is intact so that it has high historic integrity of location, feeling, setting, design, materials, workmanship and association. The building can convey its 1931 original appearance.

