

PROJECT DESCRIPTION

Franceschi Park comprises 17 acres of City day use parkland near the top of the Riviera, in the foothill area above Santa Barbara. The grounds are located above and below Mission Ridge Road. The Franceschi House was designated a Structure of Merit by the City of Santa Barbara in 1981. The site has spectacular panoramic views overlooking the city, waterfront, and the Channel Islands. The site is a regular destination for the neighbors who hike onto the property, with occasional use by other residents of the city and tourists who come for the exceptional views.

The hilltop site which makes Franceschi Park so interesting, also makes it hard to reach and difficult to meander around. The Park and adjacent neighborhood are also located within a high fire risk area. The existing house and site features have fallen into disrepair, which is aggravated by the unstable soils. Very few specimen plantings and trees from the Franceschi-era remain, and there is limited funding available for maintenance.

PROJECT OBJECTIVE:

To reimagine the Franceschi House and surrounding area to honor its heritage, Dr. Franceschi's horticultural legacy and Alden Freeman, while improving accessibility, safety, and resiliency.

Attributes to Take Advantage of:

- Views
- Landscape
- Pathways
- Parking
- Historical significance
- Unique features

Constraints to Mitigate:

- Limited access to & within the site
- Dilapidated structures & site features
- Steep slopes & erosive soils
- Limited funds for maintenance

Opportunities to Maximize:

- Improve site access & safety
- Enhance views
- Honor heritage
- Increase wildfire resiliency



FRANCESCHI PARK TIMELINE

Dr. Francesco Franceschi (Dr. Emanuele Orazio Fenzi) & Family

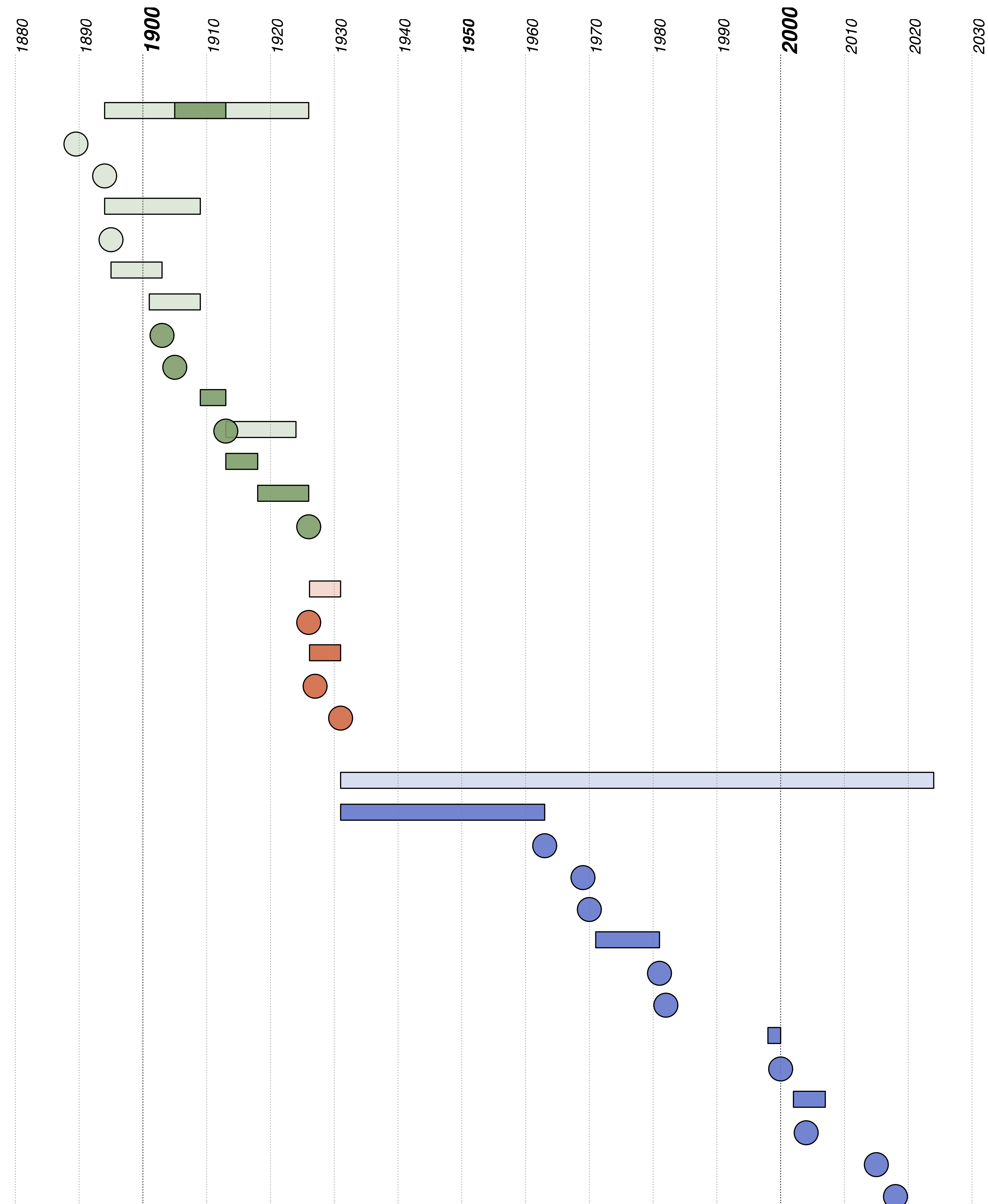
- Family Bank fails 1889-1890
- Arrives in Santa Barbara 1894
- Southern California Acclimatizing Association (SCAA) 1894 - 1909
- Published Santa Barbara Exotic Flora 1895
- Nursery @ State & W. Gutierrez 1895 - 1903
- Nursery @ Rancheria 1901 - 1909
- Purchased 40 acres on Riviera 1903
- Started Construction on the House "Montariso" 1905
- Operated Montariso Nursery on the Riviera 1909 - 1913
- Leaves Santa Barbara for Italy then Libya 1913 - 1924
- Camillo & Franco Fenzi (sons) operate Montariso Nursery 1913 - 1918
- Family sells off parcels 1918 - 1926
- Family sells off the remaining 2.13 acres 1926

Alden Freeman (Philanthropist) & Charles Boulton (Landscape)

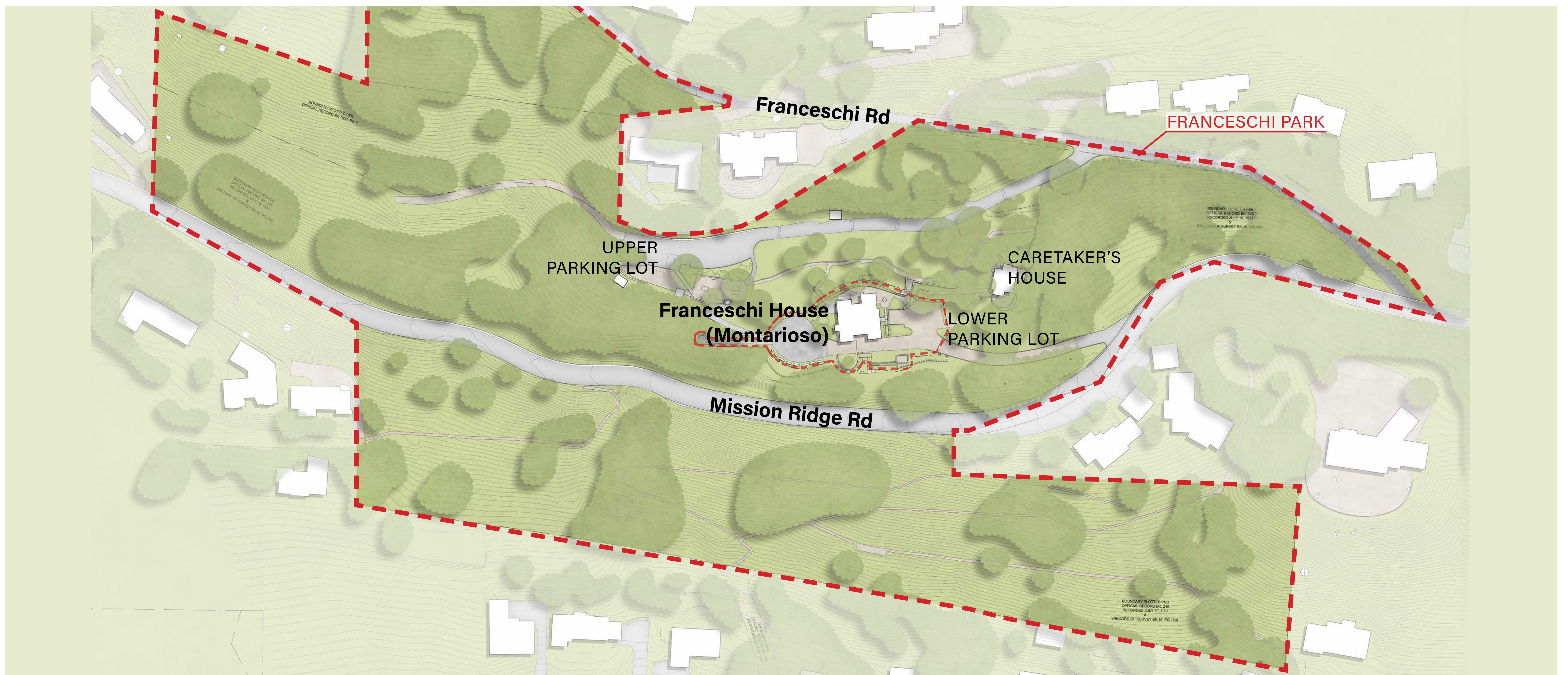
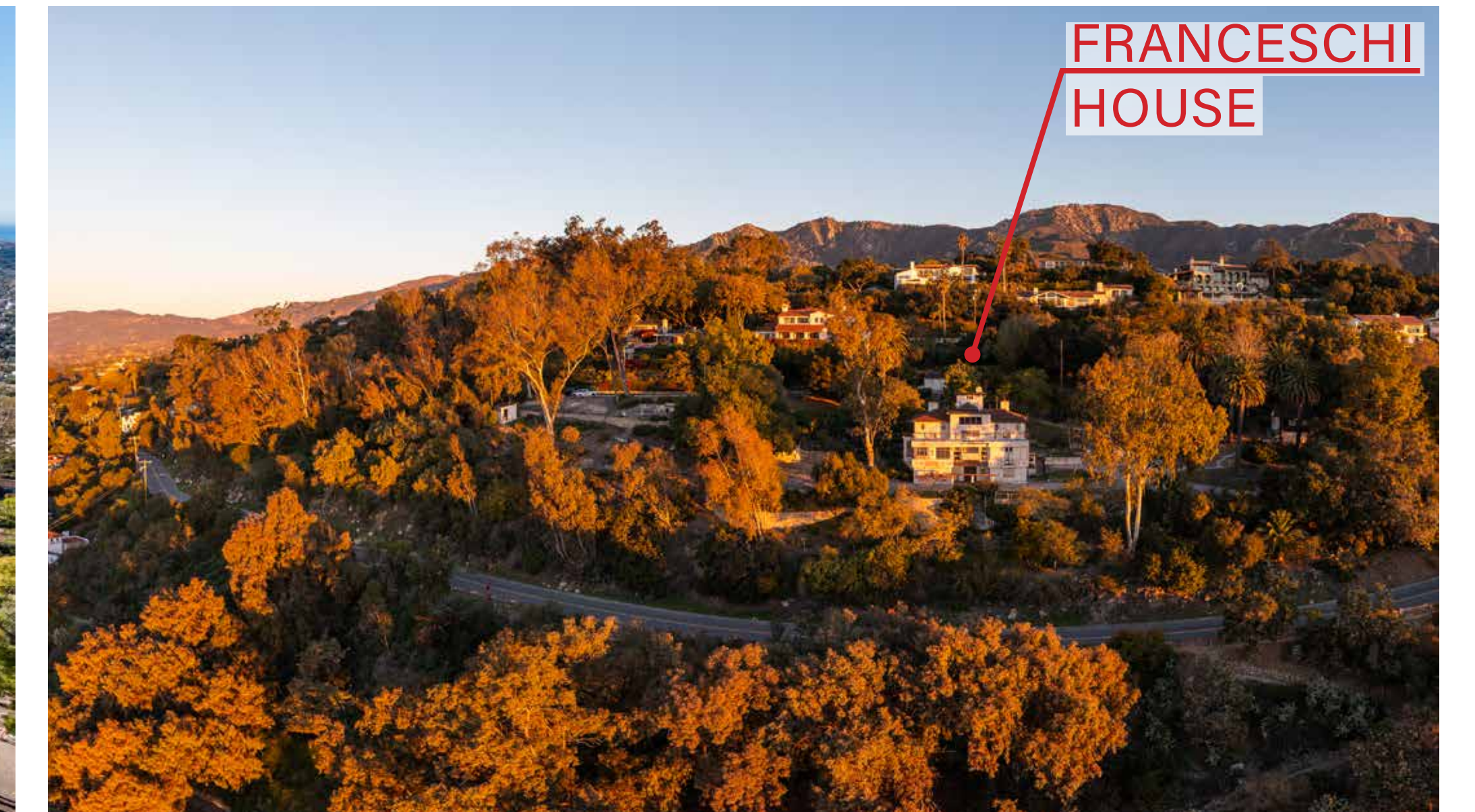
- Purchases Estate & Surrounding Properties 1926
- Renovates House & Grounds 1926 - 1931
- Offers House to the City 1927
- Donates House and 14 Acres to the City 1931

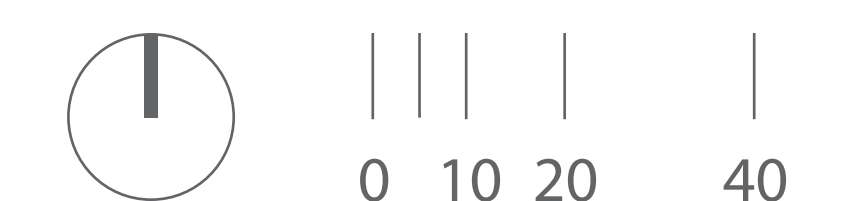
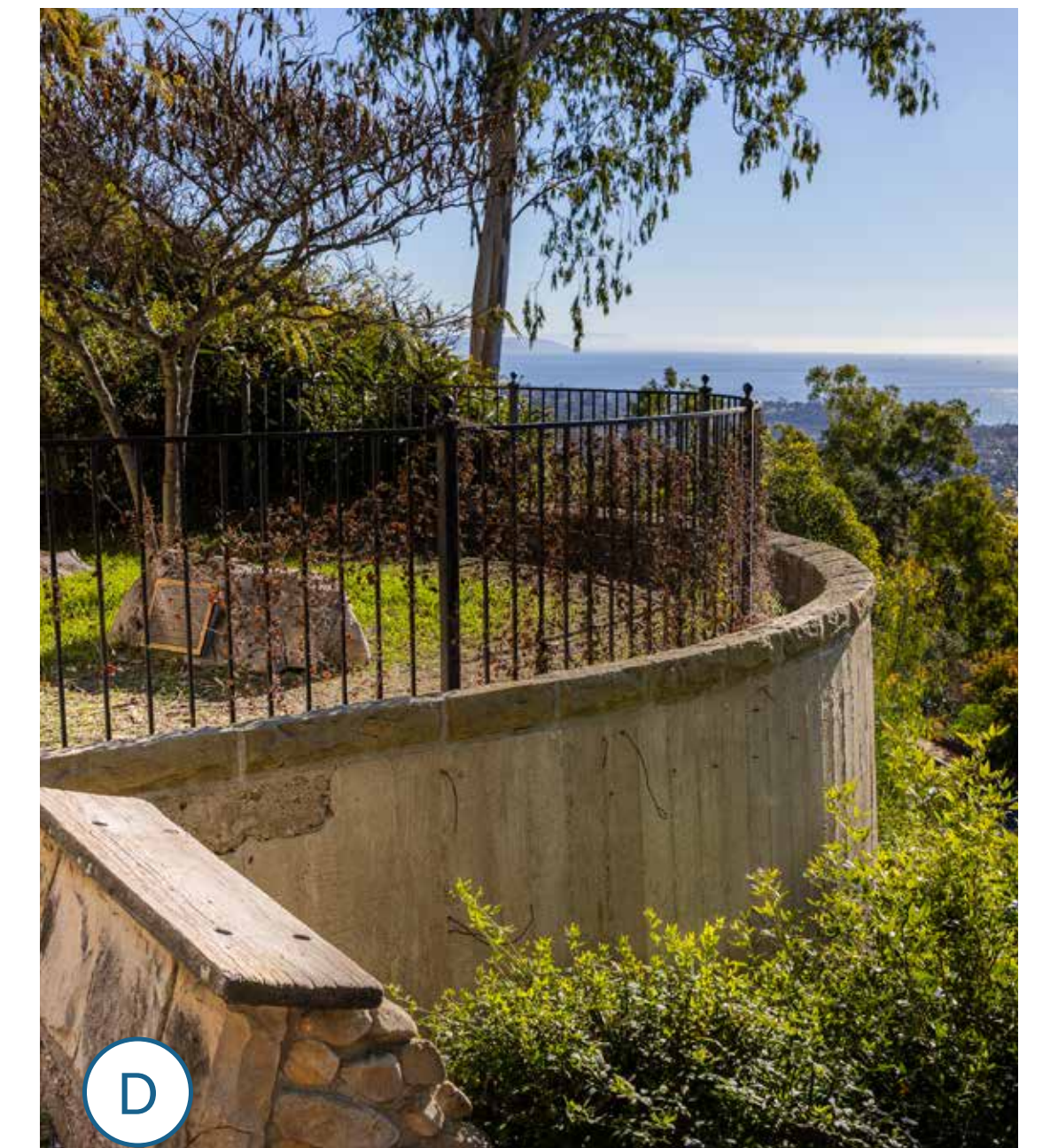
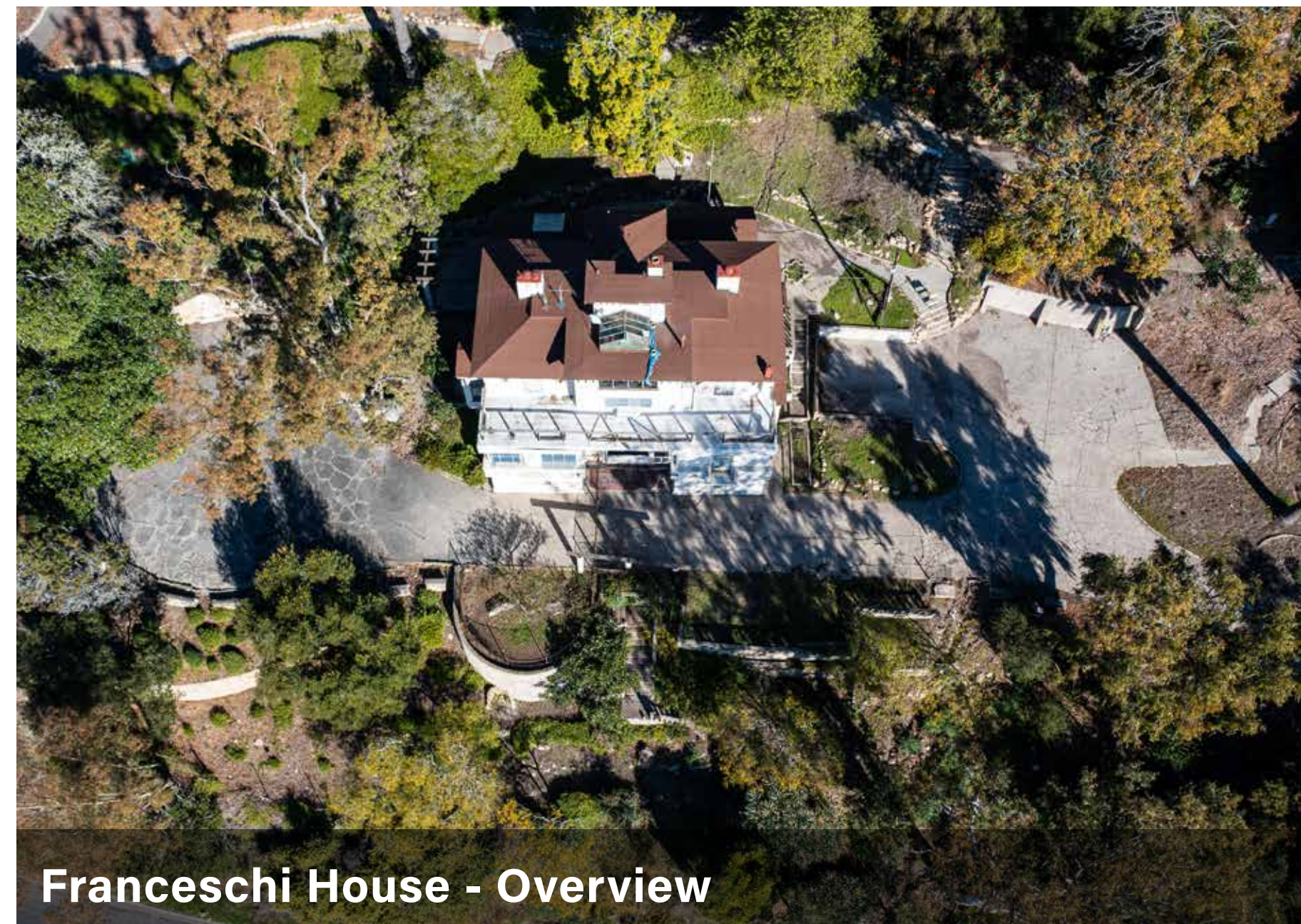
City of Santa Barbara Ownership

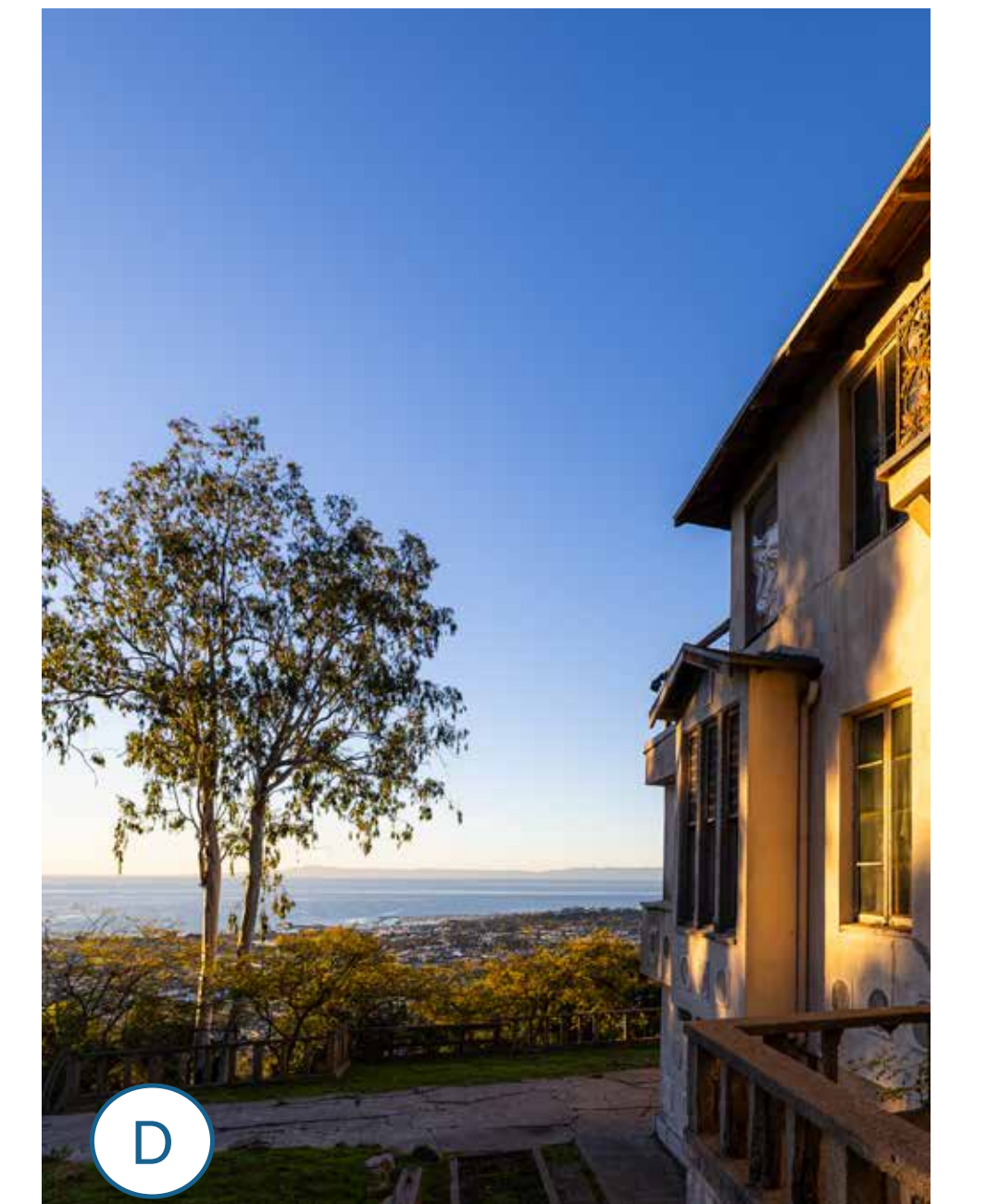
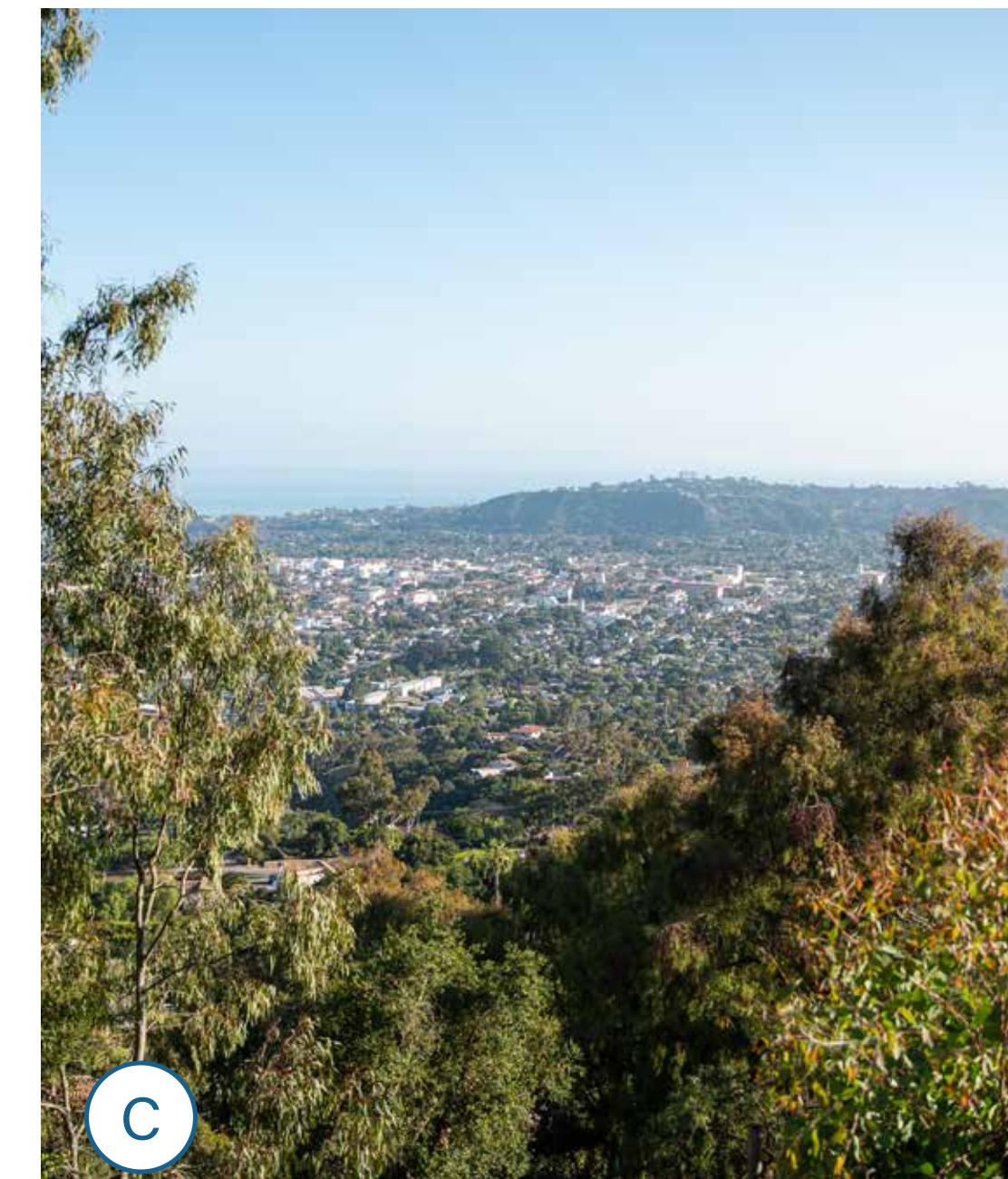
- City uses House & Property for Classes and Staff Housing 1931 - 1963
- City Proposes Demolition 1963
- Master Plan Recommends Demolition & Construction of a 2-Story Pavilion 1969
- Pearl Chase Opposes Demolition, forms Franceschi Mansion Renovation Committee 1970
- Master Plan Studies 1971 - 1981
- City Designates the House a Structure of Merit 1981
- Horticultural Society Negotiates a 25 Year Lease 1982
- New Master Plan, Recommends Demolition & Construction of a Replica 1998 - 2000
- Pearl Chase Society Proposal to Rehabilitate the Franceschi House 2000
- Pearl Chase Society Develops House Restoration Plan 2002 - 2009
- City Develops a Revised Park Master Plan: 2004
- City Council and Pearl Chase Society conclude Grant Agreement: 2015
- City Council Agrees to Pursue Replacing the House with an Open Pavilion Area: 2018











Legend

- ① Picnic Area
- ② Restrooms
- ③ View Perch
- ④ Plaza with Seatwalls
- ⑤ Paths
- ⑥ Retaining Walls with Benches



HISTORICAL INSPIRATION AND EXISTING INVENTORY

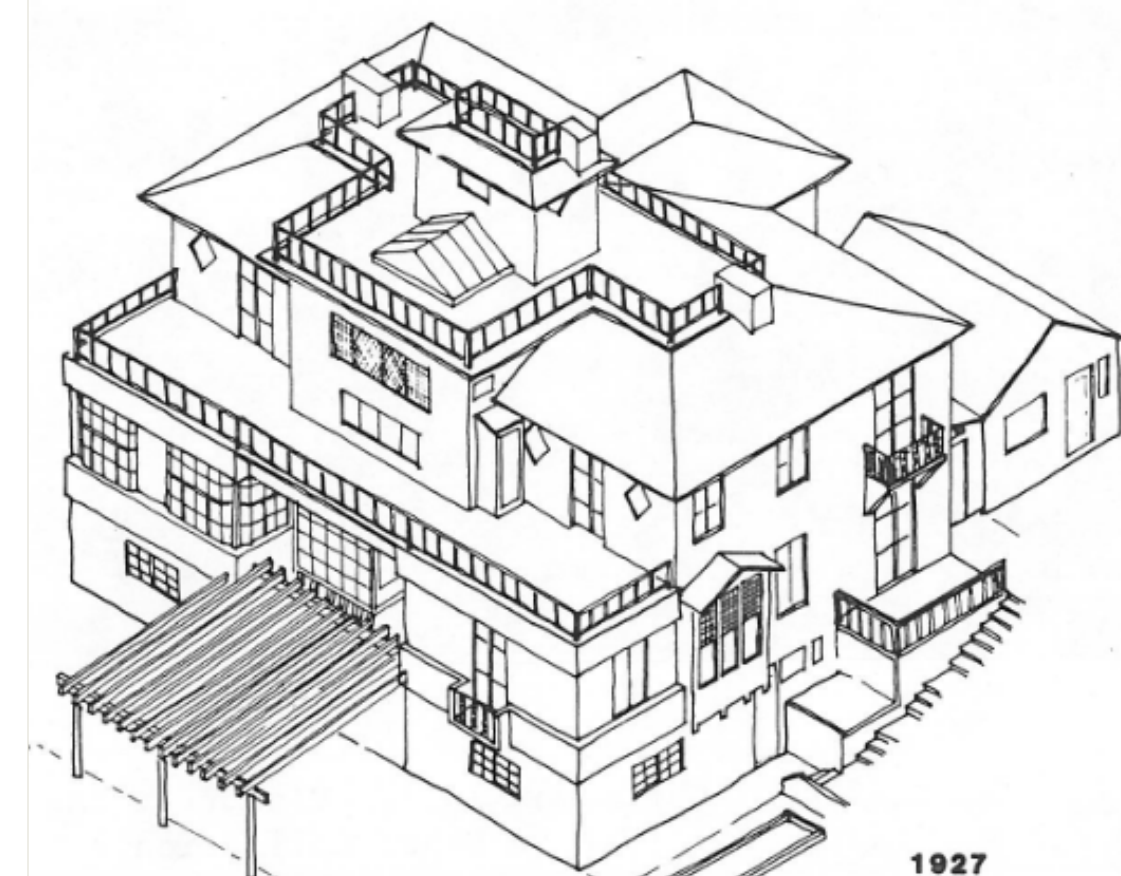
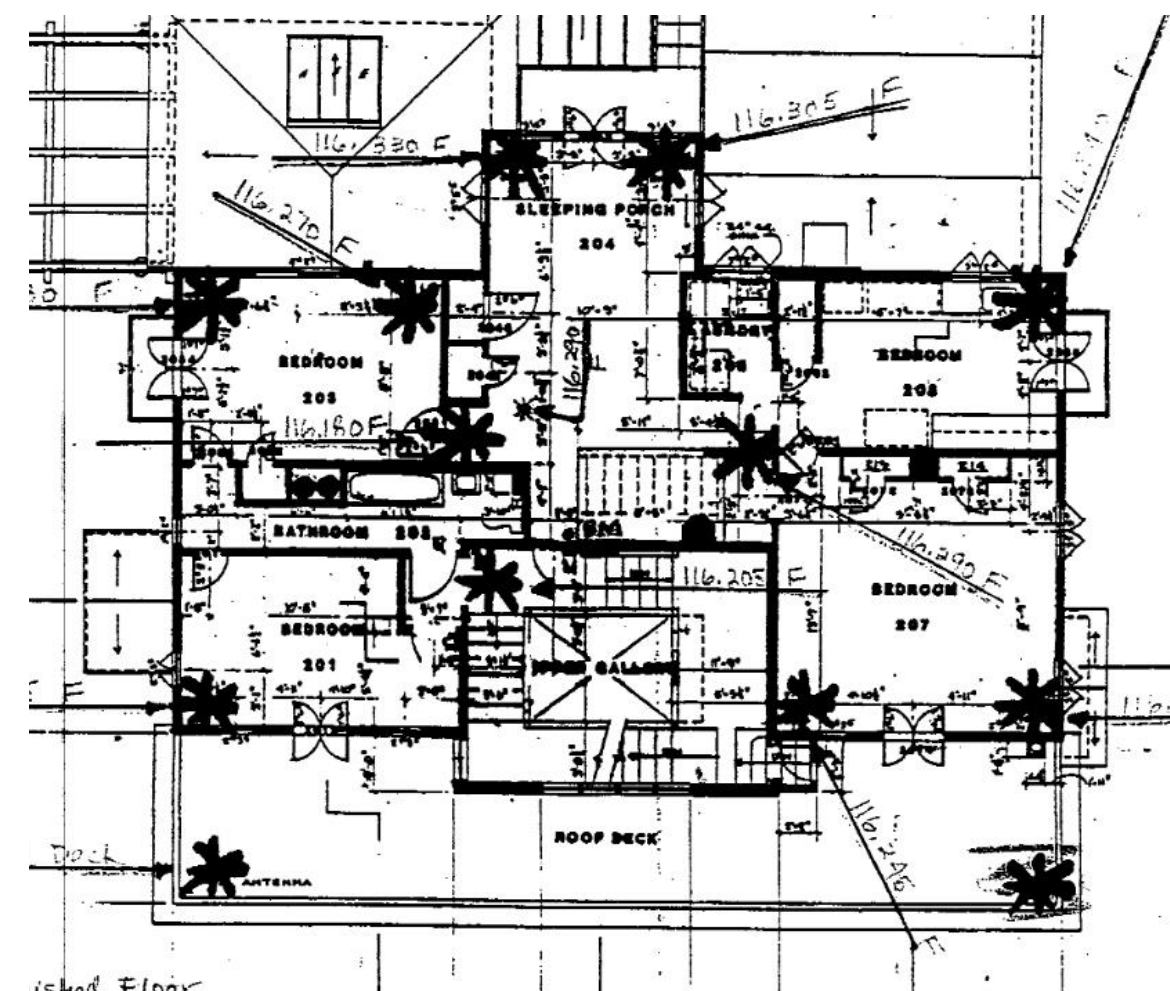
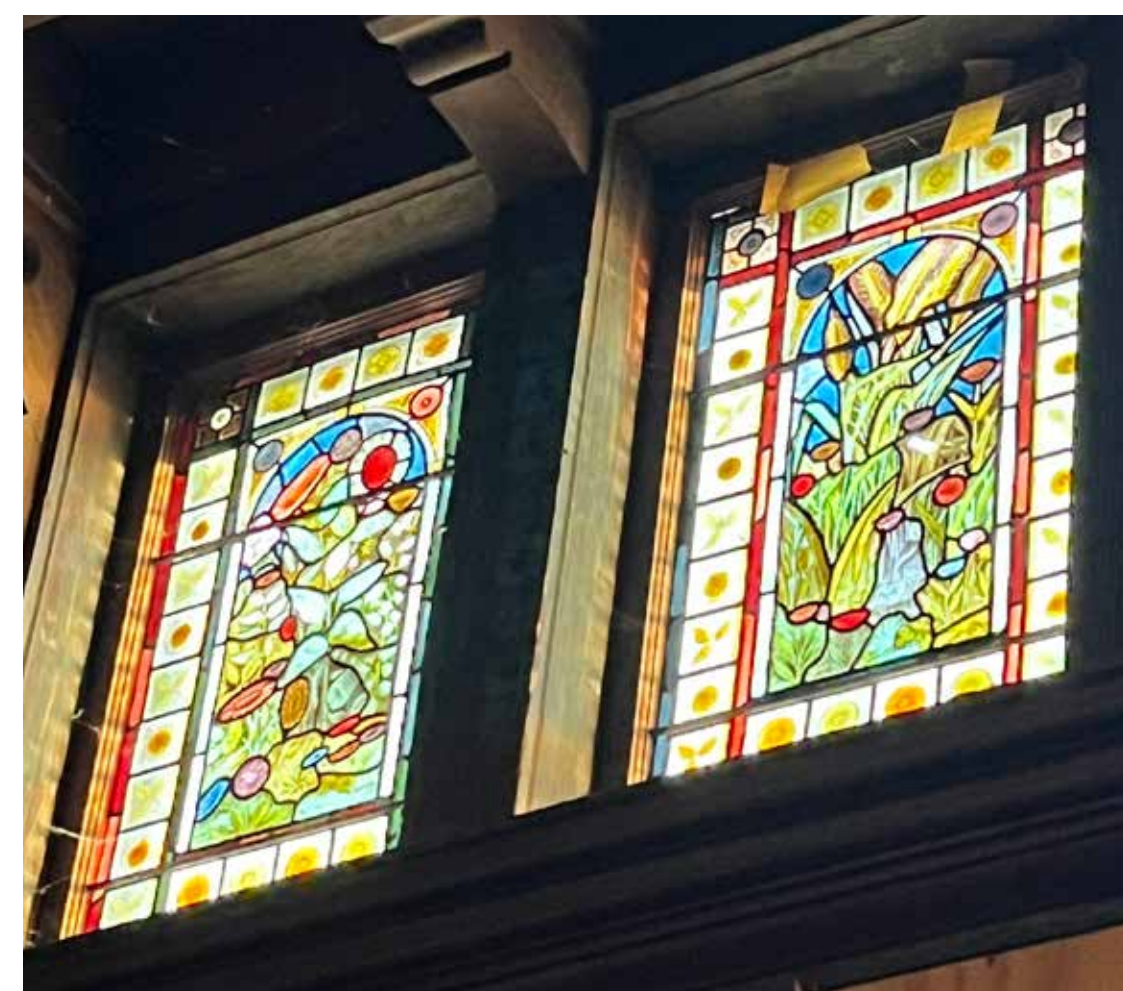
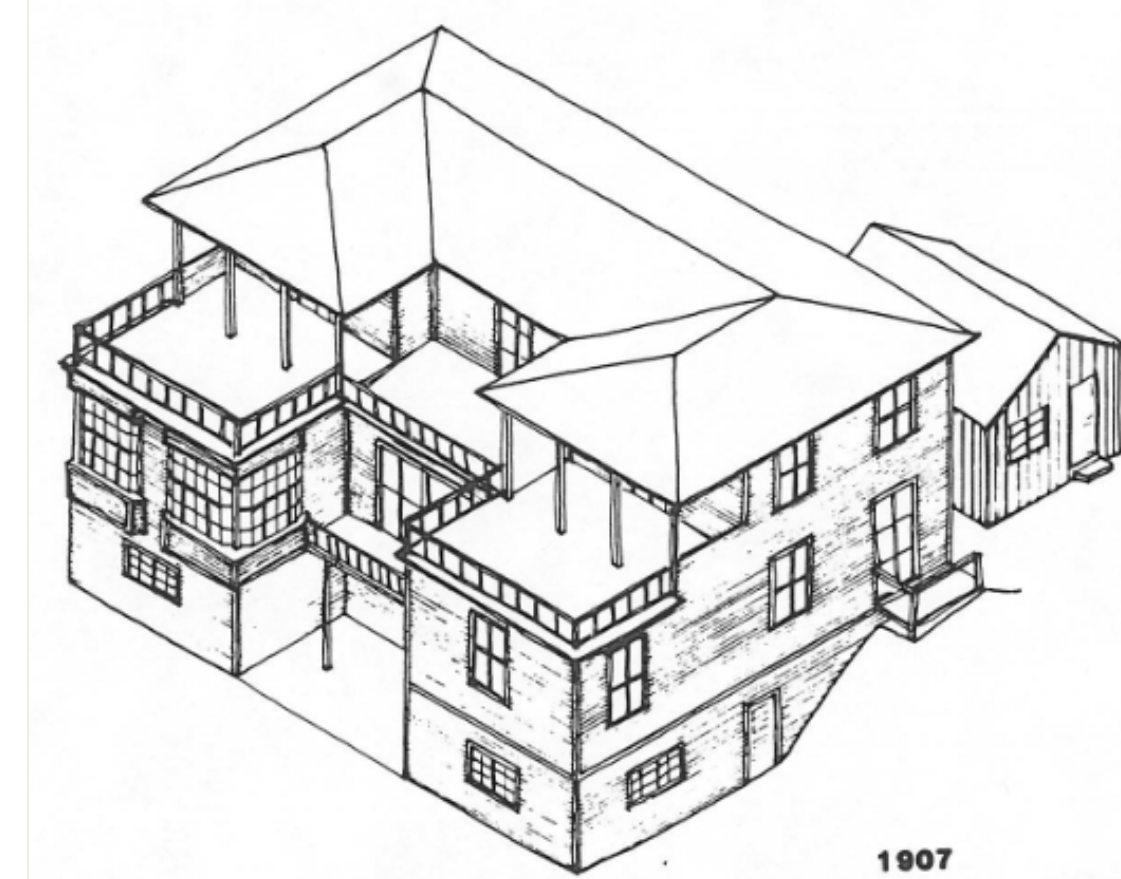
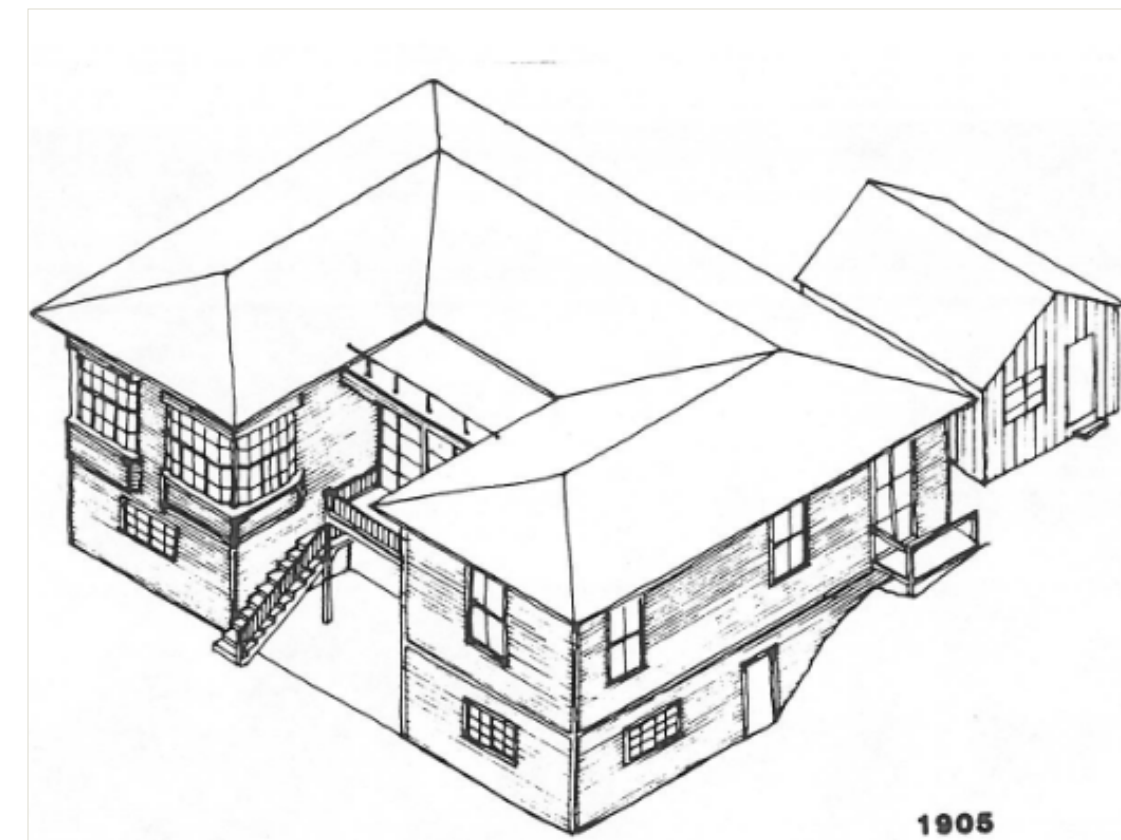
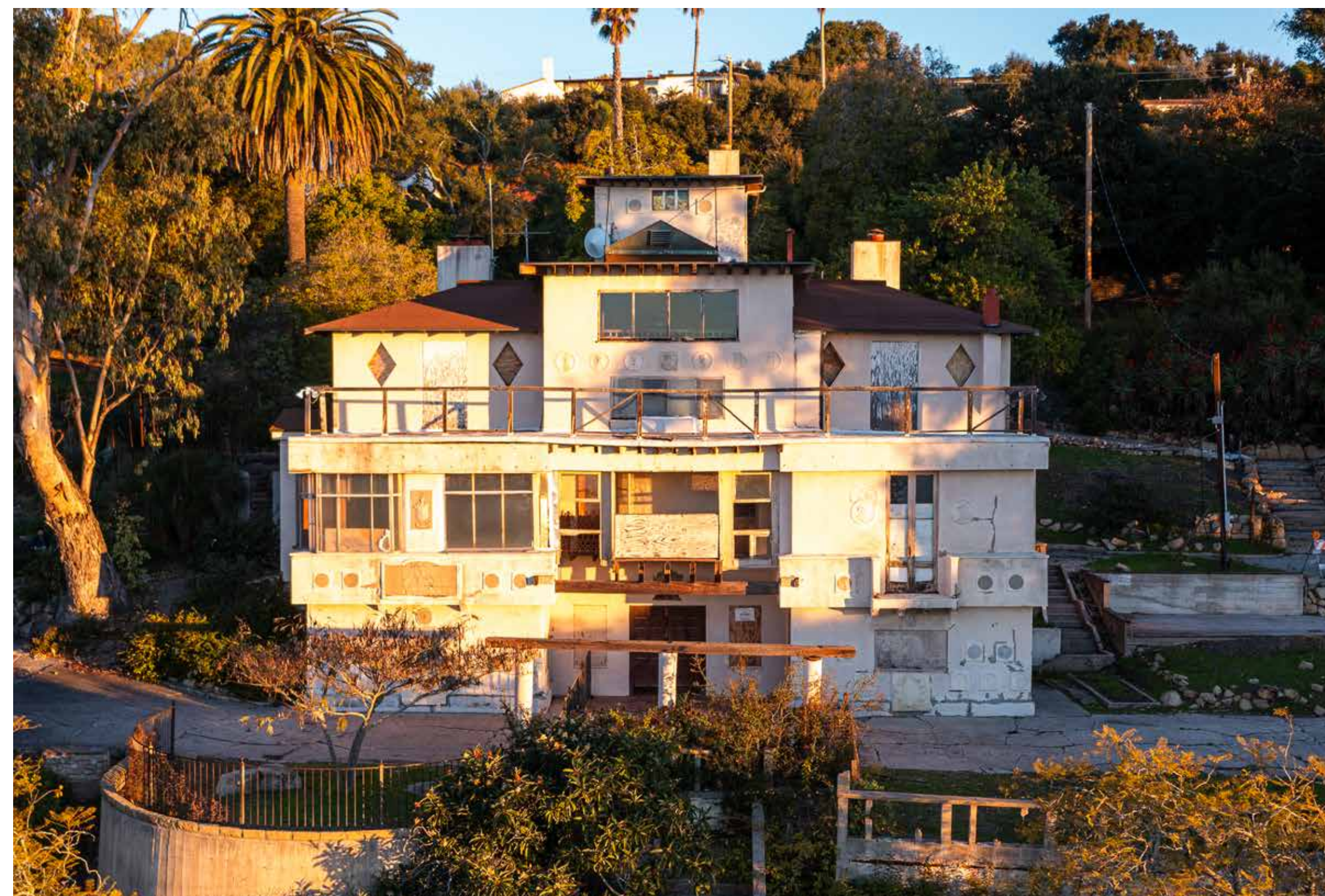
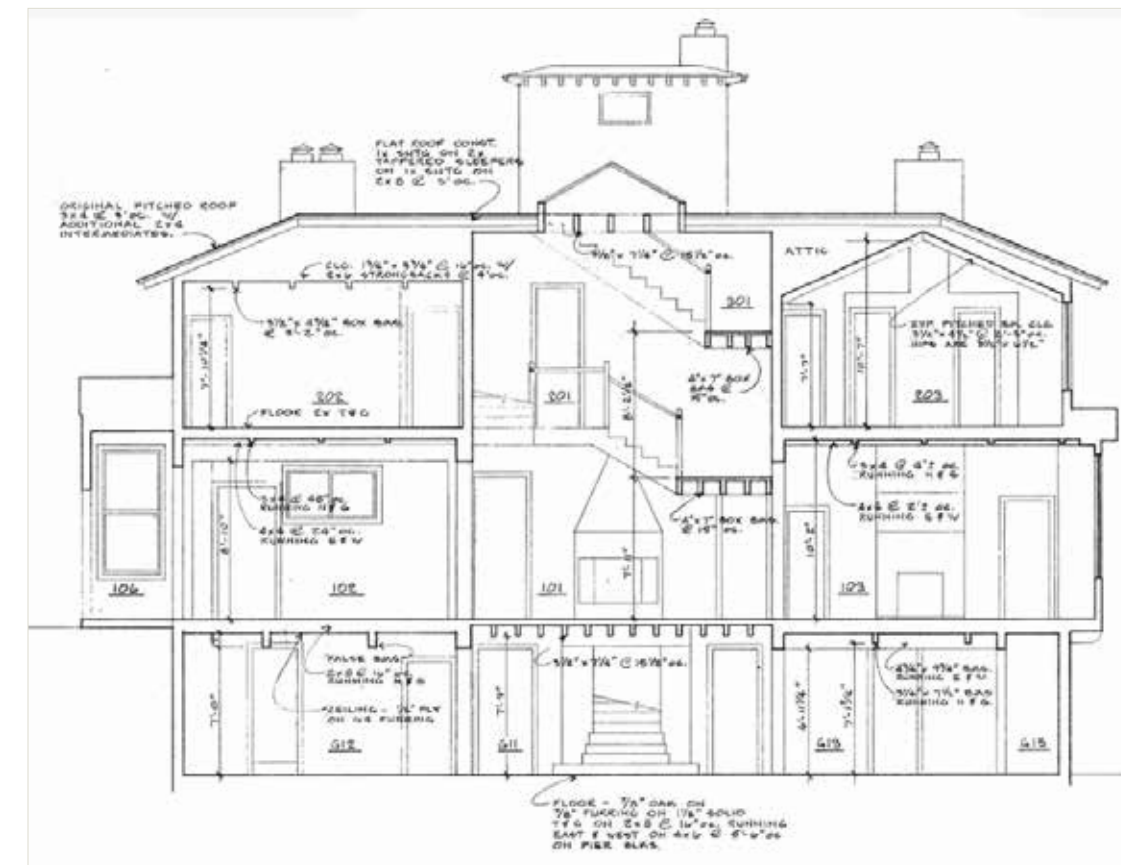
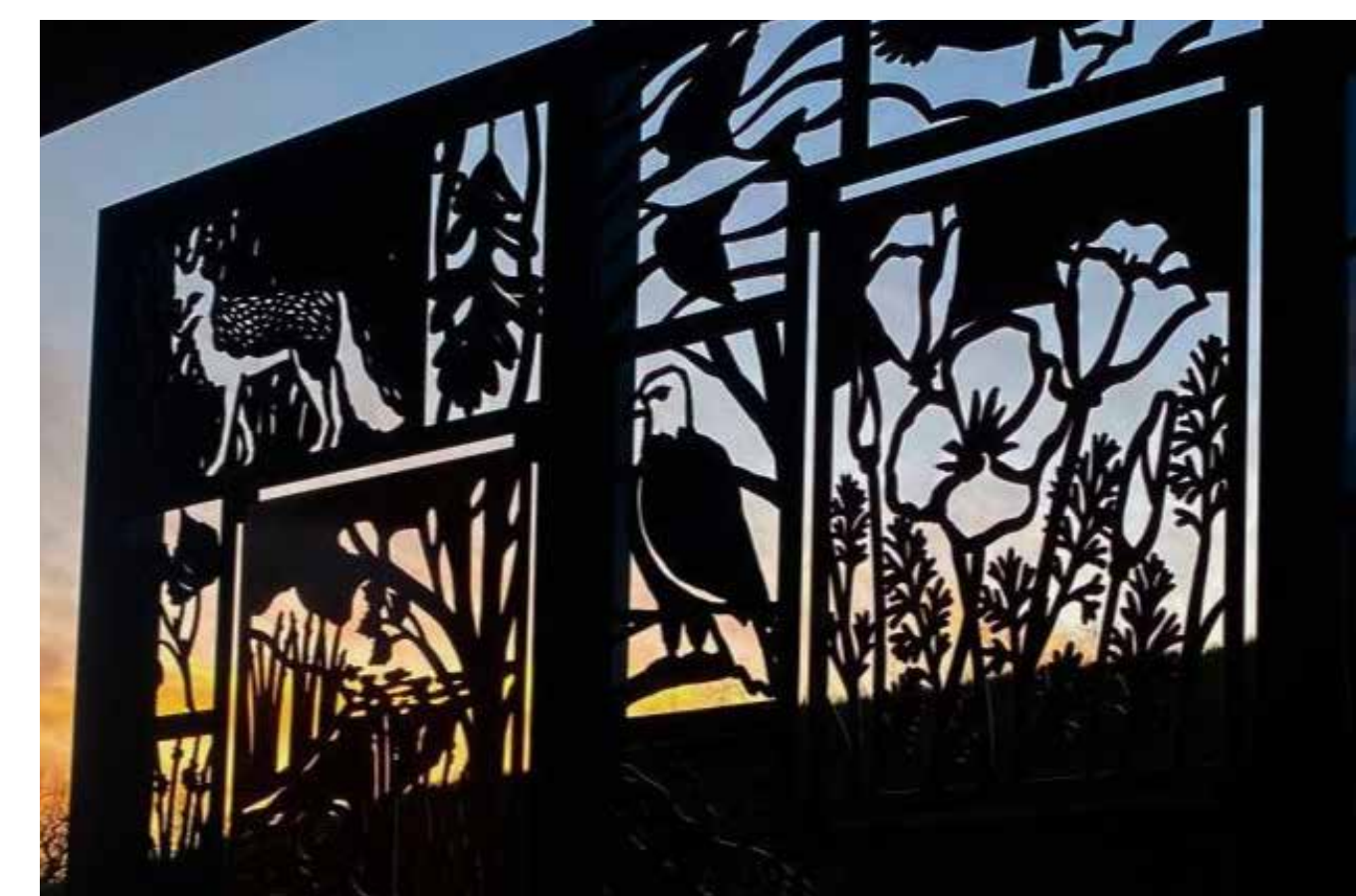
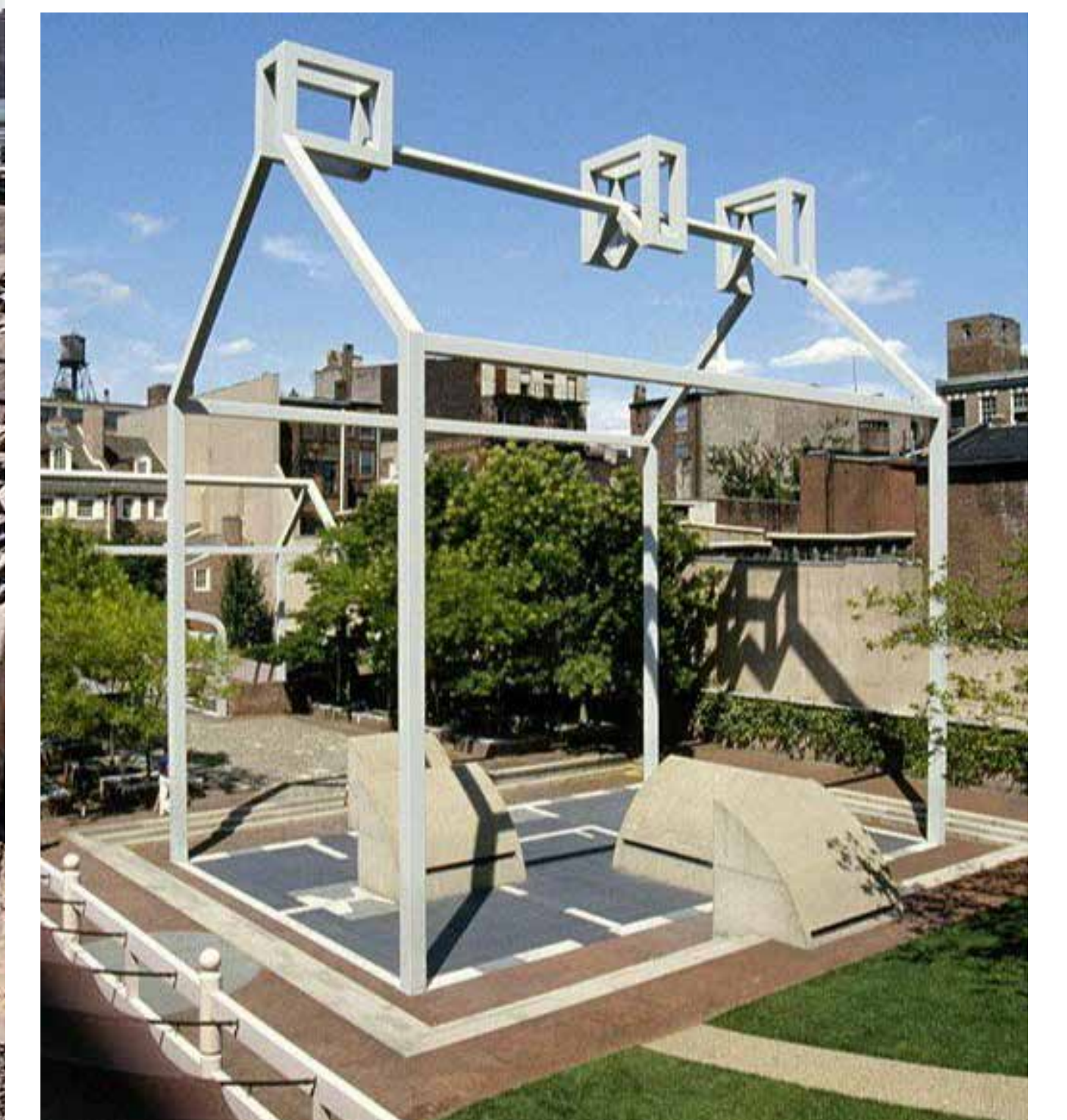
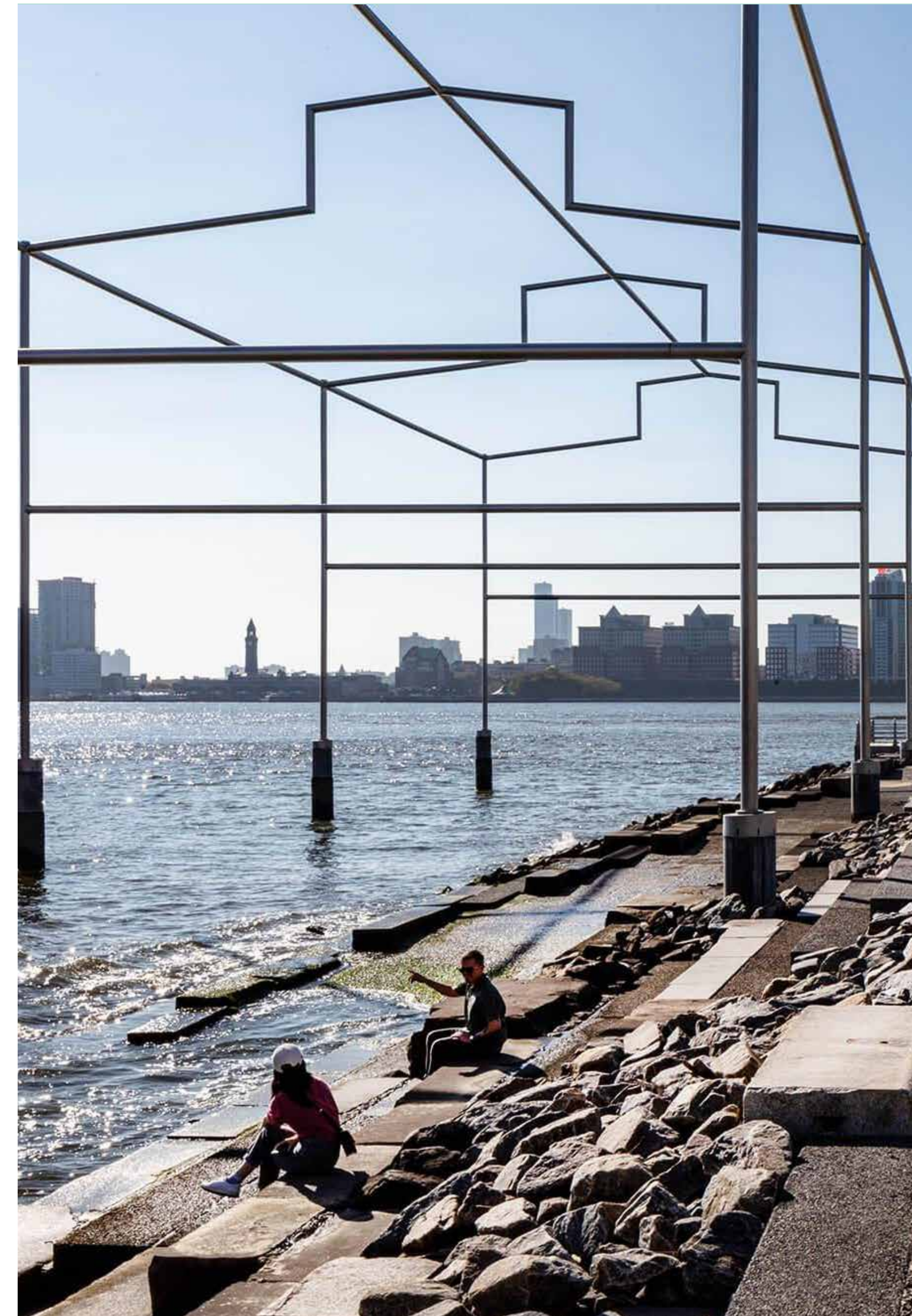


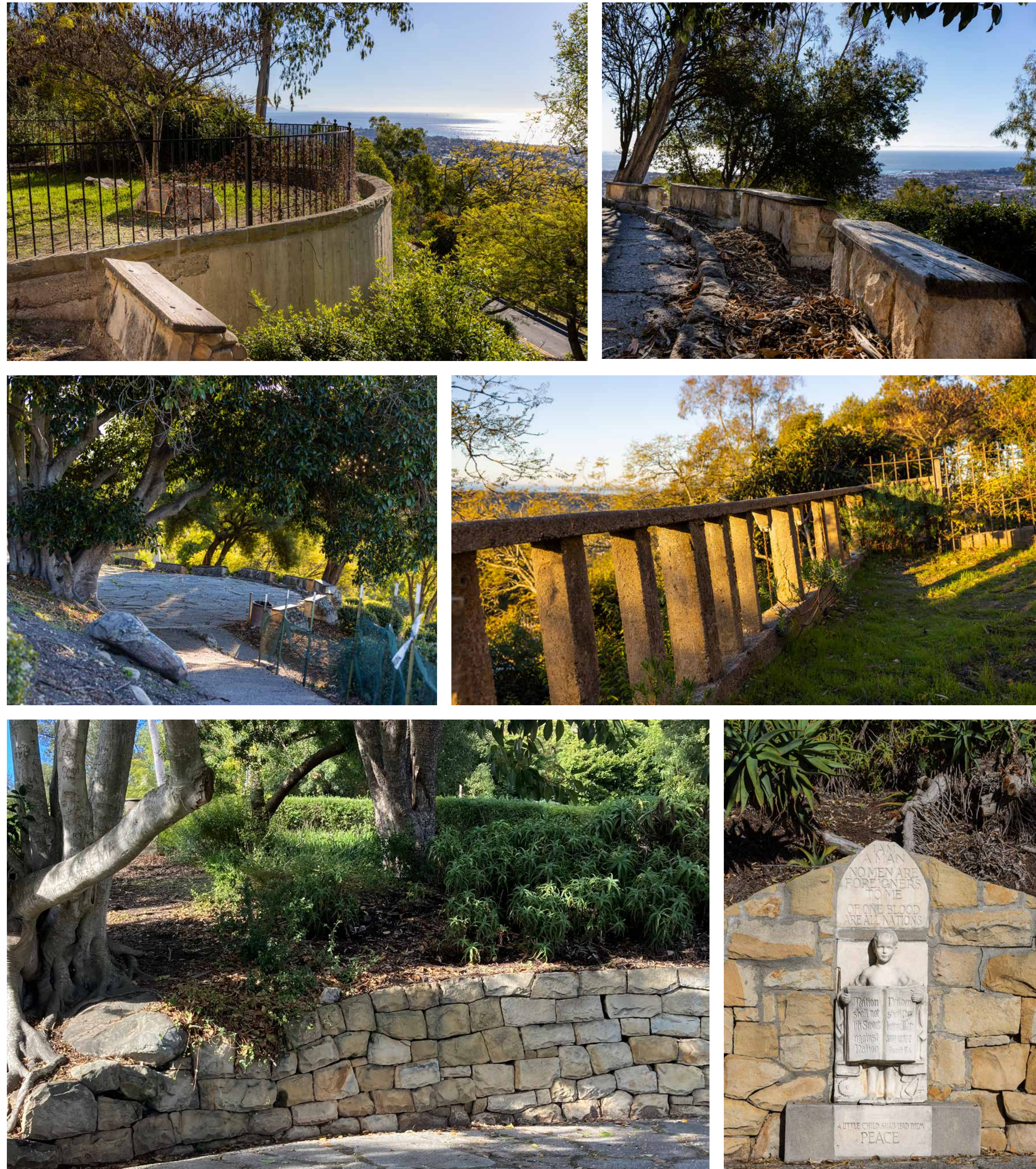
FIGURE 5. Isometric Views" 1905, 1907 and 1927

POTENTIAL DESIGN INTERPRETATION



REIMAGINING FRANCESCHI HOUSE

HISTORICAL INSPIRATION AND EXISTING INVENTORY



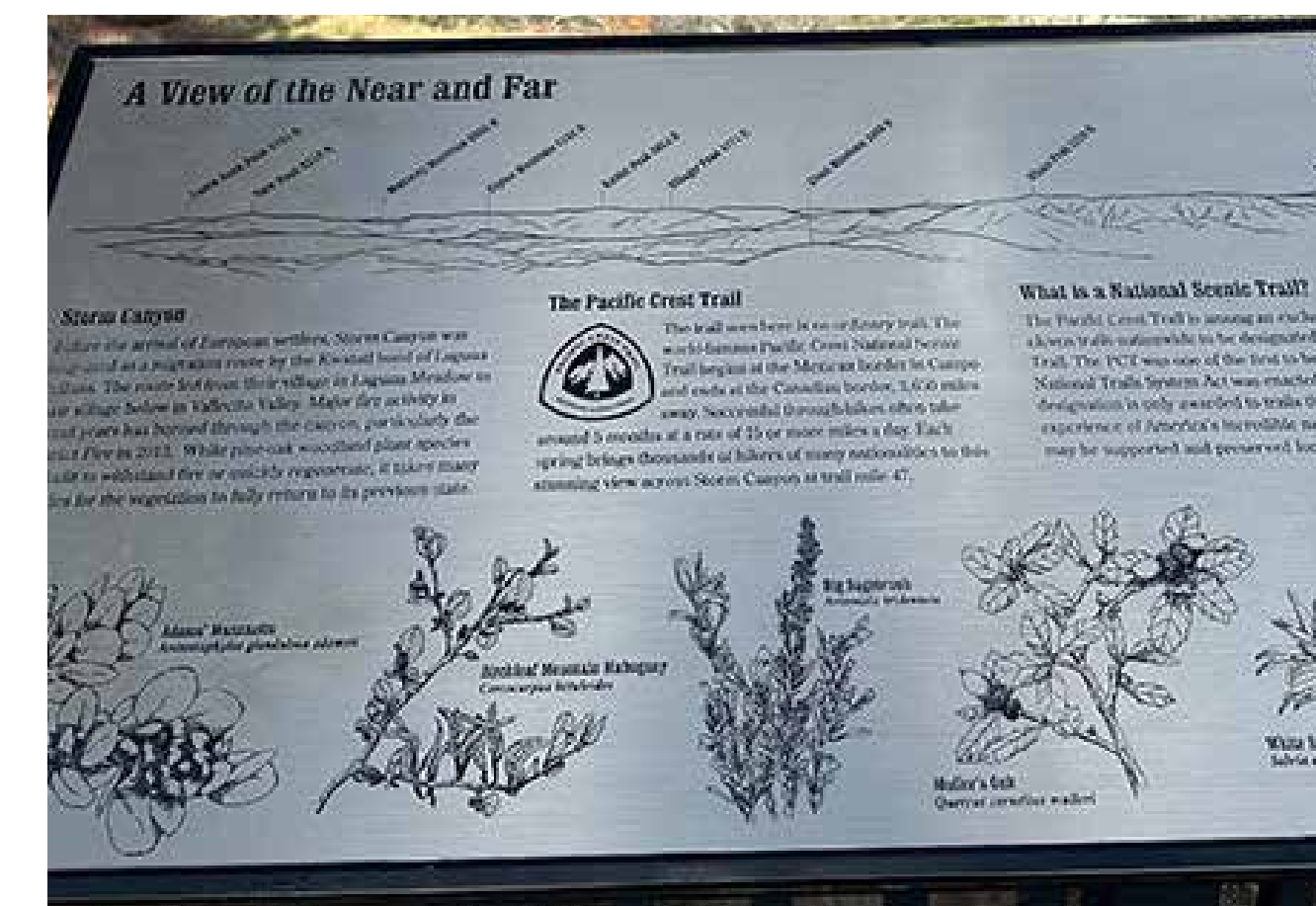
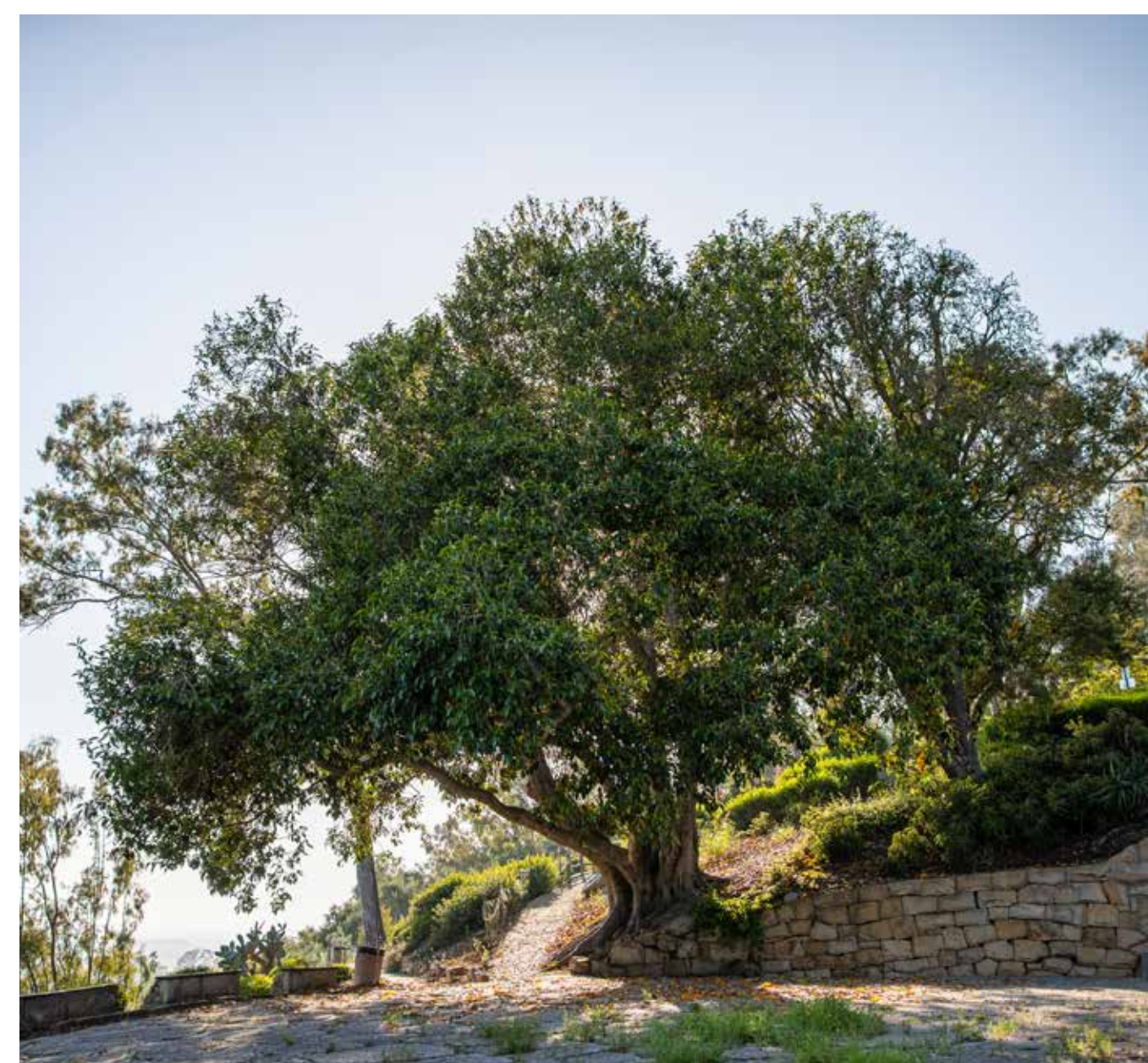
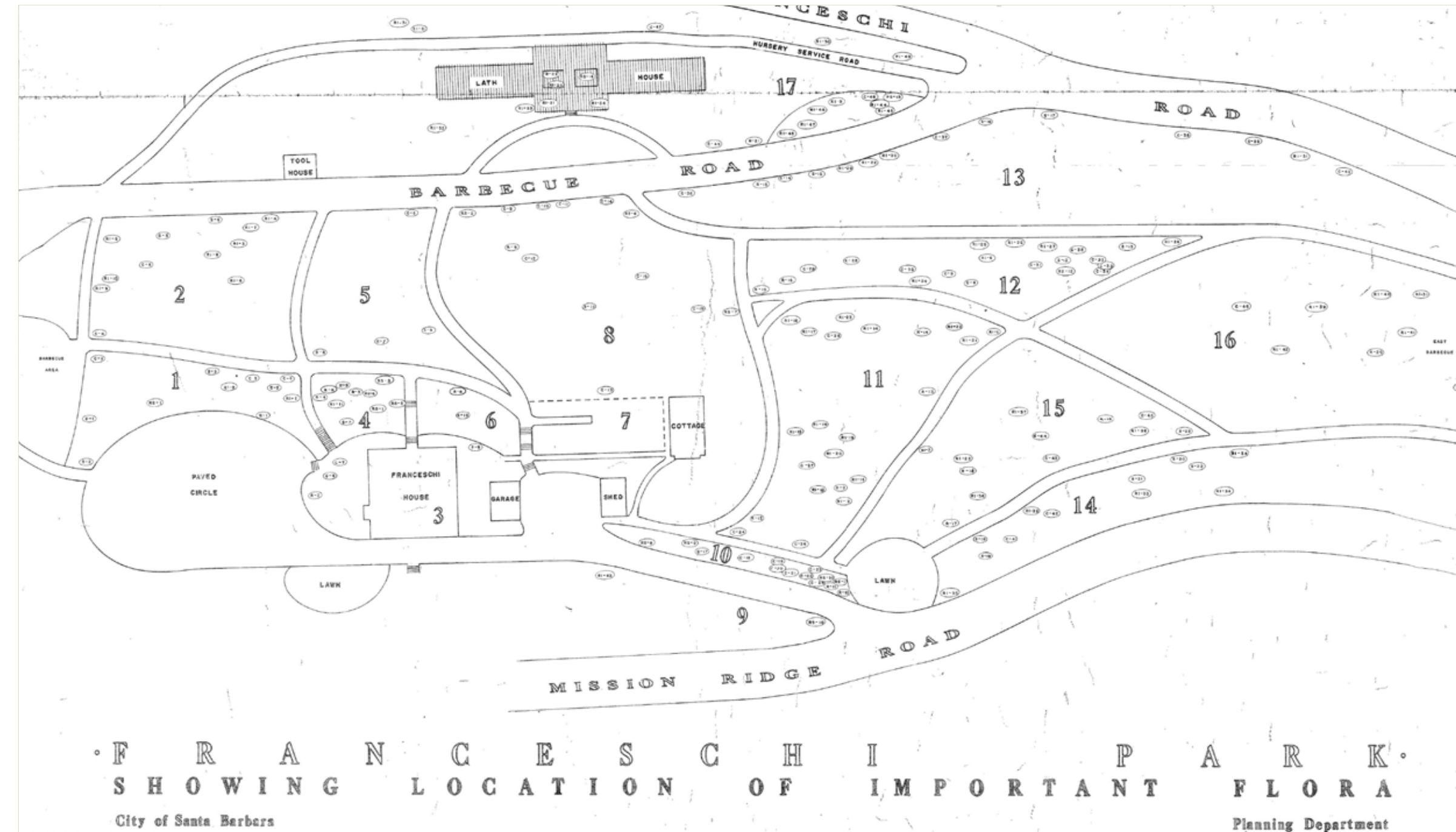
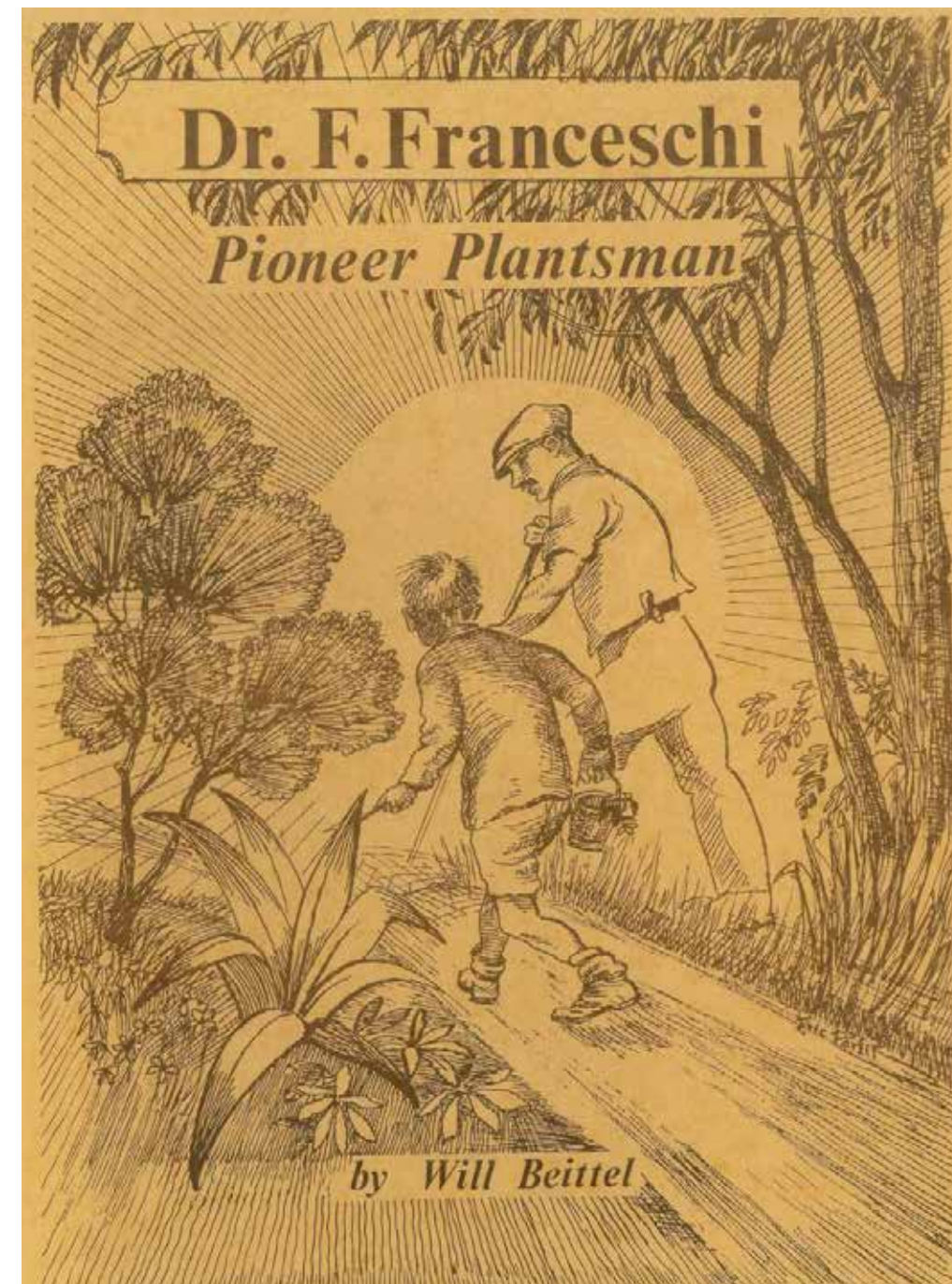
INSPIRATION AND INVENTORY: HISTORICAL GROUNDS

POTENTIAL DESIGN INTERPRETATION

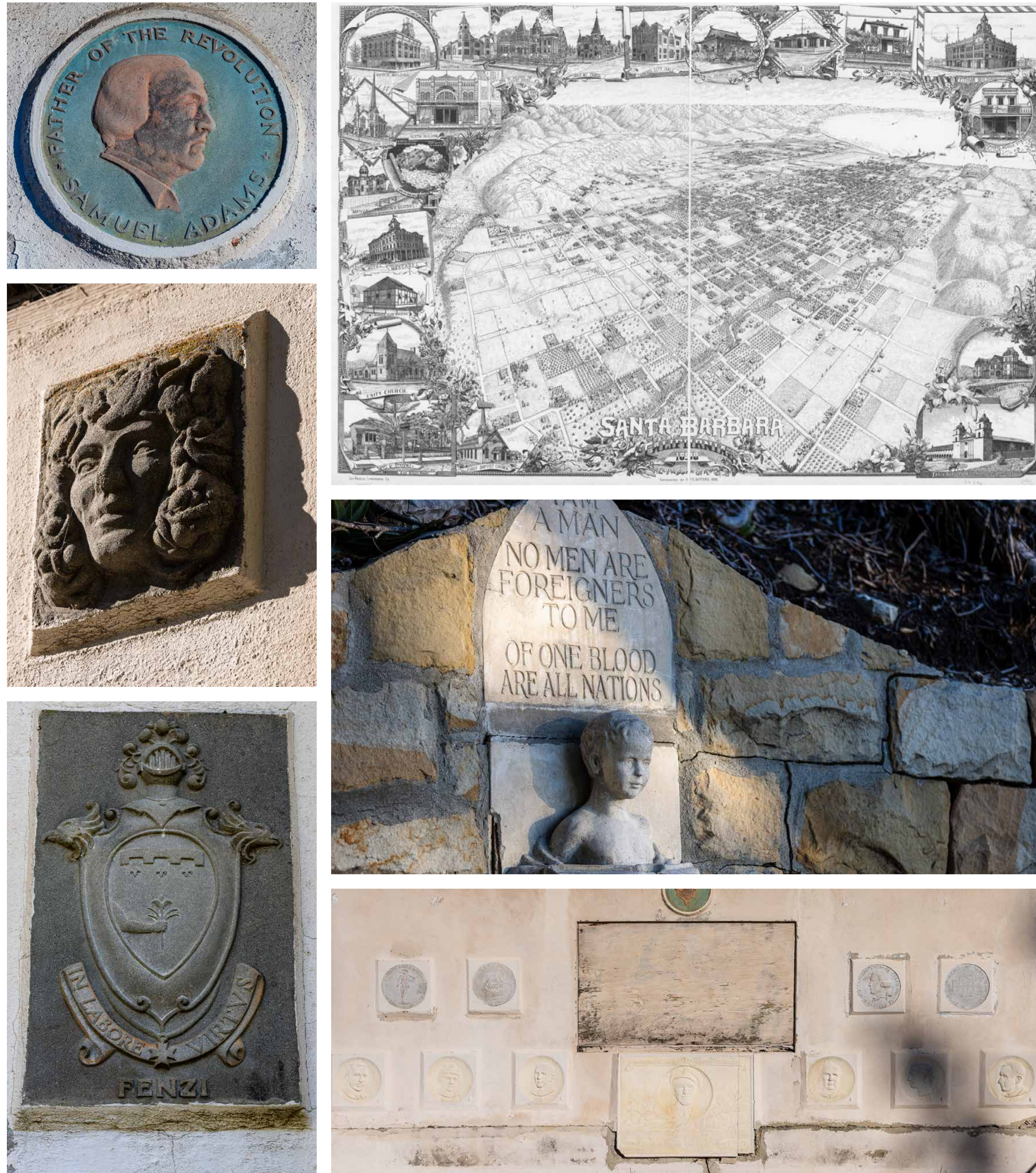


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