

Lower Riviera Survey

Historic Context Study (Areas 1-5)

Prepared For:

**The City of Santa Barbara
Community Development Department**

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1.0 INTRODUCTION

This Historic Context Study for the Lower Riviera Survey provides information for identifying and evaluating historic properties within the City of Santa Barbara's Lower Riviera Neighborhood. The study's methodology is based on guidelines established by the National Park Service for the study and evaluation of potential historic districts. The Historic Context Study provides an historical overview and context for the assessment and evaluation of potential historic resources within the survey area and places the neighborhood's development within the larger historical context of Santa Barbara's history.

1.1 Survey Boundaries

The boundary of the approximately 309-acre Lower Riviera Neighborhood is defined on the north by Alameda Padre Serra, on the south by Laguna Street and North Milpas Street, on the west by Mission Park and Los Olivos Street, and on the east by East Canon Perdido Street (Figures 1- 3). The neighborhood is primarily residential in character with commercial development confined to the Riviera Business Park on Alameda Padre Serra. Institutional development includes Roosevelt Elementary School, the County Bowl and the former Jefferson Elementary School (currently a private school). Neighborhood parks include Mission Park and Orpet Park. Single-family houses, condominiums, duplexes, and apartments characterize the neighborhood's residential development pattern. While single-family houses predominant, concentrations of other housing types are found along East Anapamu Street, and the area around the former Saint Francis Hospital. It should also be noted, that second units are found scattered throughout the neighborhood, even in areas where single-family houses predominant. The General Plan designates this neighborhood primarily for a density of three dwelling units to the acre with small portions to the west and south at higher densities of twelve dwelling units to the acre.

1.2 Environmental Setting

The Survey Area is located in the City of Santa Barbara's Lower Riviera Neighborhood. The dominant landscape feature of the area is Mission Ridge which extends east from Mission Canyon to Sycamore Canyon. At the base of the ridge alluvial deposits from Mission and Sycamore Canyon Creeks has filled the basin between Mission Ridge and the Mesa. These geological features have resulted from tectonic movement and erosion over the last several hundred thousand years. Within the proposed district the terrain generally slopes from north to south. Steeper terrain is found along the base of Mission Ridge. Originally, the vegetation was coastal chaparral on the hillsides and riparian plant communities along the creek beds and drainages. Over the last 222 years human activity including grazing, agriculture, and urbanization, have transformed the Lower Riviera Neighborhood into a densely built urban environment of single and multiple family residences intermixed with a number of commercial and institutional facilities. Neighborhoods in Santa Barbara, such as

the Lower Riviera, derive their distinctive character from their synthesis of natural environmental features and the built environment. For example, the steeply sloping hillsides that are a defining feature of the Upper Riviera topography informed the picturesque arrangement of streets and lots which are a visual element of the neighborhood. The steeply sloping hillsides with their outcroppings of sandstone provided the material for the Upper Riviera's extensive series of walls, walkways and other features which are a dominant feature of the its built environment and helps visually distinguish it from the Lower Riviera with its relatively flat terrain.

2.0 SURVEY METHODOLOGY

Guidelines for surveys can be found in National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. Also, to be considered are the Secretary of the Interior's Standards for Identification, which standards developed by the National Park Service for the historic property surveys (http://www.nps.gov/history/local-law/arch_stnds_2.htm). The Standards for Identification are as follows:

- Standard I. Identification of Historic Properties Is Undertaken to the Degree Required To Make Decisions. This standard

Archival research and survey activities should be designed to gather the information necessary to achieve defined preservation goals. The objectives, chosen methods and techniques, and expected results of the identification activities are specified in a research design. These activities may include archival research and other techniques to develop historic contexts, sampling an area to gain a broad understanding of the kinds of properties it contains, or examining every property in an area as a basis for property specific decisions. Where possible, use of quantitative methods is important because it can produce an estimate, whose reliability may be assessed, of the kinds of historic properties that may be present in the studied area. Identification activities should use a search procedure consistent with the management needs for information and the character of the area to be investigated. Careful selection of methods, techniques and level of detail is necessary so that the gathered information will provide a sound basis for making decisions.

- Standard II. Results of Identification Activities Are Integrated Into the Preservation Planning Process

Results of identification activities are reviewed for their effects on previous planning data. Archival research or field survey may refine the understanding of one or more historic contexts and may alter the need for additional survey or study of particular property types. Incorporation of the results of these activities into the planning process is necessary to ensure that the planning process is always based on the best available information.

- Standard III. Identification Activities Include Explicit Procedures for Record-Keeping and Information Distribution

Information gathered in identification activities is useful in other preservation planning activities only when it is systematically gathered and recorded, and made available to those responsible for preservation planning. The results of identification activities should be reported in a format that summarizes the design and methods of the survey, provides a basis for others to review the results, and states where information on identified properties is maintained. However, sensitive information, like the location of fragile resources, must be safeguarded from general public distribution.

Historic Context Studies explicate the association between a resource and relevant historic themes and development patterns that characterize a specific area or property. Generally, a Historic Context Study includes the following five steps: 1) define the geographical boundaries and period of significance for the survey area; 2) Incorporate and review previous historic resource studies within the survey area; 3) Research the survey area using both primary and secondary sources; 4) Provide a synthesis of the survey area's history and development; and 5) Characterize resource types within the survey area and evaluate their status as contributors or non/contributors to the significant historic themes identified for the study area.

The State of California, State Historical Resources Commission has identified nine general historic themes theme for the State. These include the following: Aboriginal, Architecture, Arts/Leisure, Economic/Industrial, Exploration/Settlement, Government, Military, Religion, and Social/Education. These themes broadly fall within the thematic framework identified by the City for Santa Barbara. The significance criteria for the survey area are the criteria set forth in the City of Santa Barbara Master Environmental Assessment (MEA). These include the City criteria for local designation, the National Register of Historic Places and the California Register of Historical Resources.

3.0 HISTORICAL OVERVIEW

The following section of the report provides a summary of the historical studies prepared for Survey Areas 1, 2, 3 and 4 of the Lower Riviera Survey. Please see section 6 for a listing of the reports prepared for the individual survey areas.

3.1 The Spanish and Mexican Periods (1782-1848)

While Spain had claimed California since the sixteenth century, it was not until 1769 that the first permanent Spanish settlement was established at San Diego. The San Diego Mission and the nearby presidio were the first in a series of forts and missions that were built between San Diego and the San Francisco Bay area in the years between 1769 and 1820. It was not until 1782 that the Santa Barbara

Presidio was founded at what is now the intersection of East Canon Perdido and Santa Barbara Streets. The Spanish established Santa Barbara, not as a civilian-governed pueblo, but as a presidio (fort) ruled by a military commandante. Built over a number of years, the rectangular adobe walled-fort was composed of quarters for the soldiers and commandante, workrooms, storerooms and a chapel. In order to allow soldiers and their families a place to plant crops and graze their stock, a large tract of land was assigned to the Presidio for the maintenance of the fort and its inhabitants. This tract, which extended from Goleta to Carpinteria, included part of the rocky hillside later known as Mission Ridge or the Riviera. Beginning in the very late eighteenth century the settlement's inhabitants began to build adobe houses outside of the walls of the fort. Informally arranged, the layout of these houses did not follow a formal plan in their placement though most were within a few minute walk of the Presidio. These houses, due to the extreme difficulty in obtaining finished building materials, were with very few exceptions, small vernacular in type buildings with adobe walls, tiled roofs and wood shutters rather than glazed windows.

In 1786, four years after the Presidio was established, the Franciscan order founded Mission Santa Barbara at the mouth of Mission Canyon with the intention of Christianizing the Chumash and transforming them from hunter gatherers into agriculturalists. Eventually growing to more than 900 inhabitants, the mission complex included a church, quarters for the Franciscan fathers, a village of adobe houses for the Chumash converts, a tannery, pottery, and a weavery connected to an extensive waterworks system at the west end of Mountain Drive that included two reservoirs, a filter house for purifying water and a grist mill. This water system was supplied water from reservoirs in Mission Canyon and Rattlesnake Canyon connected via aqueducts to the mission. These aqueducts also supplied irrigation to walled gardens that extended from the Mission to east of what is now Montgomery Avenue. The steep rocky slopes of Mission Ridge were unsuitable for agriculture and were relegated for use as grazing land during the late eighteenth through mid-nineteenth century. Grazing and the cutting of trees and brush for fuel would soon transform the hills behind Santa Barbara into an essentially barren hillside denuded of much of its vegetation.

In 1821 Spanish rule of Santa Barbara ended and California became a Mexican territory. During the Mexican era (1821 to 1849) the economy was primarily focused on raising cattle for the lucrative hide and tallow trade. To a significant degree this was engendered by the secularization of the missions which effectively transferred their wealth and lands to the secular authorities who sold or granted mission lands and cattle herds to Mexican citizens. California's economy was soon dominated by raising cattle, and the extensive lands brought under cultivation by the missionaries were largely abandoned. By the late 1840s the burgeoning hide and tallow trade made some California families, including several in Santa Barbara, such as the De la Guerras, Carrillos and Ortegas wealthy and politically powerful. In Santa Barbara these families built large substantial houses, such as the Casa de La Guerra that for the first time

incorporated materials such as wood flooring and extensive use of western furniture and decorative elements.

Despite the construction of a number of more substantial houses, Santa Barbara remained a small community of adobe houses clustered around the remnants of the presidio. While accurate maps of Santa Barbara do not exist for this era, the 1852 Coast Survey Map completed shortly after California passed to American control gives a good impression of Santa Barbara at the close of the Mexican Era (Figure 4). This map depicts the survey area as crossed by a number of trails one leading from Montecito northwest to Mission Santa Barbara. Another trail extended from the main trail up north over Mission Ridge. With the exception of these trails the area between the intersection of State Street and East Anapamu Street was undeveloped. Far reaching economic and demographic changes would not occur until after 1848 when California was officially ceded by Mexico to the United States at the conclusion of the Mexican-American War.

3.2 The Americanization of Santa Barbara (1848-1887)

Santa Barbara, like other towns in California began its transition into an American city. The most notable manifestation of this was the imposition of an orthogonal street grid over the existing settlement without regard to topography the existing placement of parcel boundaries, streets, or buildings. Set at right angles, the orthogonal grid divided the city in a rectangular grid of streets, blocks, and lots that standardized the recordation of property boundaries, and the sale and taxation of property (Virtually every existing town in California was surveyed during the 1850s following this standardized layout). Property boundaries that could be ascertained by survey replaced the more informal and less accurate system used during the Mexican period.

The imposition of American sovereignty in 1848 and statehood in 1850 resulted in an influx of new settlers in Santa Barbara. Initially, however, Hispanic-surnamed families continued to dominate the community's economic and political life, as detailed in the 1850 Santa Barbara County tax assessment roles, which lists that 33 of the 45 wealthiest property owners in the county, with assets in excess of \$5,000, had Spanish-surnames (Camarillo, 1967: 26). By 1860 floods and droughts had decimated the cattle herds that formed the basis for the ranchero's wealth. During the 1850s the community's economy transitioned away from one dominated by cattle-raising to a more diverse economy that featured agriculture, real estate speculation and commercial ventures in addition to the cattle-raising that had dominated the California economy since the 1830s. It was during this period that State Street, the town's main street began to develop as the town's first commercial corridor.

Hemmed in by mountains and hills on the north, the east, the ocean side on the south, and the Santa Barbara Channel on the west, traveling to and from Santa Barbara required arduous overland travel by stagecoach or conveyance by ship. While ships provided the quickest and most direct route to the City, the

lack of a port, or wharf precluded convenient on-loading or offloading of freight or passengers. As late as the 1860s, passengers and freight were still brought to shore by skiff. Without adequate maritime facilities or roads, Santa Barbara's commerce and communication with the outside world was fitful and irregular at best (Graham et al. 1994: 6-7).

The steep terrain of Mission Ridge, which was located on the outskirts of the community, was not included within the grid of streets laid out for Santa Barbara in the early 1850s. For a period of time beginning in the 1860s the Roman Catholic cemetery was located on the slopes of the Riviera at the location of the former Saint Francis Hospital (Figure 5). However, because of its rocky terrain and shallow soil the cemetery was short-lived and had been removed by the mid-1880s. In 1861, the American government returned approximately 215 acres of ex-mission lands to the Roman Catholic Church. This acreage included the mission complex, lands in Mission Canyon and a swath of land extending west of the mission to Santa Barbara Street and south to the intersection of East Mission Street and Garden Street (the angled block of East Mission between Garden and Laguna Streets marks the southern boundary of former Mission lands). While the mission church, convento and some of the gardens were eventually rehabilitated, little development occurred on the Riviera until the Roman Catholic Church began selling off part of their landholdings in the 1880s.

The City grew slowly during the period between 1850 and 1870 as can be seen from a comparison of the Coast Survey Maps of 1852 and 1870 (Figure 6 and see Figure 4). State Street between the 600 and 1000 blocks was the town's commercial corridor. Residential neighborhoods were located on either side of State Street, with a Hispanic enclave around the remains of the Presidio and Anglo houses more widely scattered on the blocks on either side of State Street between the 400 and 1000 blocks. During this period there was not a strict division between residential neighborhoods and commercial zones; houses and businesses were often intermixed. Mission Ridge with its steep hillsides, lack of water, and distance from Santa Barbara's growing downtown, remained undeveloped, with the exception of a few houses scattered on the lower slopes of Mission Ridge.

In the downtown area adobe continued to represent the most common construction material, even with recently arrived Anglo settlers. The use of adobe was not a matter of choice; rather it was a reflection of the difficulty in transporting milled lumber and building supplies to Santa Barbara. While the building of wood frame structures was expensive and beyond the means of many new residents, other architectural forms typical of Anglo construction including double hung glazed wood sash windows, wood floors, and steeply pitched wood shingle roofs, and, when available, horizontal wood siding were applied to adobe houses. The employment of these architectural elements which were readily identified as "American" rather than Hispanic signaled an intent to impose mid-nineteenth century American architectural forms on what had been a Hispanic pueblo. Within the survey area, development proceeded

slowly during the period between the late 1840s and the mid 1870s as a review of the 1870 Coast Survey Map reveals (see Figure 6). Located some distance from the downtown and lacking easily accessible source of water development in the survey area was limited to a few houses scattered in the area between Laguna Street, East Anapamu Street and Santa Barbara Mission. While the City's street grid had been surveyed few of the streets had been graded in the area between Anapamu Street and the Mission. In fact East Anapamu Street would not be extended through to Milpas Street until the late nineteenth century.

After the completion of Stearns Wharf, in 1872, the City began to assume the character and spatial layout of a Victorian era American town. New buildings were built in a range of American architectural styles among the most popular were the Vernacular (Folk Victorian) and late Italianate styles. Wood became the dominant building material for residential construction and almost without exception new construction respected the orthogonal street grid with houses set on long narrow lots set perpendicular to the street. The City population grew throughout the 1870s, largely driven by the development of the region's nascent resort and agriculture industries. In 1875 the Arlington Hotel, Santa Barbara's first upscale resort hotel was opened. Tourism, and the reputedly restorative powers of the region's benign Mediterranean climate for those in ill-health, quickly established Santa Barbara as one of California's leading resort towns. Tourism, agriculture and ranching would form the basis of Santa Barbara's economy until well after the turn-of-the-twentieth century.

The construction of the wharf, coupled with the development of the area's tourist industry and the anticipated arrival of the Southern Pacific Railroad, sparked a speculative real estate boom in Santa Barbara during the mid-1870s. Speculators began to subdivide land surrounding the downtown into smaller parcels that were sold for residential development and small farms. About the time that Stearns Wharf was built C. A. Storke, a local businessman, purchased approximately 125 acres of land on the rocky upper slopes of the Riviera (Figure 7). He built a house on Mission Ridge at what is now 1742 Grand Avenue in 1872. The house which was the birthplace of his son Thomas Storke, who would later become one of Santa Barbara's most influential business and political figures, was the first house built on Mission Ridge. Storke planned to transform his hillside acreage into a residential subdivision named Rockland, no doubt in reference to Mission Ridge's sandstone outcrops (Preservation Planning Associates 2000: 2). However, the lack of a readily available source of water and the steep terrain, which made the development unsuitable for horse-drawn carriages, precluded his scheme from being realized. Among the few improvements carried out was the grading of Grand Avenue from East Micheltorena Street east along the future route of Alameda Padre Serra before exiting at Voluntario Street, which was in place by 1877 (Preservation Planning Associates 2000: 2).

A review of the 1878 Coast Survey Map and a 1877 Bird's Eye View of Santa Barbara reveal the scale of this transformation, with fewer than 20 buildings

located in the survey area between the 500 block of East Anapamu Street and Santa Barbara Mission. A review of the 1877 map reveals that most of the street grid east of Laguna Street had not been created. In 1877, only eight buildings are depicted in the Survey Area above East Arrellaga Street and Santa Barbara Mission. In contrast, the west side of Laguna Street between the East Anapamu Street and the 500 block of East Arrellaga Street and Santa Barbara Mission, just outside of the survey area, was beginning to develop, with over 50 building, presumably mostly houses, in place by 1877.

Transportation between lower Santa Barbara, the waterfront and the Arlington Hotel improved in 1876, when a mule trolley service was established between Stearns Wharf and the 1300 block of State Street. Horse drawn streetcars, which had been common features of larger American towns since the 1830s, helped to spur the development of suburbs by providing an efficient means of commuting from the downtown to newer residential neighborhoods located above the 1000 block of State Street. New transportation modes had a profound influence on the layout of American towns and cities. It soon became clear that:

Transportation began to influence the geography of social and economic class, as well as the cost of traveling between home and work determined where different groups settled. The middle and working classes settled in neighborhoods closer to the central city accessible by horse-drawn cars, while those with higher incomes settled in the railroad suburbs. (National Register Bulletin: Historic Residential Suburbs: (www.cr.pnpsgov/nr/publicans/bulletins/suburbs/part1.htm).

While Santa Barbara's compact layout precluded the development of railroad suburbs, it did develop, much in the manner of "railroad suburbs" distinct divisions between residential neighborhoods and the City's commercial core; to some extent with was facilitated by the expansion of the City's network of streetcar lines which made it more convenient to commute from the Upper East and Mission Ridge neighborhoods to downtown (Everett and Coombs 1990: 100). It was also driven by a desire by the middle and upper classes to emulate the then popular suburban model which separated residential areas from commercial and industrial activities. By the 1880s Santa Barbara's housing began to develop divisions along class lines with the area between State Street and Laguna Street above Street developing as a neighborhood for the upper middle class, known as the Upper Eastside and the district below East Arrellaga Street, located closer to downtown, primarily developing with more modest middle and working class housing. This development pattern, which established a more exclusive residential use for the area extending from Santa Barbara Mission to East Anapamu Street, would also influence the future development of Mission Ridge which was located in close proximity to the Upper East neighborhood. In 1880 Don Gaspar Oreña, a Spaniard who had settled in Santa Barbara in 1842, built a lavish mansion on a five-acre parcel in the 1900 block of

Laguna Street, just south of Santa Barbara Mission. Until its demolition in 1923, the house was one of the most notable landmarks in Santa Barbara.

In 1887 Storke's hillside acreage was sold to Walter N. Hawley, a San Francisco businessman, and three other partners who planned to develop the Riviera into a residential subdivision (Figure 10). Hawley, who settled in Santa Barbara in 1886, was a businessman and developer. In 1886 he built a large two-story commercial building at the northeast corner of East Anapamu Street and State Street. Shortly after moving to Santa Barbara with his wife and adult sons, Walter Hawley purchased the Oreña Mansion on Laguna Street from Gasper Orena, who had moved to San Francisco (Tompkins 1983: 241-243).

3.3 Residential Development (1887-1913)

Walter Hawley and his partners, like C. A. Storke, envisioned the transformation of their Mission Ridge acreage into an exclusive 214 parcel residential track named Hawley Heights. With its approximate boundaries delineated by Grand Avenue, the southern half of the block bounded by Loma Street (first named Putman Street), California Street and prospect Avenue, the center of the subdivision began development in 1887 with a survey of the subdivision and the grading of streets. While a good number of the subdivision's lots had sold by 1888 relatively few houses were built due to the nationwide economic downswing that began in the late 1880s, which dramatically slowed the City's population growth and slowed the development of its outlying neighborhoods. The subdivision's appeal may have also been affected by the lack of piped water and the steep terrain which made it difficult for horse-drawn carriages to transverse the subdivision's steep streets. Even the completion of the southern segment of the Southern Pacific Railroad's coastal route between Los Angeles and Santa Barbara in 1887 failed to spur growth on the Riviera, which continued to remain sparsely developed as late as the turn-of-the-twentieth century (Figures 11-13).

During the 26-year period between the arrival of the railroad in 1887, and 1913, the year Mission Ridge's first planned development was initiated, two distinct development patterns developed within the survey area with larger homes set on more expansive lots generally located above East Arrellaga Street and more modest homes set on smaller lots between East Arrellaga Street and East Anapamu Street. The former Hawley subdivision, like the area below East Arrellaga Street was developed with smaller size lots. However, notwithstanding efforts to develop the survey area, it was not until the early twentieth century that development began in earnest within the survey area as an inspection of the 1898 Bird's Map reveals that fewer than 50 houses scattered throughout the survey area at the end of the nineteenth century (Figure 14). Most of these were located along the 1200 through 1400 blocks of Laguna Street, the 400 and 500 blocks of East Anapamu Street, the 1600 and 1700 blocks of Grand Avenue and the 400 block of East Pedregosa Street. At this time, approximately 12 houses were located within or adjacent to Storke's subdivision centered on Grand Avenue.

While the upper slopes of the Riviera showed little growth by the end of the nineteenth century, the neighborhood to the west, which bordered Alameda Park and reached up to Mission Santa Barbara was slowly developing, much of this due to the expansion of the city's streetcar system. Newly converted to electrical power, a streetcar line traveled along East Victoria Street before turning up Garden Street to Mission Santa Barbara. The new streetcar line, completed in 1887, provided convenient access to the business district for residents living between Mission and Anapamu Streets. By the end of the nineteenth century, the area between West Valerio Street and Los Olivos Street had begun to develop with large houses set on expansive lots. Most of this development was confined to the area along and west of Laguna Street, with the most notable houses being the Italianate style Oreña Mansion (1880) and five Mission Revival style houses built on Garden Street by the Crocker family in 1894 (subsequently known as Crocker Row). Some development did occur in the area surrounding the intersection of Prospect Avenue and East Pedregosa Street and along Putman (now Loma) in Hawley's subdivision. However, for the most part lots in Hawley's subdivision remained vacant. Another subdivision, the Las Piedras Tract was laid-out in the late nineteenth century. Located between East Pedregosa Street, Emerson Avenue and what is now Mission Park, the tract was subdivided into small narrow lots; most of which were not developed until the twentieth century (other subdivisions on the lower slopes of Mission Ridge developed by the end of the nineteenth century included the Bates Addition, between Laguna Street and Olive Avenue).

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Within a few years Santa Barbara would begin to experience intense development, spurred in large measure by the completion of the northern link of the Southern Pacific Railroad Company's *Coastline* route. Completed in 1901, the northern segment of the *Coastline* linked Santa Barbara with Northern California, and at the same time replaced the narrow gauge line between Santa Barbara and Los Angeles with a standard gauge. New depots opened in Santa Barbara, Summerland, and Goleta, as well as an expanded rail yard,

located in the City's Lower Eastside. The completion of these improvements made Santa Barbara even more popular as a resort destination. Largely in response to the completion of the railroad line, the City's leading hotels, such as the Arlington Hotel and the Upham expanded their facilities. New hotels were also built, including the Potter Hotel on the waterfront, completed in 1902. Resort hotels like the Potter and the Arlington, along with the newly opened Southern Pacific rail yard drew many new residents to Santa Barbara. This influx created an increased need for housing for the city's working class as well as the expanding middle and professional classes. In the survey area, more modest housing stock was built, primarily in the area extending from East Anapamu Street to East Arrellaga Street. For the most part these were set on narrow deep lots, most being most vernacular type or Craftsman style houses. Most of these were built from pattern books or by local contractors. Above East Arrellaga Street the houses tended to be set on more expansive parcels, some designed by architects.

The Upper Riviera remained essentially undeveloped with one of the few houses above Loma Street being the home and garden of Francesco Franceschi, one of California's pioneer horticulturalist's who introduced or popularized many of the semi-tropical plants that subsequently defined Santa Barbara's landscape. In 1903, Franceschi bought 40 acres on the Upper Riviera hoping to transform his acreage into an arboretum and nursery (Post/Hazeltine Associates 2003: 9). In 1913, at the far west end of Mission Ridge, *El Cielito*, the area's first substantial estate was built by industrialist Clarence Black between Mission Ridge Road and Mountain Drive (Post/Hazeltine Associates 2000: 21-22).

It was during this period that there was renewed interest in developing Mission Ridge as a residential subdivision. Development in both the Upper and Lower Riviera was spurred by the opening of Saint Francis Hospital, the State Normal School and the completion of a streetcar line from downtown to the Alameda Padre Serra in 1913. First opened by trio of Santa Barbara doctors as a sanitarium in 1905, Saint Francis Hospital was purchased by the Roman Catholic Order of Saint Francis in 1908 (Bowman 1998: 101). A few years later in 1914, the State Normal school campus was opened on Alameda Padre Serra on land donated by Santa Barbara financier and banker Charles A. Edwards (Preservation Planning Associates 2000: 7). That same year the City completed a street car line linking the new school campus with downtown. Other improvements projects on Mission Ridge during this period included the grading of Mission Ridge Road (Figure 13). Construction of the State Normal School campus and Saint Francis Hospital spurred growth in the survey area, especially in the neighborhood surrounding Oramas Street, California Street, Grand Avenue, Arguello Street and Moreno Street that was within the original subdivision created by Walter Hawley. This area was largely built out by the mid to late teens with modest houses primarily designed in iterations of the Craftsman Style and vernacular tradition. Many of these served as housing for the school and hospital's staff and students.

3.4 Development Patterns (1913-1945)

3.4.1 The Development of Survey Area (1913-1945)

It was in 1913, shortly after construction began on the State Normal School that George Batchelder a retired San Francisco banker, and a group of investors purchased the Hawley tract and other acreage with the intent of transforming it into an exclusive residential subdivision (Figures 16 & 17). Most of this acreage, which eventually encompasses more than 300 acres, was located above Alameda Padre Serra. Batchelder, who had moved to Santa Barbara in 1908, would spend the next two decades creating his subdivision. Like most early twentieth century subdivisions the Riviera development was marketed as unimproved lots with the purchaser responsible for construction of the houses. Many of these speculative residential tracts were developed by "subdividers", who acquired and surveyed the land, developed plat plans, laid out lots and made improvements to the overall site. (National Register Bulletin: Historic Residential Suburbs). Improvements generally included the installation of utilities, sidewalks, graded roads and other amenities such as streetside landscaping. Unlike later subdivisions or tracts, the "subdivider" rarely built houses instead he would sell one or more lots to homeowners or contractors who would then build houses on the improved lots. Batchelder's Riviera subdivision is just such a subdivision, which like many of the time, had restrictive covenants regarding the style and design of houses in the development. It was also notable in being one of the first residential developments that undergrounded its utilities to preserve the scenic vistas. Batchelder attracted a prominent group of investors to his project including William Staats who developed Pasadena's Oak Knoll tract, a former governor of New Hampshire, W.F. Kelly who had been a manager for the company that built Oakland's streetcar system as well as prominent local banker H. P. Lincoln; the board of trustees included Judge Robert B. Canfield, George S. Edwards a banker and former mayor and banker Charles A. Edwards (*Morning Press*, April 4, 1913 and Preservation Planning Associates 2000:10). With its high profile group of investors and trustees it is not surprising that Batchelder's subdivision received extensive and glowing support from the local press:

"....launched an important development project that will mean the complete transformation of the heights from the mission to Montecito" (*Morning Press*, March 23, 1913) and: [the name Riviera] is particularly appropriate and well chosen. The European Riviera is famous the world over for its mild climate, sunny skies, and magnificent marine views. Experienced travelers who visit Santa Barbara are enthusiastic over the location, of this property, and state it is almost the exact counterpart of the finest portion of the Italian Riviera (*Morning Press*, April 4, 1913) (as cited in Preservation Planning Associates 2000: 10).

By promoting this idyllic image in the press and among the public, Batchelder had taken the first step in transforming the rocky and barren slopes of Mission

Ridge into one of Santa Barbara's largest planned developments. Batchelder's vision of a transformed Mission Ridge was now turned into reality through the planting of extensive groves of native and exotic trees to cloak the rocky hillsides in green. It was the newly ubiquitous automobiles, which could easily transverse the network of steep roads being built by Batchelder's development company throughout the upper reaches of the Riviera that were the key to the Riviera's success as a residential subdivision (Figure 18). In addition to the roads, the subdivision's developers also built an extensive series of sandstone retaining walls, revetments, paseos, and gate posts and planted oak trees to enhance the area's barren slopes. Built by Italian stone masons including John Antolini, Antonio Da Ros and Joe Sacconaghi, under the direction of Joseph Dover, the finely built walls, stairs parapets and piers have been one of the most characteristic features of the neighborhood since their construction during the mid teens through early 1920s (Cleek: 1994: 6). The sandstone features built for Batchelder can be easily identified by the high quality of their finishing, the large size of the individual blocks and the employment of embellishments such as capping stones. Batchelder also ensured that the utilities, including the electric and telephone lines, were buried so they would not detract from the expansive views of the Pacific Ocean. To further this Mediterranean motif the Riviera development company mandated houses be built with stucco walls and red tile roofs and chose street names such as Lausen and Alameda Padre Serra that referenced the City's Hispanic past. Like many planned developments in the early twentieth century it included restrictive covenants on the architectural style of the houses, as well as the ethnicity of the subdivision's residents.

The creation and success of the Riviera, like other developments of the period, the subdivision's growth was facilitated by the development of city-financed modern water, sewer and electrical systems, which include the creation in 1917 of Sheffield Reservoir on the north side of Mission Ridge. Coinciding with the development of these residential tracts was the increasing use of the automobile. Just how rapidly it became the dominant form of transportation can be seen in the rapid rise in the number of cars in operation in the years between 1900 (8,000) 1910 (500,000) and 1920 (9.5 million). Without the automobile, the tract's steep and winding roads would neither have been easily traversed nor an attractive feature for prospective residents.

In 1919, Batchelder donated land on Alameda Padre Serra for a public park (First named Batchelder Park and later Hillside Park, the park was renamed in 1931 in honor of horticulturalist and City of Santa Barbara Park Superintendent, Edwin Owen Orpet). At the same time Batchelder's was developing his tract James Warren was looking for ways to take advantage of his undeveloped property located adjacent to the newly opened State Normal School. In 1913, he built a number of Craftsman style cottages to serve as rentals for students. The cottages proved difficult to rent and soon Warren sought an alternative for his empty units. In 1917, he abandoned his idea for using the cottages as student rentals, and, instead turned them into guest room for his newly established resort hotel, the El Encanto. In 1917, Warren hired the architect, Windsor Soule, to

design a main building for the hotel, incorporating the cottages as part of the hotel's amenities. With its semi-residential setting and expansive views towards the Pacific Ocean, the hotel soon established itself as one of the City's premier resorts; a status it has maintained to the present day (currently the hotel is undergoing a substantial renovation, which included the demolition of the building designed by Soule).

South of Batchelder's subdivision, along Grand Avenue and Loma Street south towards Laguna Street, the lower slopes of Mission Ridge was divided into a number of speculative residential tracts which featured smaller parcels that were generally marketed to the middle class and affluent tradesmen. This area is characterized by smaller lot sizes and more compact development, which often included secondary units. While stonework was sometimes incorporated into these developments it was primarily confined to retaining walls and usually lacked the decorative embellishments found along Alameda Padre Serra. Development below Alameda Padre Serra did not have same architectural restrictions and exhibits a wider range of architectural styles from simple Vernacular type cottages to houses designed in various iterations of the Period Revival style. Almost all of these houses were built in the early decades of the twentieth century, though there were a few that dated to the last quarter of the nineteenth century, the majority of which were located along Grand Avenue or near the intersection of Emerson Avenue and Oreña Street. To great degree it was the opening of St. Francis Hospital at the corner of Grand Avenue and California Street in 1908 and the State Normal School on Alameda Padre Serra in 1913 that drove development of new residential housing south of Alameda Padre Serra. St. Francis Hospital was operated by the Franciscan Sisters of the Sacred Heart who had purchased the former Quisisana Sanitarium a two-story wood frame building that had opened in 1905 and transformed it into a hospital (Bowman: 1998: 100-104).

While the demographics below Alameda Padre Serra, in what be known as the Lower Riviera, consisted primarily of middle and working class housing, the residents who lived along and above Alameda Padre Serra were primarily professionals and affluent retirees. This demographic makeup continued to remain consistent until well after World War II.

Unlike the Upper Riviera, which other than by individuals like Franceschi, was sparsely settled, the Lower Riviera grew rather quickly in the early decades of the twentieth century (Figure 19). Below Alameda Padre Serra, the residents were more diverse and were drawn from the middle classes and prosperous tradesmen. During the period between 1910 and the mid-1920s most houses built in the survey area were modestly-sized Craftsman style and Vernacular type houses, with an occasional exception to this, such as the impressive Greene & Greene's Bentz House at 1741 Prospect Avenue (1911). By the late teens the Craftsmen style was gradually giving way to the Period Revival movement which included a diverse array of subtypes including American Colonial Revival,

Medieval Revival styles and most importantly for Santa Barbara the Spanish Colonial Revival style.

With its visual and historical references to the City's Spanish and Mexican era heritage, the Spanish Colonial Revival style resonated especially deeply in Santa Barbara and was responsible in large measure for the transformation of the visual character of the community from a Victorian era town into an evocative celebration of Mediterranean inspired architecture. The style was especially appropriate for the Riviera neighborhoods whose steep topography, irregular layout of streets, prominent stonework, expansive views and lush landscaping provided a picturesque setting for clusters of white plastered houses capped by red-tiled roofs overlooking the Pacific Ocean (Figure 19). The greatest concentration of developed lots in the Batchelder's subdivision between the circa 1920 and 1930 was in the area between Paterna Road and the north side of Alameda Padre Serra (Figures 21-23). Below Alameda Padre Serra and east along Dover Road fewer of the lots in Batchelder's subdivision were developed.

Beginning in the 1920s there was a trend towards increasing density in the part of the survey area located below Alameda Padre Serra, including the several block area along Grand Avenue that had been subdivided by Hawley and in the Las Piedras tract located in the vicinity of Bonita Way and Emerson Avenue (Figures 24-34). This to some extent was due to the expansion of St. Francis Hospital and the State Normal School, which drew hospital employees and students to the neighborhood. One such residential boom occurred in the block bounded by Loma Street and Oramas Road, which prior to 1928 was almost devoid of houses, but was fully built out by 1943 (see Figure 21). During the 1930s, this trend appears to have accelerated in many of the City's middle and working class neighborhoods, including the Lower Riviera. This trend was probably propelled by onset of the Great Depression, which increased the popularity of transforming houses into a multiple unit building or simply altering bedrooms into rented rooms. Sometimes small, detached cottages were built along side or behind existing houses. Other times existing porches or garages were remodeled into additional units or living space. The consequence of this was to alter the character of the area by increasing its density. This was especially apparent below Batchelder's subdivision, where increasing numbers of automobiles were crowded onto narrow streets and front and rear yards. Front, side and rear yards were often built over or converted to parking increasing the visual density of the neighborhood. This trend to greater density was exacerbated during World War II when virtually no new homes were built due to the lack of manpower and building materials which were devoted to the war effort.

During the 1920s other tracts were laid out on the east side of the Riviera subdivision; these included Garcia Heights and Hammell's addition. These tracts featured primarily smaller lots set on winding roads located above North Milpas Street and east of what would later become the County Bowl.

During the period between the mid-to-late 1930s and the 1940s the few houses built in the Riviera Neighborhood were primarily designed in reductive versions of various subtypes of the Period Revival movement and in the Minimal Traditional style. The Minimal Traditional style was a subtype of the Period Revival that perpetuated the overall form and materials of the various subtypes without their decorative embellishments, fine materials or emphasis on craftsmanship or handmade materials. The style can be seen as response to both the economic realities of the years spanned by the Great Depression and World War II as well as the emerging influence of the modernist movement which eschewed direct references to historic architectural styles or handcrafting. One of the few improvement projects carried out on Mission Ridge during the 1930s was the construction of the Santa Barbara County Bowl located at the intersection of North Milpas Street and East Anapamu Street. Built by local stone masons at the instigation of County Supervisor, Sam Stanwood, the stone amphitheatre was funded by the Federal government's Works Progress Administration in 1936 (Santa Barbara Conservancy 2009: 29). With onset of the Great Depression, which was followed by World War II, the sale of unimproved lots on the Lower Riviera declined significantly, as a consequence few homes were built in the neighborhood between the early 1930s and circa-1945. Most construction activity during this period was confined to remodeling existing dwellings to add additional residential units.

It was during this period of economic uncertainty that residents on Mission Ridge formed "The Riviera Association" a neighborhood organization whose purpose was to maintain the neighborhoods "desirable standards" and to maintain and enhance the beautification of the neighborhood and its general welfare (Preservation Planning Associates 2000: 13). Working with landscape architect Ralph T. Stevens, the group oversaw street improvements in the early 1930s that included widening a portion of Alameda Padre Serra and installing new paving and stone retaining walls and the creation of a long range plan for the beautification (it should also be noted that it was the Stevens' report that recommended that Mission Ridge between Santa Barbara Mission be renamed the Riviera; the name it is now known by (Preservation Planning Associates 2000: 13).

3.4.2 Development along East Anapamu Street, Laguna Street and the southern end of the Lower Riviera Survey Area (1913-1945)

A number of diverse factors influenced the development pattern for this part of the survey area. East Anapamu Street was part of the State Highway that extended through Santa Barbara from Milpas Street along East and West Anapamu Street before turning up Mission Street to Hollister Avenue (now De La Vina Street). Moreover, the south side of East Anapamu Street between Olive Street and North Milpas Street was, for the most part undeveloped until after 1925, when Santa Barbara High School and Santa Barbara Junior High School were built. On the north side two large estates encompassed almost two square blocks; one being the home of the Doremus family. Between East Anapamu

Street and East Arrellaga Street a considerable number of lots remained undeveloped until the late 1920s through 1930s. Like the rest of the survey area the onset of the Great Depression and World War II largely precluded development between the early 1930s and the late 1940s.

Throughout the period between 1913 and the early 1930s the area along Laguna Street from East Arrellaga Street to Mission Park continued to be characterized by more substantial houses often designed by architects or noted contractors. An example of this type of development was Plaza Rubio an enclave of Spanish Colonial Revival style houses, some designed by Mary Craig, facing Santa Barbara Mission that were built in the mid to late 1920s. Another example is the cluster of houses around Plaza Bonita that were built in the mid-1920s around a Spanish style fountain. Plaza Rubio and Plaza Bonita are expressive of the renewed interest in Santa Barbara's heritage and were thought to be a particularly appropriate style for developments built so close to Mission Santa Barbara. Another interesting development of this period was Montgomery Street, which was built out with an eclectic array of modest houses in a range of period revival styles. During this period the Oreña Mansion was demolished and replaced by Roosevelt Elementary School and the portion of Santa Mission grounds bordering Plaza Rubio was sold by the Franciscan order to fund earthquake repairs to the Mission. The land was subsequently purchased and donated to the City as park, by Mrs. J. A. Andrews (Andrews lived in the George Washington Smith-designed house at 530 Plaza Rubio).

3.4.3 Development of the Lower Rivera Survey Area (1946-2011)

In the post World War II period the rapid growth of UCSB and defense firms, which were part of a general economic boom in California spurred the construction of the region's first suburban style housing tracts on the Mesa and western periphery of the City, as well as in nearby Goleta. While most of the City's older neighborhoods were largely built-out by the end of World War II, the survey area continued to maintain a substantial inventory of undeveloped lots, particularly along Alameda Padre Serra, and at the eastern end of the survey area near Jimeno Road (Figure 36). Lots in the Riviera Neighborhood were usually sold unimproved. However, in some cases local contractors, including most notably Alex Del'Alfonso built on a speculative basis, most notably in the area in and Around Ferrelo Road. While a considerable number of homes continued to be designed in reductive iterations of the Spanish Colonial Revival style, most of the new houses were designed in either in the Minimal Traditional or California Ranch styles. The Ranch style, which was developed by California designer Cliff May in the late 1930s, achieved a nearly ubiquitous popularity in the postwar years. In fact, it transcended its status as an architectural style and became identified with a lifestyle that was universally identified with California during the period between the early 1950s and the late 1960s.

A characteristic development pattern of the post World War II era was the subdivision of already developed lots into smaller parcels. This led to the

development of flag lots and multiple lots sharing common driveways, which had not been a feature of the pre-war period. This development pattern can be seen throughout the survey area including the parcels encompassed within the Riviera development. In many cases the older homes were retained while other times the lot's existing improvements were replaced by new multi-unit construction. This was especially common in the southern section of the survey area fronting on East Anapamu Street where larger parcels were developed with Multi-unit buildings. To a lesser extend this development pattern can be seen along lower Laguna Street and in the area above Roosevelt School.

The continued growth of Saint Francis Hospital and the State College resulted in the construction of office buildings in and around the hospital as well as the increasing the need for more housing. When the college moved off the Riviera in the late 1950s, the former school was converted into a business park. Multi-unit developments continued to characterize much of the construction during this period. The most notable example of this in the early 1970s was the construction of a condominium complex located just west of the Riviera Business Park.

Residential density in the survey area continued to increase through the 1970s, largely due to the zoning of many of older downtown neighborhoods, including the Riviera for multiple unit development. By the mid to late 1970s concern over the consequences of the pace of development in the City's older neighborhoods resulted in the more thoughtful effort to integrate new housing stock into older neighborhoods without diminishing their character or livability. This has been especially significant issues for the survey area, which is characterized by steep terrain and little on street parking. While the survey area has undoubtedly undergone significant changes since World War II, it has, remained overwhelming residential in character. This trend has been amplified by the closure and subsequent demolition in 2010 of Saint Francis Hospital and its replacement by residential housing.

4.0 HISTORIC THEMES

An analysis of the history of the survey area identifies the following interpretive themes for the survey area, Architecture and Shelter, Communication and Transportation and Education.

4.1 Architecture and Shelter

As noted in section 2 of this report most parcels within the survey area are developed with housing, which is predominantly single-family in nature although second units are a not uncommon feature. In some areas, such as the area along East Anapamu Street, multiple family development is not uncommon, although in almost every case it is mixed with single-family dwellings. Much of the housing stock in the Survey Area was built before World War II. However,

significant numbers of post World War II housing exists throughout the survey area, albeit rarely in significant concentrations.

Topography has played a central role in determining the layout of the Survey Area's street grid. The area between East Anapamu Street, Laguna Street, North Salsipuedes Street and Emerson Avenue to greater or lesser extents follows the City's orthogonal street grid while the layout of the remainder of the Survey Area's streets and roads is responsive to the steep and irregular terrain. The layout of the older neighborhoods especially between the base of Mission Ridge, Laguna Street and East Anapamu Street often incorporates alleys, which were a not uncommon feature of the City's downtown. They are especially common on streets laid-out before 1910 as they allowed for horse stalls or other necessary building to the rear of the parcel. After circa 1910 these service buildings were often converted into garages or replaced with new garage buildings. By the teens this pattern had largely been replaced in the survey area by long driveways that extended back from the street frontage to a detached garage or outbuilding, thereby eliminating the need for alleys. Within the Survey Area the rear of the long deep lots provided the ideal location for second units, a use that characterizes many parcels in the study area to this day. Beginning in the 1930s garages gradually moved to the front of the property, no doubt for convenience and an expression of the increasing importance of the automobile as a sign of status and success. This can be seen in the Survey Area where by the late 1920s garages are often attached to the house, either as a wing or partially set into the hillside. After World War II garages become even more visually dominant, often set in a wing projecting off the front of the house to the street. This pattern has continued to this day.

Multiple-unit housing became common after World War II. While hardly ubiquitous in the Survey Area, this type is common along East Anapamu Street where large multi-unit buildings, usually with little or no reference to a particular architectural style were built during the 1960s and 1970s. Because these buildings are usually not referential in scale or massing to the historic development pattern of the neighborhoods in the Survey Area, they have usually had a deleterious effect on the neighborhood's visual cohesiveness. Beginning in the 1980s multi-unit projects have usually been designed to reference the architectural character of the surrounding neighborhood to minimize visual impact on the surrounding streetscape.

The following section of the report lists the building types found in the Survey Area. Please note that date ranges given for architectural styles are an approximation, as there is rarely a clear cut-off date between one style and the next.

Pre-American-era Structures: Prior to 1848

There are no known extant buildings associated with the Spanish and Mexican Periods (1782-1848) within the Survey Area.

National Folk Style and Vernacular Types: 1848-1875

These building types are derived from pre-railroad construction traditions of the American east. They are characterized by the use of board siding, wood sash windows and rectangular or L-shaped footprints. While several examples survive in the City's downtown neighborhoods, no clearly recognizable examples of this type are found in the survey area, although can be found in other neighborhoods in the City.

Italianate 1860s -1870s

Characterized by an emphasis on verticality, including raised foundations, long narrow arched windows and decorative detailing distantly inspired by the Italian Renaissance, houses of this type can be found in the City's older neighborhoods, usually built of wood brick construction. One example of an Italianate style house, 416 Montgomery Street is found in the Survey Area. The house which was built in circa 1875 features arched windows, brick walls and a shallow side gable roof.

National Folk Style and Vernacular Types: 1875-1910

A significant number of houses in the survey area are classified as Vernacular type (National Folk Style). Built between the last quarter of the nineteenth century and circa 1940, Vernacular type (National Folk Style) houses employed standardized balloon framing, compact floor plans and wood sheathing. Architectural embellishments were confined to ornamental trim on the porch or decorative knee braces. In the survey area three subtypes, the Hall-&-Parlor, Massed-Plan with Side Gable and Gable Front predominated. The dominant siding material was horizontal siding or board-and-batten. Window type is almost exclusively double hung sash. Earlier examples of the style dating from circa 1880 to 1910 often mimicked the emphasis on verticality found in the Italianate and Queen Anne styles. Decorative embellishments also reference the stylistic attributes of these styles such as turned porch supports and decorative cornices. A good example of this subtype in the survey area is 1815 Loma Street. This circa-1923 cottage has horizontal wood siding and wood framed sash windows common in this type in the early decades of the twentieth century.

By the beginning of the twentieth century, the Vernacular type (National Folk Style) was strongly influenced by the emerging Craftsman style. Stylistic attributes of the Craftsman style, including its horizontality, low-pitched side or front gable roofs with overhanging eaves and prominent rafter tails are often found on Folk style houses built between circa 1910 and 1930. However, Vernacular type houses do not employ the full range of the Craftsman Style's attributes instead references to the style tended to be more reductive. Good examples of the Vernacular type (National Folk Style) can be found on the 1700 block of Prospect Avenue

Victorian Era Styles, Stick Style and Queen Anne

Victorian era architectural styles encompass a range of architectural motifs primarily drawn from European antecedents. These styles shared an emphasis on surface decoration, verticality and a fondness for elaborate decorative treatments. A number of examples of these types exist in the survey area, the most notable being 431 East Pedregosa Street.

Craftsman Style: 1900-1925

The Arts and Crafts movement originated in England during the mid-nineteenth century and by the 1870 had begun to influence American design. While it is most remembered for its popularization of a new aesthetic style, the movement also encompassed (primarily in Great Britain) serious attempts at social and political reform. The Arts and Crafts movement was largely popularized through the writings of such Victorian era critics as, John Ruskin, who championed the development of a new artistic and architectural style that emphasized the use of natural materials, handcrafting, and the rejection of mechanized production. In England the designer, painter and architect William Morris was instrumental in developing its design aesthetic. The style, with its use of handcrafting and references to the aesthetic principles of medieval, pre-Renaissance England, enjoyed great popularity among the British intelligentsia. The new style advanced through Ruskin's writings and other proponents of the movement, soon found adherents in the United States and eventually became one of the most popular architectural styles for single-family houses, between the years 1890 and 1925.

In Southern California a number of architects and builders including, Santa Barbara designers, Francis Underhill and Samuel Hsley, did much to advance Arts and Crafts architecture in the area. While drawing on attributes of the Arts and Crafts tradition, Southern California architects were also open to other stylistic influences, including the bungalow houses of India and vernacular Japanese architecture. The Ho-Ho-Den pavilion, built for the 1893 World Columbian Exposition in Chicago, was one of the first times Americans were able to see Japanese architecture. The building proved to be influential to a number of American architects, including Frank Lloyd Wright. Wright, who drew inspiration from both the Arts and Crafts movement and the vernacular architecture of Japan, incorporated these stylistic characteristics into the design of his Prairie Style houses (built between 1899 and 1910). A nationally significant Craftsman Style house designed by the Greene Brothers is located at 1741 Prospect Avenue.

While architects, such as Frank Lloyd Wright in Oak Park and the Greene and Greene Brothers in Pasadena, did much to popularize the new style among the wealthy and upper middle classes, it was through pattern books, shelter magazines and the distributors of factory-built houses, such as Sears and the Aladdin Company, that the Craftsman style was made accessible to the working

and middle classes. In Santa Barbara factory built houses were also sold by local lumber mills such as the Santa Barbara Planing Mill (Palmer 1999: 13). The kit houses were delivered to the building site with all the building materials numbered so either the purchaser or a contractor could then construct them. This new style eschewed the elaborate decorative treatments, formal floor plans and complex volumes that had characterized the preceding Victorian era styles, in favor of schemes emphasizing simple, reductive detailing, natural finishes, open floor plans and horizontally-emphasized one or two-story exteriors.

Many of the modestly scaled Craftsman style houses in the survey area are similar to residential plans found in pattern books and factory-built catalogs. Some of the same stylistic attributes, such as clapboard or shingled siding, partially enclosed porches, cross gable roofs with deep overhanging eaves, exposed brackets and timbered pergolas that characterize many of the houses in the survey area can be seen in catalogues devoted to Craftsman design, such as Aladdin's "Built In A Day" House Catalog of 1917. (Dover Publications Inc. Reprinted, 1995: 29; 60-6). While relatively few high style examples of the Craftsman style were built in Santa Barbara more than a thousand modest interpretations of the Craftsman were constructed in the City between 1900 and 1925. Many examples of this architectural type are found in the survey area, particularly in the proposed Bungalow Haven Historic District, and on Grand Avenue, Loma Street, East Micheltorena Street, Cleveland Avenue and Emerson Avenue.

As is generally the case, architectural motifs and styles achieve a pinnacle of fashionableness and then decline in preference of newer traditions. By mid-1920s even the seemingly once ubiquitous Craftsman style began to lose favor, to be replaced by a renewed interest in the historic styles of America and Europe.

The Period Revival Movement: Circa 1920-1940

In Santa Barbara this interest, in what was then labeled the Period Revival movement, was most notably seen in the architectural motifs of the City's Colonial and Mexican past. Like other neighborhoods, the survey area began to build houses in more eclectic styles, including the Spanish Colonial Revival, Tudor Revival, and American Colonial Revival. The addition of these Period Revival houses, built during an approximate 15-year period, between 1925 and 1940, has given the proposed district its definition as an area in which Craftsman styled houses predominate, but are not exclusive.

The Period Revival Movement encompassed a diverse range of architectural influences, such as Tudor, French Norman, Spanish, Italian Renaissance, American Colonial, and Hispanic Colonial styles. Between circa-1915 and 1940 the Tudor Revival style enjoyed a degree of popularity in the United States, particularly in the Northeast. The style was based on motifs drawn from the domestic architecture of Medieval and Tudor period England. Interest in the

English Tudor Revival style, along with the French Norman Revival style, was initially introduced to the country by returning American veterans who had served in Europe during World War I. Photographic studies of English houses published in shelter and professional magazines during the 1920s also helped popularize the style. Characteristics of the tradition generally included picturesque massing, decorative half-timbering, tall, steeply pitched side gabled roofs, clay chimney pots, and asymmetrically arranged and multi-paned windows (often leaded glass) that were typically wood or metal casement types. Exterior walls were sometimes brick, but stucco was not uncommon, particularly on more modest examples of the type. Less popular in California than the Spanish Colonial Revival style, which was seen as a more appropriate regional motif for the state, the Medieval Revival styles, such as Tudor and French Norman, nevertheless, achieved some degree of popularity throughout the state during the Period Revival Movement of the 1920s and 1930s. Examples the Survey Area include 1555 Alameda Padre Serra, 914 California Street, 1723 Grand Avenue and 1116 and 1118 North Milpas Street.

The Spanish Colonial Revival Style Subtype of the Period Revival Movement: 1918-1940

The Spanish Colonial Revival style had its origin in the Mission Revival style that gained popularity in California during the early twentieth century. Inspired by the architecture of the colonial southwest, the Mission revival style's popularity was short-lived. By the late teens it had been superseded by another period revival style, The Spanish Colonial Revival style. The new style's drew its inspiration from the architecture of both Spain and Latin America. Its stylistic attributes include planer stucco clad walls, arched windows or door openings, asymmetrical massing and decorative embellishments and architectural motifs inspired by Spanish architecture.

To a large extent it was regional architects and designers such as George Washington Smith, James Osborne Craig and his wife, Mary Craig, the firm of Edwards and Plunkett, Carleton Winslow, Windsor Soule and Russell Ray, who were responsible for the development and refinement of the Spanish Colonial Revival style. The style, with its references to Santa Barbara's Hispanic past, soon became the City's dominant form of architecture. Examples in the Survey Area include 1438 Alameda Padre Serra, 1510 Alameda Padre Serra and 2024 Grand Avenue as well as the houses along Montgomery Street, Plaza Rubio and those surrounding Bonita Plaza. In Santa Barbara houses designed in the Spanish Colonial Revival style continued to be built into the late 1930s and beyond, although they were usually more reductive in design and less referential to the handcrafted aesthetic that had characterized the style during its heyday.

Minimal Traditional Style: 1935-1955

With its reductive detailing and emphasis on low horizontal massing and employment of traditional construction materials, the Minimal Traditional style

can be considered a transitional style that links the Period Revival movement with the emerging California Ranch Style. This style enjoyed its greatest popularity between the late 1930s and the mid-1950s. Minimal Traditional style houses feature traditional floor plans and gable or hipped roofs. Architectural detailing is usually confined to very schematized motifs inspired by the American Colonial Revival, or in a few cases, the Spanish Colonial Revival style. Exterior cladding is most often stucco. Sometimes an accent wall or porch is clad in a contrasting material, such as clapboard or "board-and-batten style" siding. Window types are most often a combination of fixed and operable casement types, often with metal frames. This is the first architectural style to emphasize the garage as an integral component of the house, which in many cases is brought forward on the property and attached to the house's street façade. Minimal Traditional style houses can be found throughout the survey area. Examples in the Survey Area include 1912 Grand Avenue, 1710 Loma Street, and 505 East Valerio Street.

The California Ranch Style: 1940-1970

The architect, Cliff May, is considered by many to have initiated the California Ranch style. A sixth-generation Californian, he began his architectural career in the 1930s designing houses in the Spanish Colonial Revival style. Toward the end of the 1930s he expanded his aesthetic oeuvre, turning for inspiration to the regional vernacular motifs of the mid-to-late nineteenth century California ranch house. Synthesizing elements of Spanish Colonial and Mexican period adobe architecture, with materials inspired by mid-to-late nineteenth century Anglo vernacular architecture, May's ranch houses, or "ramblers" as they were often called, exuded an informality and openness that would become increasingly popular in the booming housing market of post World War II America.

In 1939, May built a ranch house for his family in West Los Angeles. The sprawling wood and adobe one-story house represents the first "mature" example of May's ranch style. Built around a u-shaped courtyard, the house synthesizes many of the elements that would characterize the postwar California Ranch, including its low-pitched gable roof, exterior corridors, large windows, and use of vernacular building materials employed in nineteenth century California adobes. During the early 1940s May carried out a number of commissions for custom built ranch style houses, including one in the San Fernando Valley. In 1945 the war ended, ushering in a several decade period of economic expansion that created a housing demand for the country's burgeoning middle class. May's ranch house schemes, with their informal layout, emphasis on indoor-outdoor living, and use of vernacular building materials, became immediately popular with both builders and buyers. May, who had already designed and built several subdivisions in the pre-war period, soon established himself as one of California's most prominent designers and builders of residential subdivisions. The success of May's real estate ventures helped popularize the Ranch style, where it was heavily promoted in California's most widely-read shelter publication, *Sunset Magazine*. In addition to *Sunset Magazine*, May's designs were featured in a

soft-cover book, *Sunset Magazine's, Western Ranch Houses* by Cliff May, published in 1946 (republished in 1958). The Ranch style emphasized an aesthetic of melding exterior and interior, often through the employment of banks of large single-light windows and sliding doors. Several examples of the Ranch style are found along Alameda Padre Serra including 1401, 1413 and 1518 Alameda Padre Serra and along and adjacent to Jimeno Road. More modest examples are scattered throughout the survey area.

The Mediterranean Style: 1940-2011

The near ubiquity of the Ranch style during the period between circa 1955 and the late 1960s did not completely preclude the construction of houses designed to reflect earlier architectural styles. This is especially true in Santa Barbara, where the Spanish Colonial Revival continued, albeit in a schematized and attenuated form, to be influential. While these later houses were inspired by the Period Revival movement, they usually featured simplified forms and an emphasis on horizontal massing derived from the Ranch style. Decorative detailing entailed forms that were usually schematized and simplified and lacked the emphasis on hand-crafted finishes and materials that had characterized the ornamentation employed during the Period Revival movement; windows were usually single-light metal frame rather than the multi-light wood units that had characterized the fenestration of Period Revival Style houses. Examples of postwar Mediterranean style houses include the properties at 1536 Grand Avenue and 2140 and 2144 Alameda Padre Serra.

Post-World War II Duplexes, Ranch Style and "Shoebox" Apartments: 1955-1975

After World War II Modernism became the dominant architectural style in the United States. Virtually no high style examples of this style were built in Survey Area. Instead, the reductive quality that characterized the style became a popular motif for apartment buildings and duplexes built between 1955 and 1975. These buildings were usually sheathed in stucco, sometimes with contrasting wood cladding. Fenestration usually featured linear arrangements of single-light metal frame sliders or casements. Roofs were often low-pitched gables or shed roofs. Balconies were common and often featured simple metal railings. Decorative motifs were limited to contrasting siding or rough rock sheathing. An example of this type is the apartment building at 801 East Anapamu Street. Usually this type of development, which was designed to maximize square footage and the number of units, did not respect the historic setbacks, scale or massing of the surrounding neighborhood.

4.2 Communication and Transportation

The growth of the Survey Area, especially at its northern end and on the slopes of Mission Ridge, can in a large measure be attributed to improvements in the City's transportation system, including the grading and paving of roads and the creation and expansion of a streetcar line from the waterfront and downtown to

Santa Barbara Mission and Alameda Padre Serra. The creation and success of the Riviera subdivision, like other developments of the period, was facilitated by the development of city-financed modern water, sewer and electrical systems, which include the creation in 1917 of Sheffield Reservoir on the north side of Mission Ridge.

Even more critical to the development of the Survey Area was the increasing ubiquity of the automobile. Just how rapidly it became the dominant form of transportation can be seen in the rapid rise in the number of cars in operation in the United States in the years between 1900 (8,000) 1910 (500,000) and 1920 (9.5 million). Without the automobile, Mission Ridge's steep and winding roads would neither have been easily traversed nor an attractive feature for prospective residents. The automobile also provided an efficient means of transportation to stores and other services, which increased the viability of zoned planning which separated residential neighborhoods from commercial, business and manufacturing. It is this development pattern, which segregated residential from other types of uses, that has characterized the Survey Area since the early twentieth century.

With their extensive use of local sandstone for curbs, abutments, retaining walls, parapets and culverts, the transportation infrastructure of the Riviera subdivision was a notable example of road construction in early twentieth century Santa Barbara. Built by Italian stone masons including John Antolini, Antonio Da Ros and Joe Sacconaghi, under the direction of Joseph Dover, these transportation-related improvements have been one of the most characteristic features of the neighborhood since their construction during the mid teens through early 1920s (Cleek: 1994: 6). Batchelder also ensured that the utilities, including the electric and telephone lines, were buried so they would not detract from the expansive views of the Pacific Ocean. This was one of the earliest examples of this type of town planning in the region. Street names such as Lausen and Alameda Padre Serra that referenced the City's Hispanic past were also chosen to further the Mediterranean ambiance.

Stonework within Survey Area 3 can be broadly divided into the following three categories: 1) stonework associated with the development of the Batchelder subdivision during the period between circa 1912 and the mid 1920s, this included the construction of stone retaining walls, curbs, culverts and steps that were carried out as part of the installation of general improvements in the subdivision including roads, utilities and related improvements; 2) Improvements carried out by individual homeowners; and 3) Improvements carried out for street improvements that are outside of the boundaries of the Batchelder subdivision. Virtually all of the stonework in the Lower Riviera Survey area, including those resources in Area 3, date between circa 1912 and the present. Several styles are represented ranging from simple retaining walls of dry stacked water-worn or roughly shaped sandstone blocks to walls composed of well dressed blocks mortared into place. Decorative embellishments include the use

of stone caps on the walls to parapets composed of stone uprights capped by a cap of horizontal stone blocks.

Stone masonry architecture was not a traditional building technology during the Chumash period. The first stone masonry buildings constructed in Santa Barbara were Mission Santa Barbara's church, convent, outbuildings and extensive waterworks system built during the first three decades of the nineteenth century. Built in the 1820s the church and convento were the first stone buildings designed in a specific architecture style in Santa Barbara (the church's façade incorporated stone statues sculpted by Chumash artisans, which were the first sculptures created in Santa Barbara). With the secularization of Santa Barbara Mission in the mid 1830s, the tradition of stone masonry architecture ended. It was not until the late 1860s and early 1870s that the tradition was revived by recent arrivals from the East Coast and Europe. The history of stone masonry in the Santa Barbara during this period has been delineated in several published sources including "Stone Architecture in Santa Barbara" published in 2009 and in "Rock of Ages" in *Noticias* Vol. XL, No. 1, Spring 1994).

With its abundant supply of stone Santa Barbara was one of the few areas in California to develop a long-lived tradition of stone architecture and masonry. A notable early practitioner was native-born Joseph Dover, who carried out the commission for the Dibblee mansion at the east end of the Mesa, and stone walls and bridge associated with the Hazard estate adjacent to Santa Barbara Mission (Cleek 1994: 5). His later projects included the stone walls and gateposts at Santa Barbara Cemetery in 1910 (Cleek 1994: 5). One of his largest commissions was for George Batchelder for whom Dover planned and oversaw the construction of stone walls, culverts, stairs and curbs in Batchelder's residential subdivision on the Riviera (Cleek 1994: 5-6). Batchelder's crew included other notable masons in Santa Barbara including the Italians Antonio Da Ros, Joe Sacconaghi, Gotardo Calvi and John Antolini (Cleek 1994: 6). While much of the work was concentrated in and around Lausen and Paterna Roads, the crews appear to have been responsible from stonework in an along Alameda Padre Serra including along Dover Road. Unfortunately their work is poorly documented especially in regard to improvements carried out for private clients. Dover's work in the Riviera subdivision appears to have continued through the late 1920s; not being brought to an end until Dover's death in 1930. In Area 3 of the Lower Riviera Survey examples of the fine quality stonework constructed during the early teens through the 1930s can be seen in the vicinity of Plaza Bonita and along the 1400, 1500 blocks of Alameda Padre Serra between Jimeno Road and Bonita Avenue. Individual properties with good examples of this type of stonework include Orpet Park as well as 1402, 1445, 1450, 1510, 1518, 1520, 1533, 1538, 2207, 2211, and 2218 Alameda Padre Serra.

With the onset of the Great Depression in late 1929 residential and commercial commissions for Santa Barbara's stone masons declined. Large scale projects were primarily limited to government supported projects such as the Santa Barbara County Bowl constructed in 1936 (Santa Barbara Conservancy: 2009:

29). By the end of the 1930s the tradition of fine stone masonry was in decline. This trend accelerated after World War II with the rise of modernist aesthetic that often eschewed the use fine cut stonework in favor of more modern materials such as concrete. If stonework was incorporated into a project it usually featured roughly shaped stones somewhat crudely set. It is also likely that the cost of masonry construction, which must have risen significantly after World War II, made it a less popular choice. In Area 3 of the Lower Riviera Survey, stonework from the period between circa 1940 and the present are usually utilitarian in design. Examples of this type of work the Survey Area can be seen at 853, 854, 955, and 976 Jimeno Road. Within the last 20 years the tradition of fine stone masonry has undergone a revival in Santa Barbara with native Santa Barbara stonework featured in residential projects in the Area 3 of the Lower Riviera Survey.

4.3 Education

A number of educational facilities are or were once located in the survey area. The most notable of these was the State Normal School on Alameda Padre Serra which opened in 1914. Built on land donated by Santa Barbara financier and banker Charles A. Edwards, the school was intended to educate teachers for the State's school system (Preservation Planning Associates 2000: 7). With its expansive campus of classically inspired buildings designed around landscaped grounds the school soon became one of the City's showplaces. As part of its commitment to bringing the school to Santa Barbara the City completed a branch of the street car line linking the new campus with the downtown. The school would be a focus of activity for the neighborhood until it moved to the Mesa in the mid-1950s, shortly after it was transformed into a campus of the University of California. Other schools in the survey area included Roosevelt Elementary School which occupied the grounds of the former Oreña Mansion on the 1900 block of Laguna Street in 1923. The original Spanish Colonial Revival style school was removed in the 1960s and was not replaced by a permanent facility until the 1990s. Jefferson School, located on Alameda Padre Serra was opened in the early 1930s. Designed by the architect Floyd Brewster in 1931, the school was closed in the late 1960s and sold to Brooks Institute of Photography. Brooks used the building as a teaching facility until it was sold in 2010 to Middle School of Santa Barbara a private school. While not within the survey area, two notable schools are located nearby. One is Marymount Academy on Mission Ridge Road, which occupies the grounds of the former Black Estate. Opened in 1938, the school currently serves students between kindergarten and high school. The former Saint Anthony's Seminary, which was a Roman Catholic training college and school that operated between 1899 and the late 1980s adjacent to Santa Barbara Mission, is now the location of San Roque School.

5.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 9):

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Community Development Department:

Street Files for Properties in the Survey Area

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Santa Barbara City Directories: 1895-1965

Riviera Association File: 1931-1947

6.0 SIGNIFICANCE EVALUATION AND FINDINGS

A field inventory of properties in the five zones of the Lower Riviera Survey was carried out by *Post/Hazeltine Associates*. The survey included an initial inventory of all properties within the boundaries of the Survey Area. Intensive recordation including the architectural style of each property including an assessment of integrity and significance was completed for properties that were intensively surveyed. Generally these included properties that were built before 1945 and as a result of the windshield survey appeared to maintain their integrity. Survey reports were completed for Area 1 (Bungalow Haven), Area 2, Area 3, and Area 4 of the Survey Area. Area 5 was treated in a somewhat different fashion with intensive survey limited to building that appeared to have architectural significance and retain their integrity. The field assessment and research revealed that the presence of three potential historic districts, one located in the boundary defined by Bungalow Haven, and two located in Area 2.

6.1 Neighborhood Character

- The Survey Area, which was primarily developed between the mid-nineteenth century and late 1960s, does not as a whole represent an intact representation of Santa Barbara's historic growth patterns. However, significant concentrations of intact resources do exist in the Survey Area.

- The Survey Area was characterized by two development patterns during its period of significance. The first were planned subdivisions where lots were sold undeveloped but with design and planning covenants governing appropriate architectural styles and minimum outlay for new construction. This development pattern existed in the area on and adjacent to Alameda Padre Serra, west to Mission Santa Barbara and east towards Jimeno Road and Ferrelo Road, which composed part of the Batchelder development. The second development pattern occurred south of Alameda Padre Serra in the Lower Riviera Survey Area and was characterized by a much less restrictive set of constraints where lots were sold undeveloped with their use and development governed only by the prevailing City building codes of the day.
- The Survey Area is primarily associated with single-family residential development built between circa 1900 and 1960.
- The full range of architectural style common to Santa Barbara during this period are present including vernacular type, National Folk, Victorian era, Craftsman, Period Revival, Minimal Traditional, Ranch style, Modern and Mediterranean.

6.2 Historic Districts

The proposed Bungalow Haven Historic district encompasses a concentration of primarily Craftsman style and vernacular types houses on the streets and parcels bounded by the north side of the 500 and 600 blocks of East Victoria Street (Table 1, see Appendix A); it then turns west at the intersection of East Victoria Street and Alta Vista Road to encompass the east and west side of the 1400 block of Alta Vista Road. At the intersection of Alta Vista Road and Sola Street the boundary runs along the center of the street until it crosses (at a point four parcels west of the intersection of Alta Vista and Sola Street) the 500 Block of Sola Street to encompass the six remaining parcels on the north side of Sola Street. Next the boundary follows East Sola Street until it reaches the intersection with North Salspuedes Street, where it turns north up the 1300 block of Salspuedes Street. At the intersection of Salspuedes Street and East Micheltorena Street the boundary turns west, encompassing the south side of the street until it reaches the intersection of Olive Street and Micheltorena Street. The district then turns south to encompass the parcels on either side of the 1300 and 1400 block of Olive Street. The boundary then terminates at the intersection of East Victoria and Olive Streets.

The proposed districts in Area 2 encompass two somewhat distinct areas, one area along Alameda Padre Serra south to Oramas and south of Alameda Padre Serra along Jimeno Road to East Micheltorena Street is primarily characterized by large homes set on expansive lots that were developed form upper middle class and professionals (Tables 2 and 3, see Appendix A). Its dominant architectural styles are Craftsman, Spanish Colonial Revival and Ranch styles. From Grand Avenue to the south survey boundary along Emerson Avenue, Prospect Avenue, Olive Street, East Valerio Street the houses are for the most

part are set on smaller lots and are more modest in scale. The development pattern for this area is more eclectic in nature having been initially developed in the late nineteenth century and later transitioning in part to a primarily middle class residential enclave with a very diverse range of architectural styles.

6.3 Individually Eligible Properties

Individual properties eligible for listing at the local level as City of Santa Barbara Landmarks or Structures of Merit were also identified in the Survey Area a list of these can be found in Tables 4- 7 (see Appendix A). These resources represent a range of architectural style dating between the late nineteenth century and circa 1955.

6.4 Recommendations

- The most significant subdivision within the survey area is the early twentieth century subdivision created by George Batchelder. Known as the Riviera, most of this subdivision exists north and outside of the survey area. A further phase of work encompassing the area north of Alameda Padre Serra should be considered as this area has a high concentration of Period Revival style houses and sandstone features. Data on properties along Alameda Padre Serra that were surveyed and recorded as part the current study should be included to determine if a historic district exists in this area.
- Pursue the designation of the Bungalow Haven Historic District and the two small historic districts delineated in Area 2 of the Lower Riviera Survey.
- Consider pursuing a thematic designation for stonework features in and around Alameda Padre Serra.

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MAPS & FIGURES

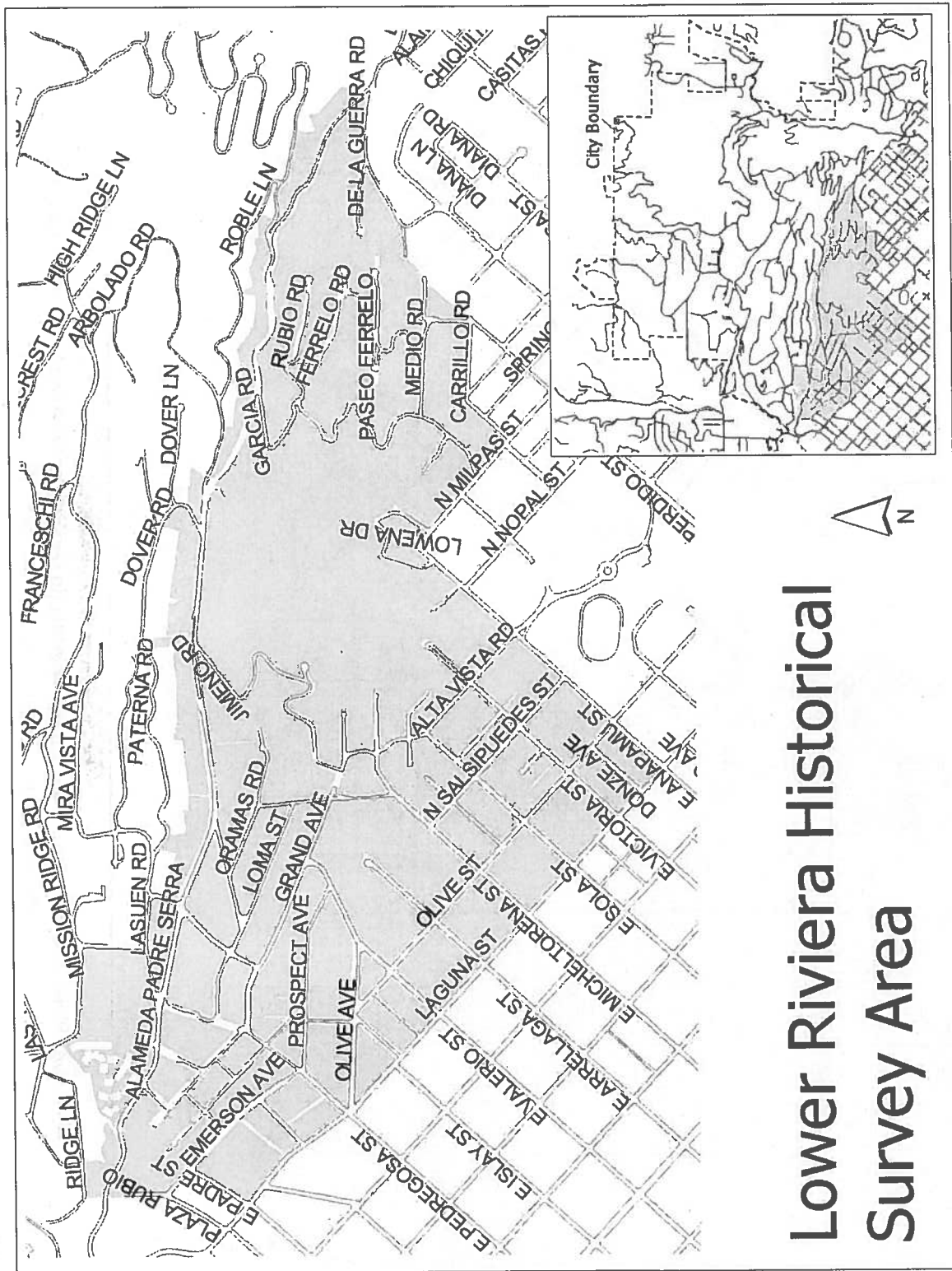
Topographic map of Santa Barbara, California, showing the city grid, coastline, and surrounding hills. A black arrow points from the "Lower Riviera Survey" label to a specific location in the hills. The map includes latitude and longitude coordinates and a scale bar.

Coordinates: 119°43.00' W, 34°25.00' N, 119°42.00' W, 34°26.00' N, WGS84 119°41.00' W

Scale: 1 MILE

Labels on map: Lower Riviera Survey, Santa Barbara, Harbor, Point Castillo, Beacon, Stearns Wharf, Santa Barbara, Harbor, Point Castillo, Beacon, Stearns Wharf, Santa Barbara, Harbor, Point Castillo, Beacon, Stearns Wharf.

Location Map for the Lower Riviera Survey



Lower Riviera Historical Survey Area

Figure 2
The Lower Riviera Survey Boundary



Figure 3
The Lower Riviera Survey Boundary Superimposed (in red) on a 1917 Map of Santa Barbara
(Santa Barbara Historical Museum, Gledhill Library)

Location of Riviera Survey Area



Figure 4
1852 Coast Survey Map of Santa Barbara
(Santa Barbara Historical Museum, Gledhill Library)

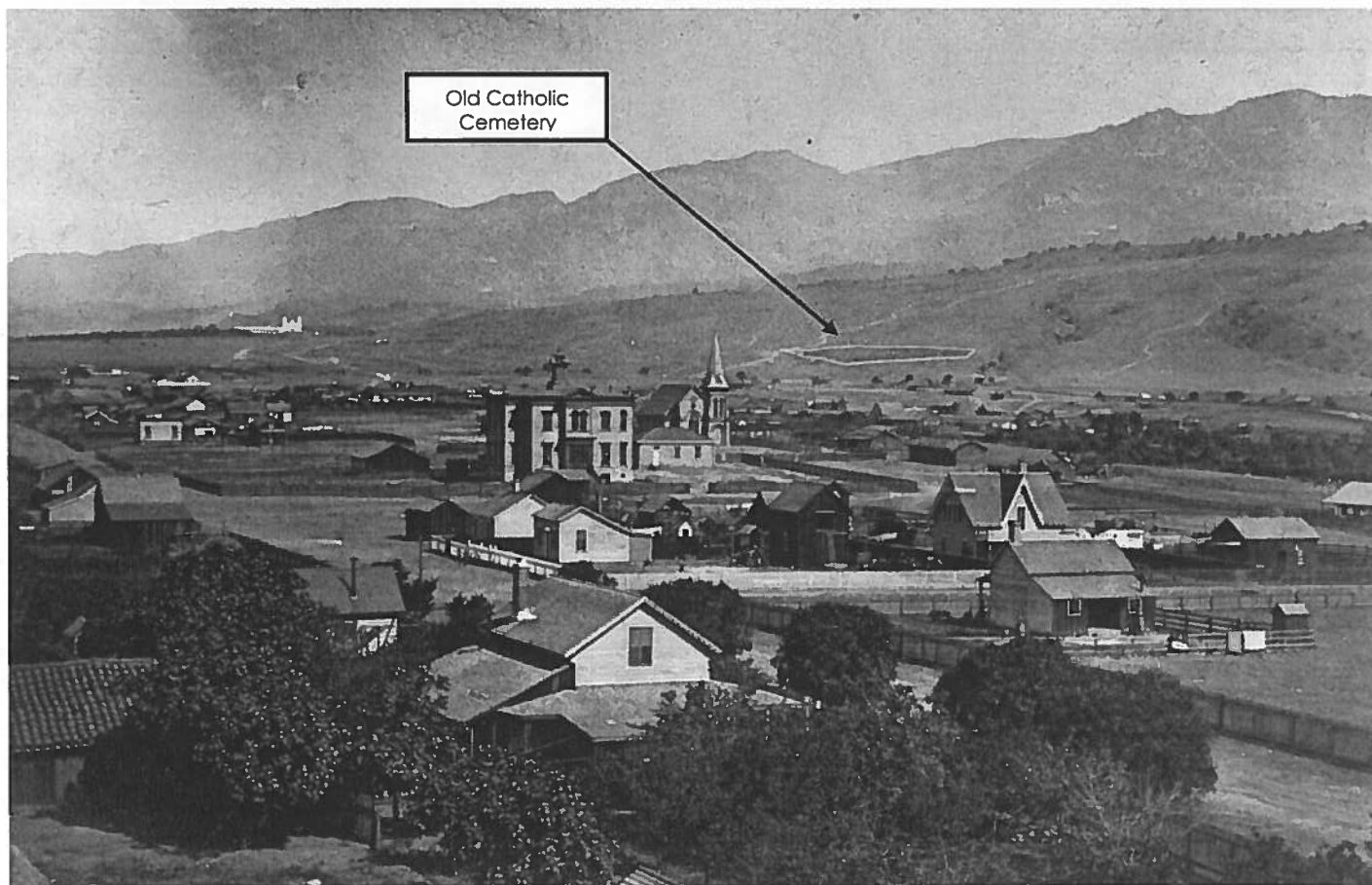


Figure 5
View of the Riviera from the intersection of East Haley Street and Anacapa Street (circa
1870)
Looking northeast
(Santa Barbara Historical Museum, Gledhill Library)

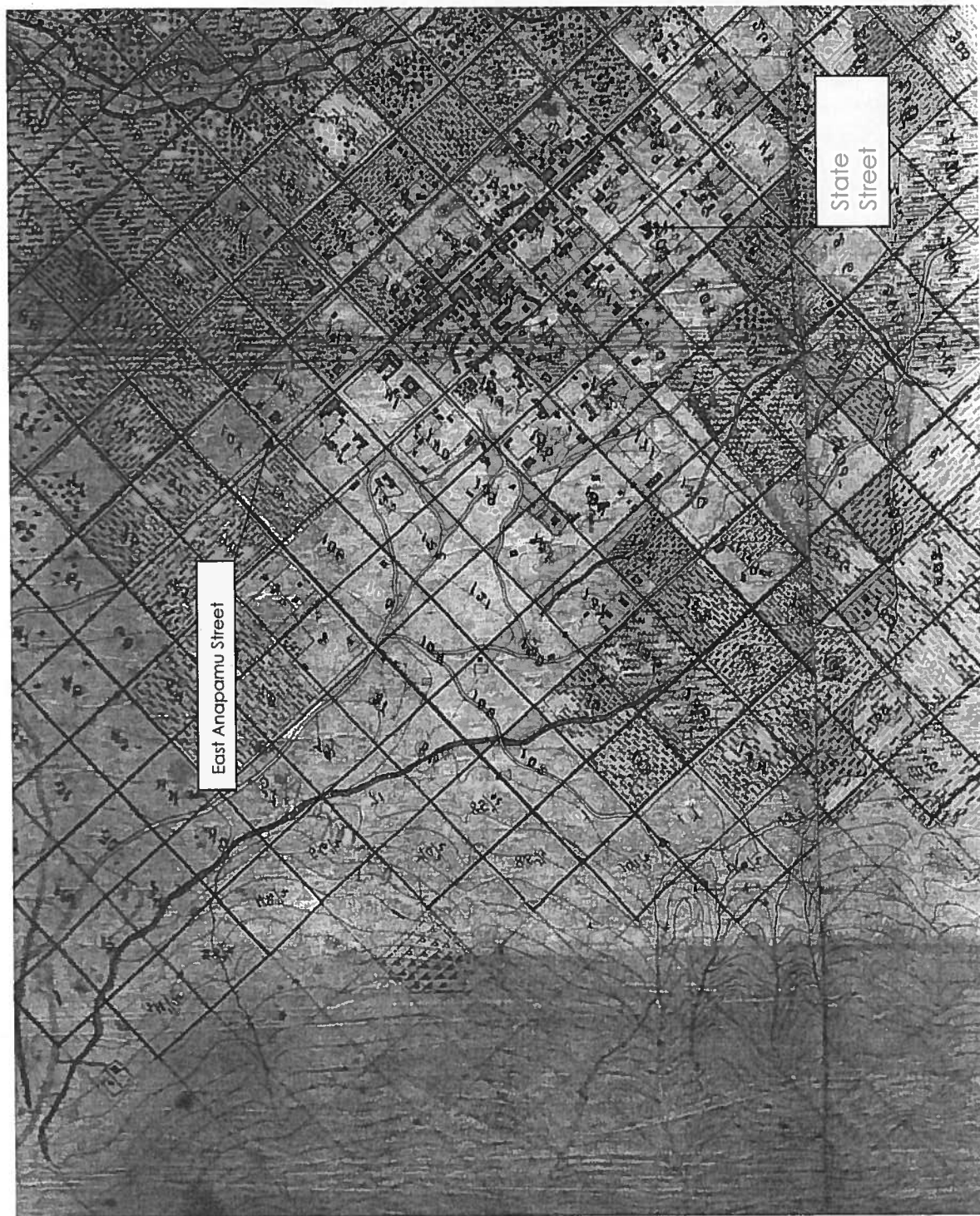


Figure 6
1870 Coast Survey Map
Depicting Downtown Santa Barbara
(Santa Barbara Historical Museum, Gledhill Library)



Figure 7
Charles Storke
(Santa Barbara Historical Museum, Gledhill Library)

The Riviera

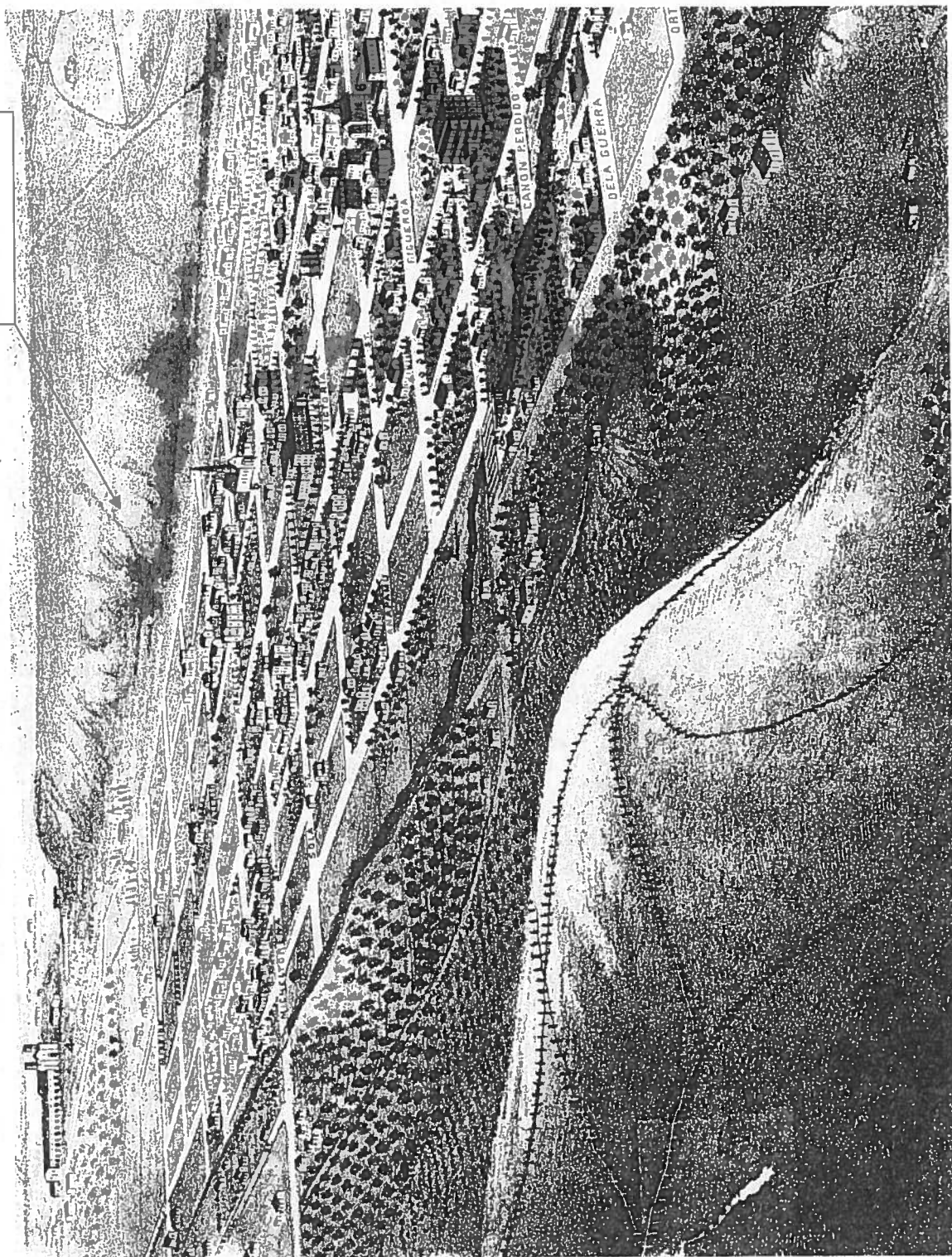
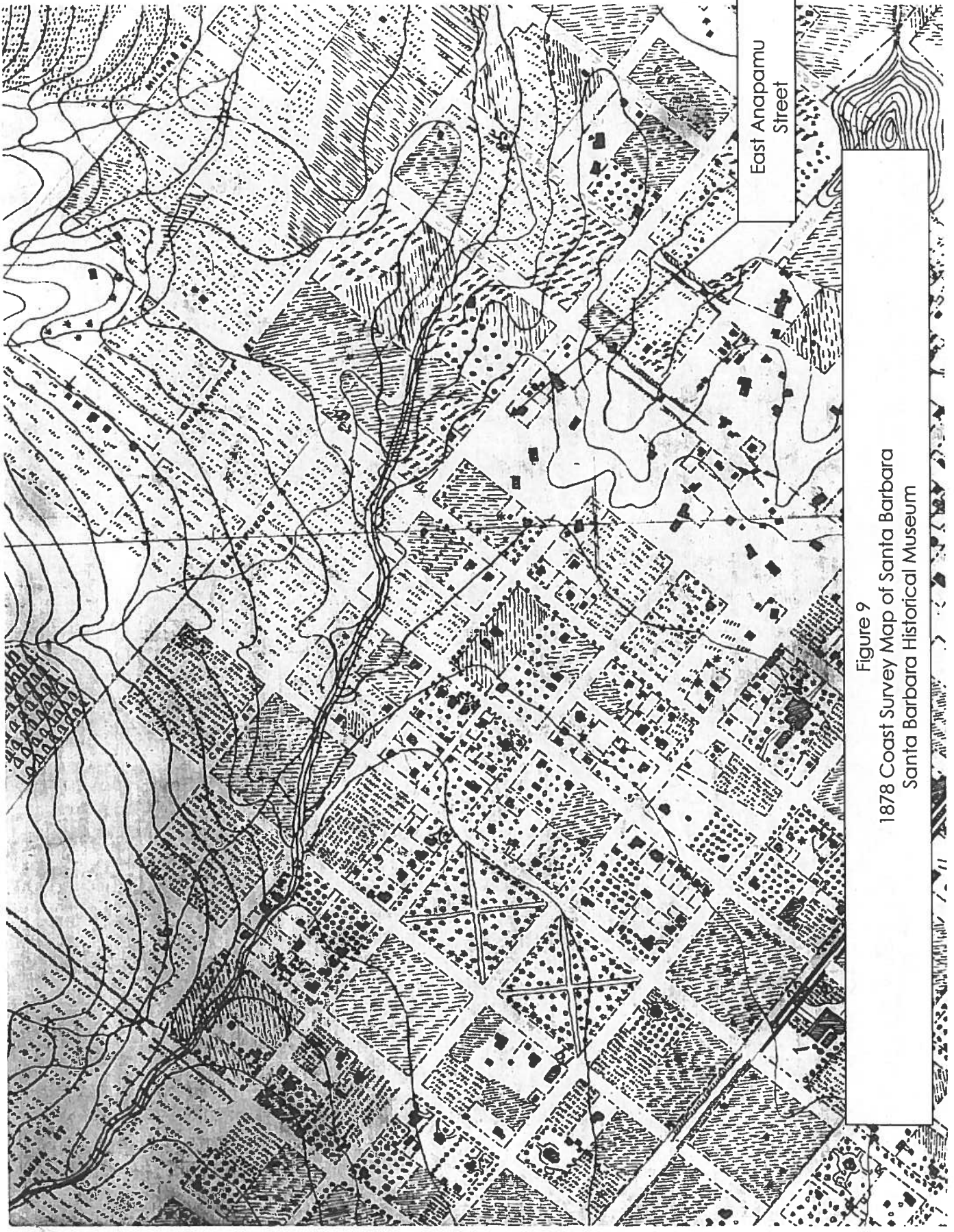


Figure 8
1877 Bird's Eye Map of Santa Barbara
(Santa Barbara Historical Museum, Gledhill Library)



East Anapamu
Street

Figure 9
1878 Coast Survey Map of Santa Barbara
Santa Barbara Historical Museum

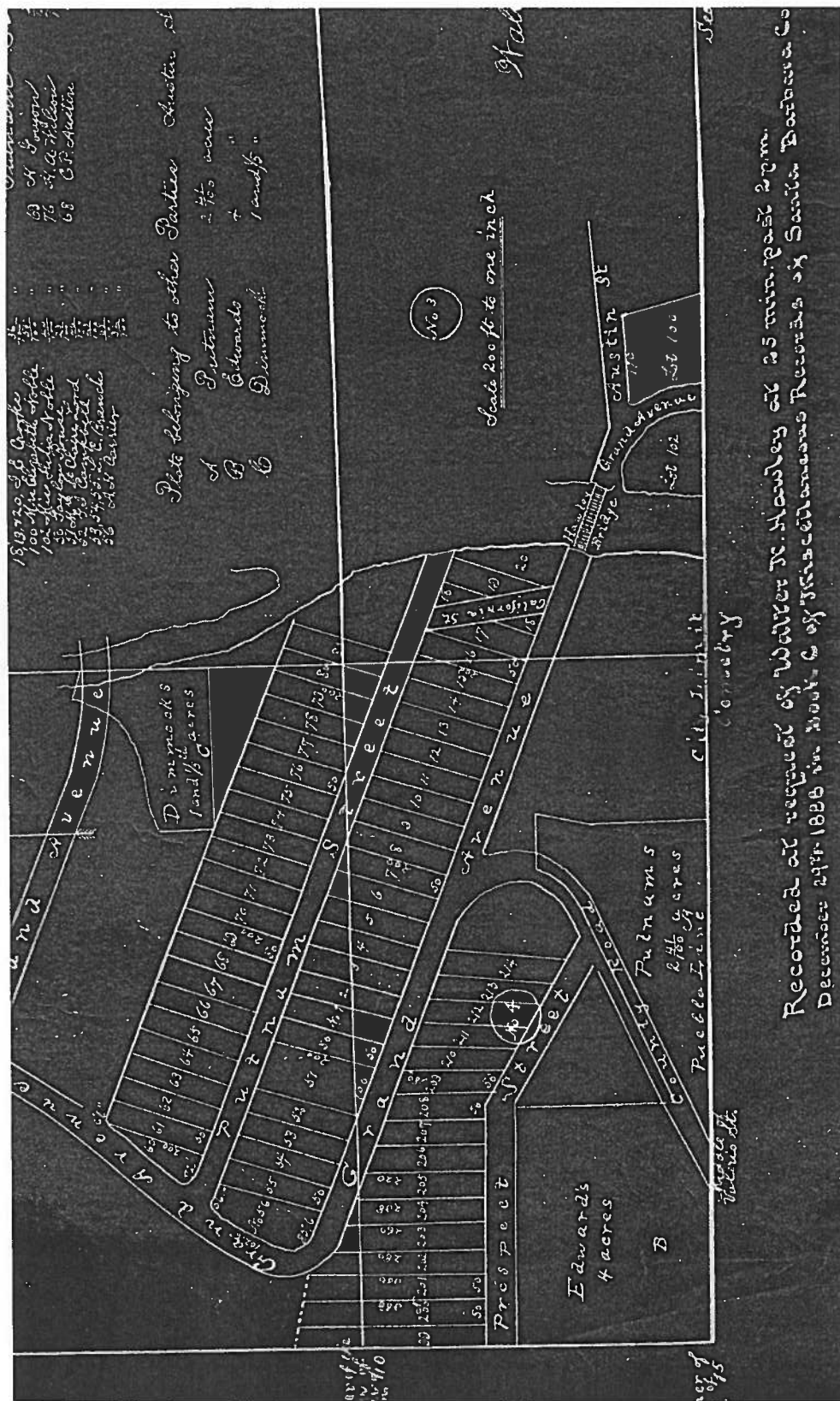


Figure 10
1888 Walter Hawley Plot Map for "Hawley Heights" on the Riviera
(Santa Barbara Historical Museum, Gledhill Library)



Figure 11
View of Riviera in circa 1890, from Downtown Santa Barbara
(with the rear of Casa De La Guerra in the foreground)
Looking north (Santa Barbara Historical Museum, Gledhill Library)

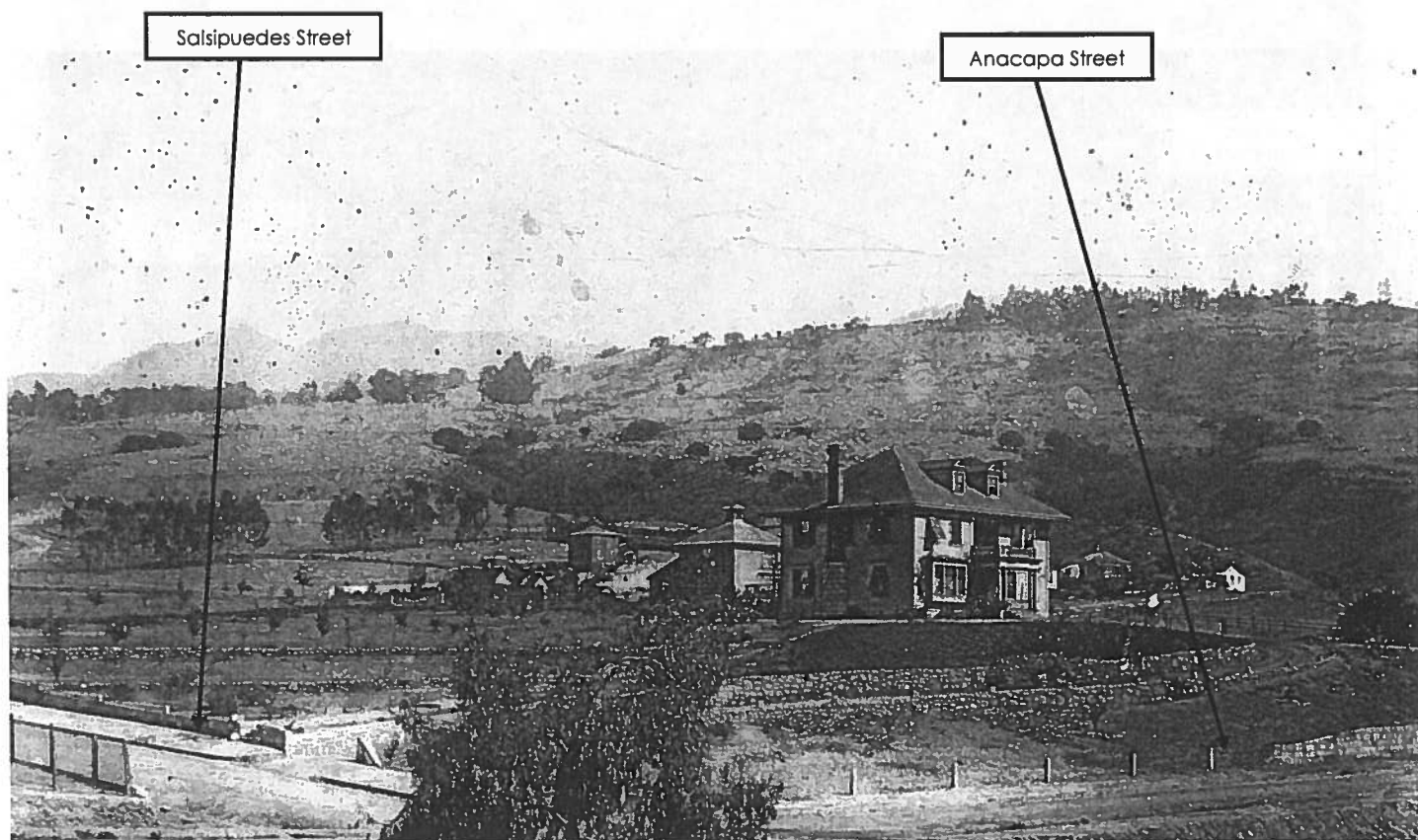


Figure 12
The Augustus Boyd Doremus house (1894)
(Santa Barbara Historical Museum, Gledhill Library)

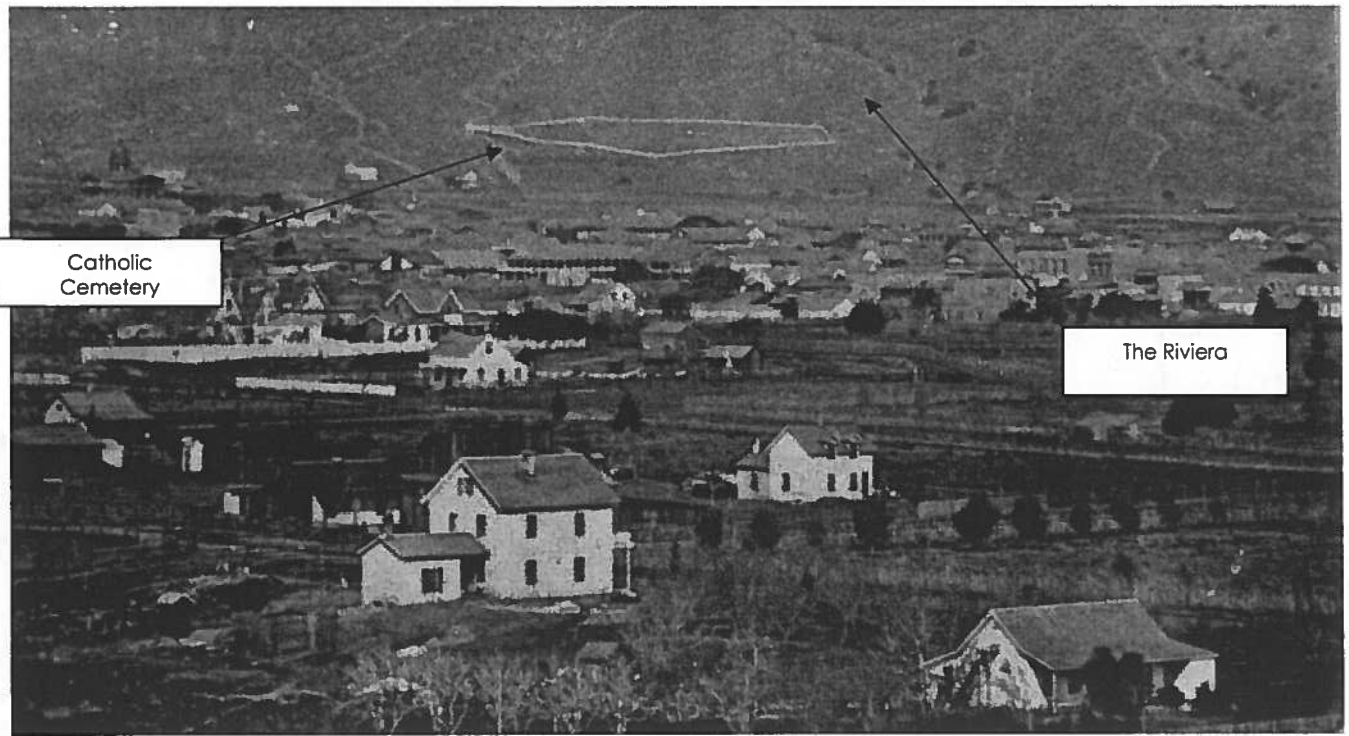


Figure 13
The Riviera from Downtown Santa Barbara Survey in circa 1880
(Santa Barbara Historical Museum, Gledhill Library)

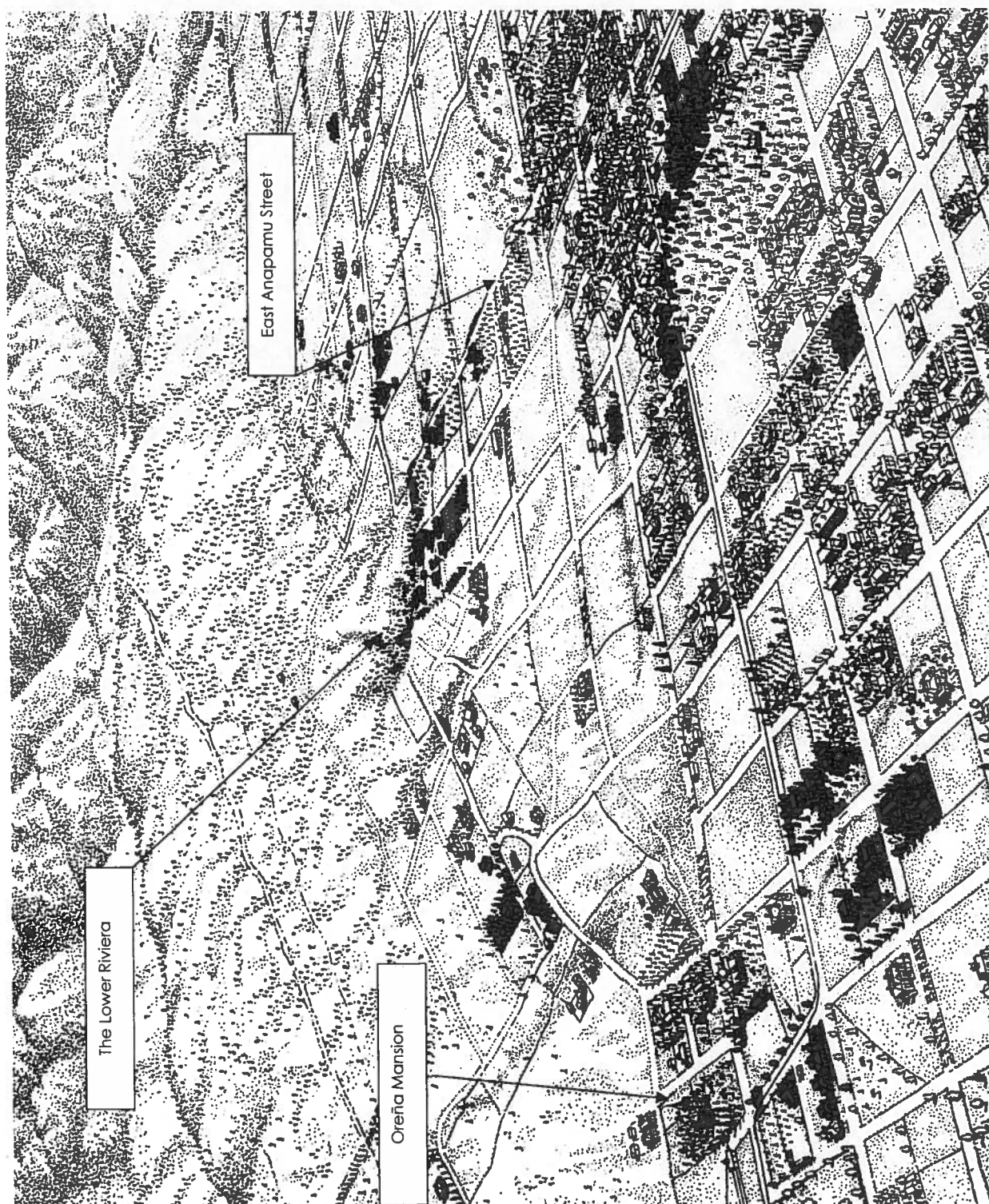


Figure 14
1898 Bird's Eye
(Santa Barbara Historical Museum, Gledhill Library)

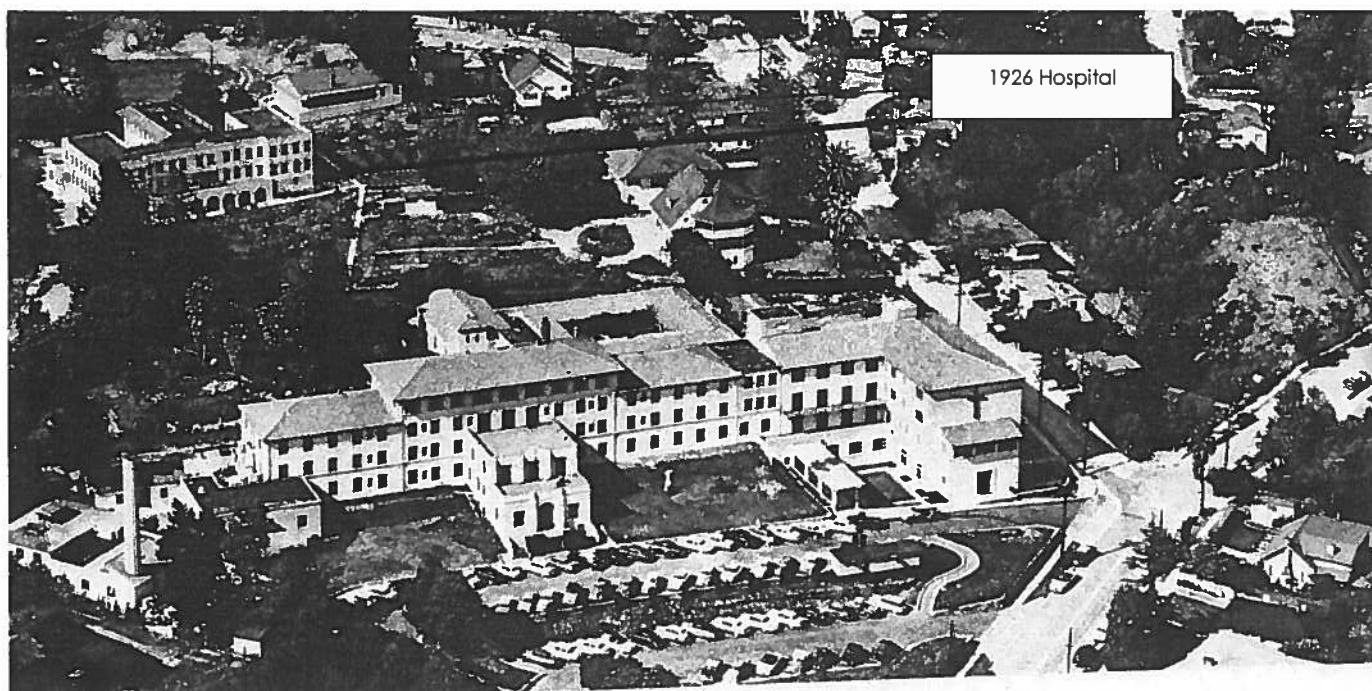


Figure 15
Saint Francis Hospital in the 1930s
(Santa Barbara Historical, Museum, Gledhill Library)



Figure 16
View Looking Southwest from the Lower Riviera towards Mission Santa Barbara
With the Streetcar Tracks on Alameda Padre Serra (circa 1920)
(Santa Barbara Historical Museum, Gledhill Library)

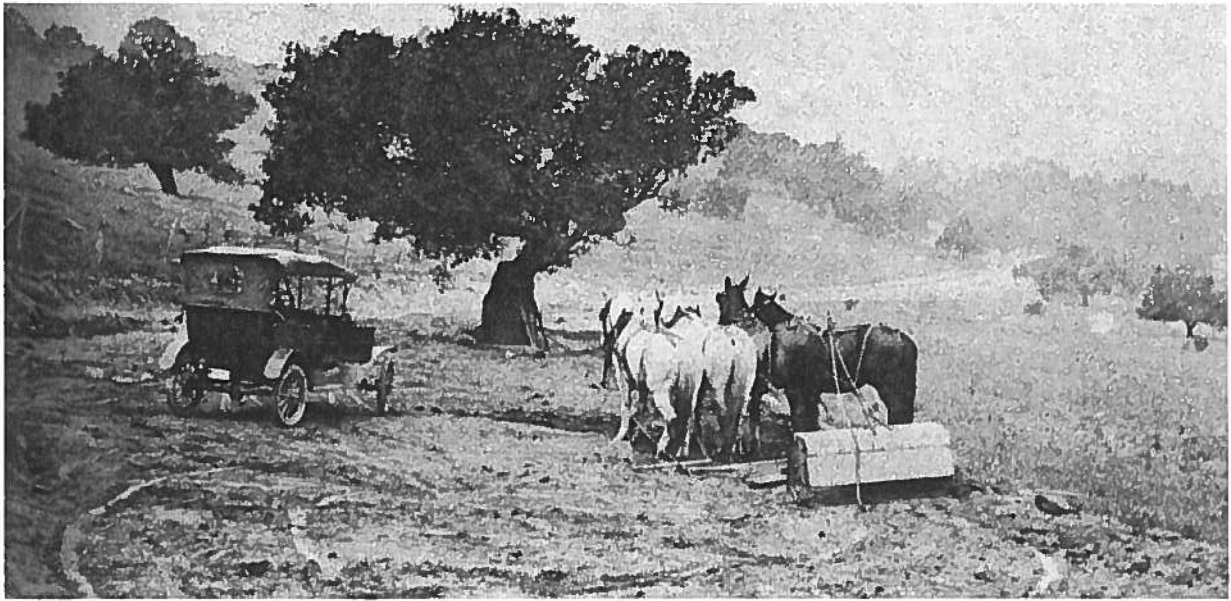


Figure 17
Grading Mission Ridge Road at the North End of the Riviera in 1917 during the Initial
Development of Batchelder's Riviera Subdivision (Looking east)
(Santa Barbara Historical Museum, Gledhill Library)

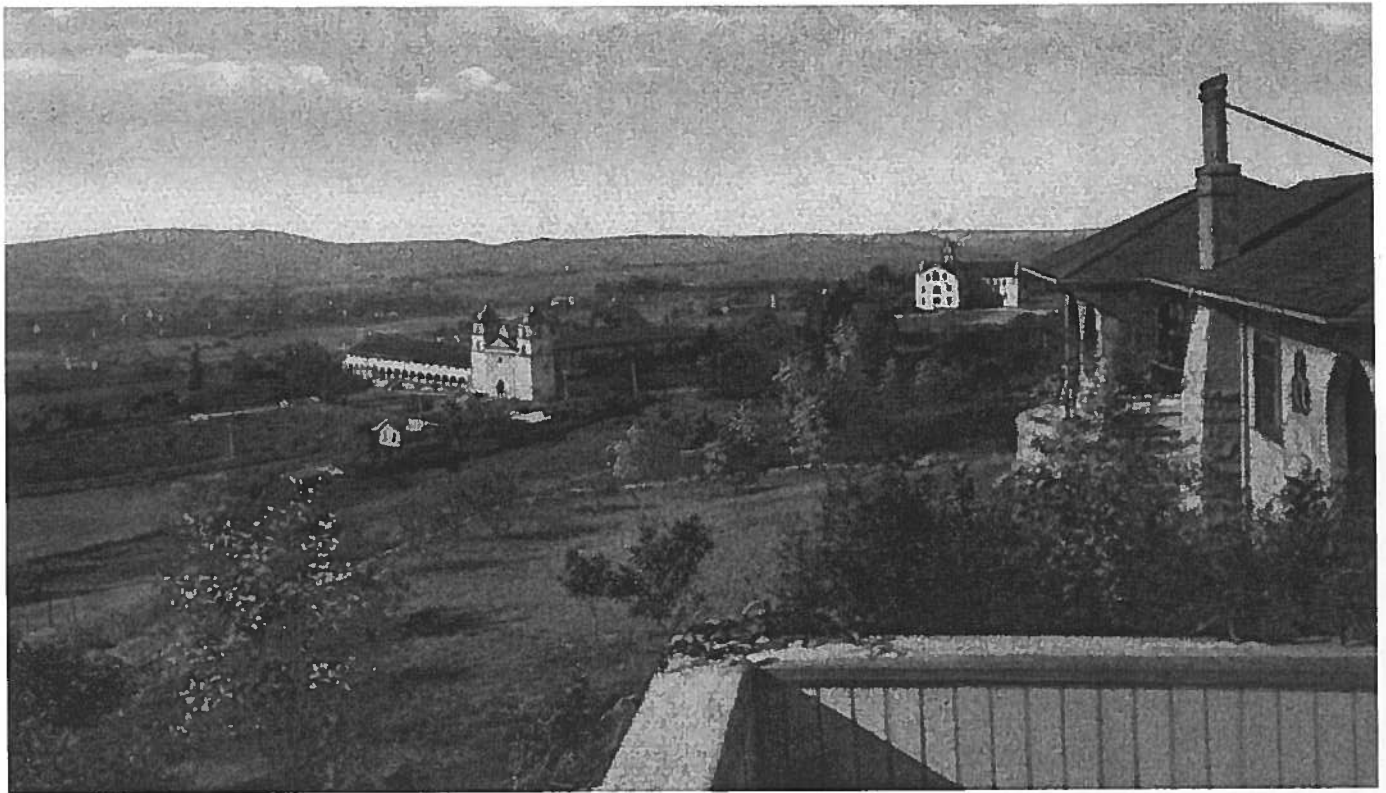


Figure 18
View of Mission Santa Barbara and St. Anthony's Seminary
from the Riviera's Mission Ridge Road (circa 1920)
Looking southwest
(Santa Barbara Historical Museum, Gledhill Library)

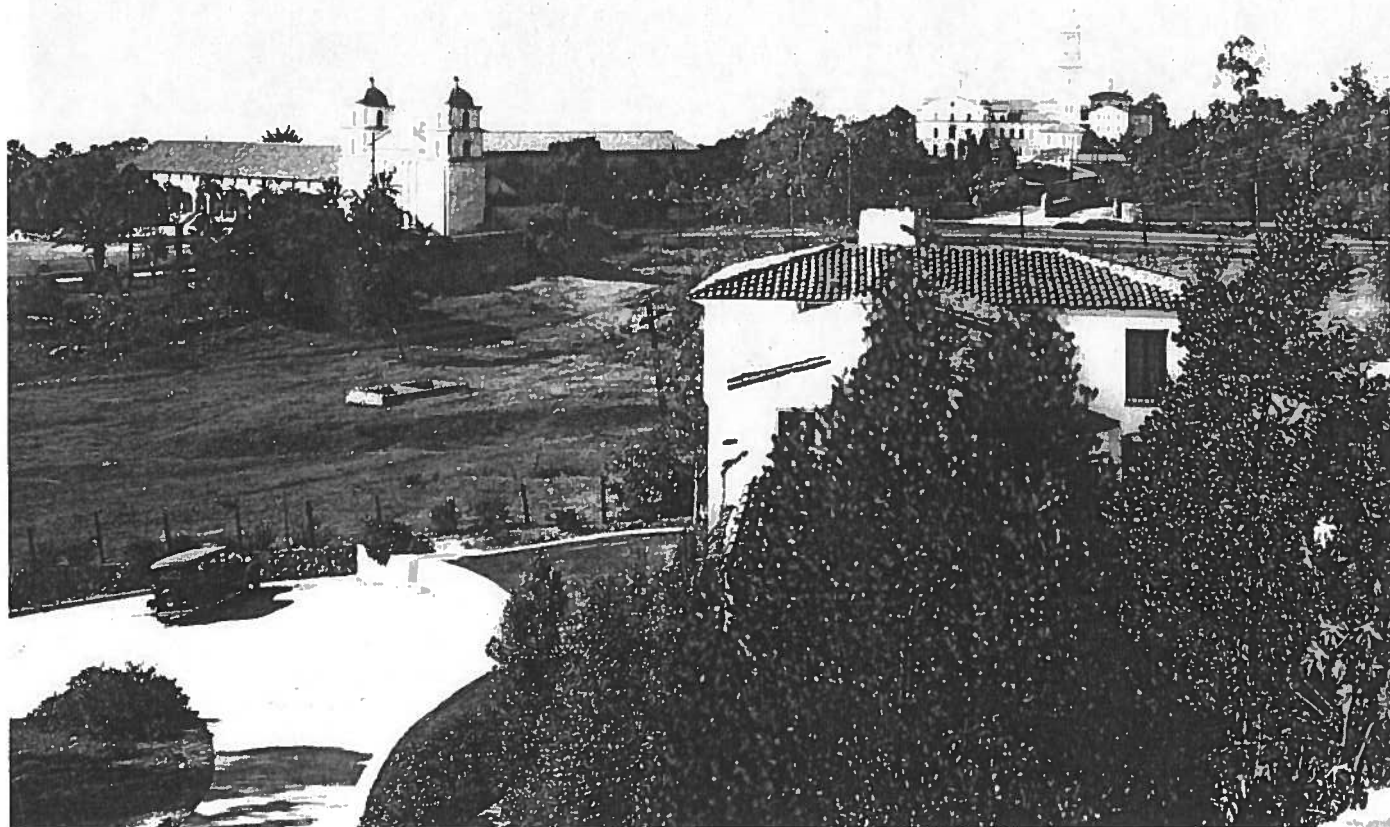


Figure 19
View of Mission Santa Barbara from Cleveland Avenue (1927)
(George Washington Smith designed Dardi-Patterson house at end of Plaza
Rubio in foreground)
(Santa Barbara Historical Museum, Gledhill Library)

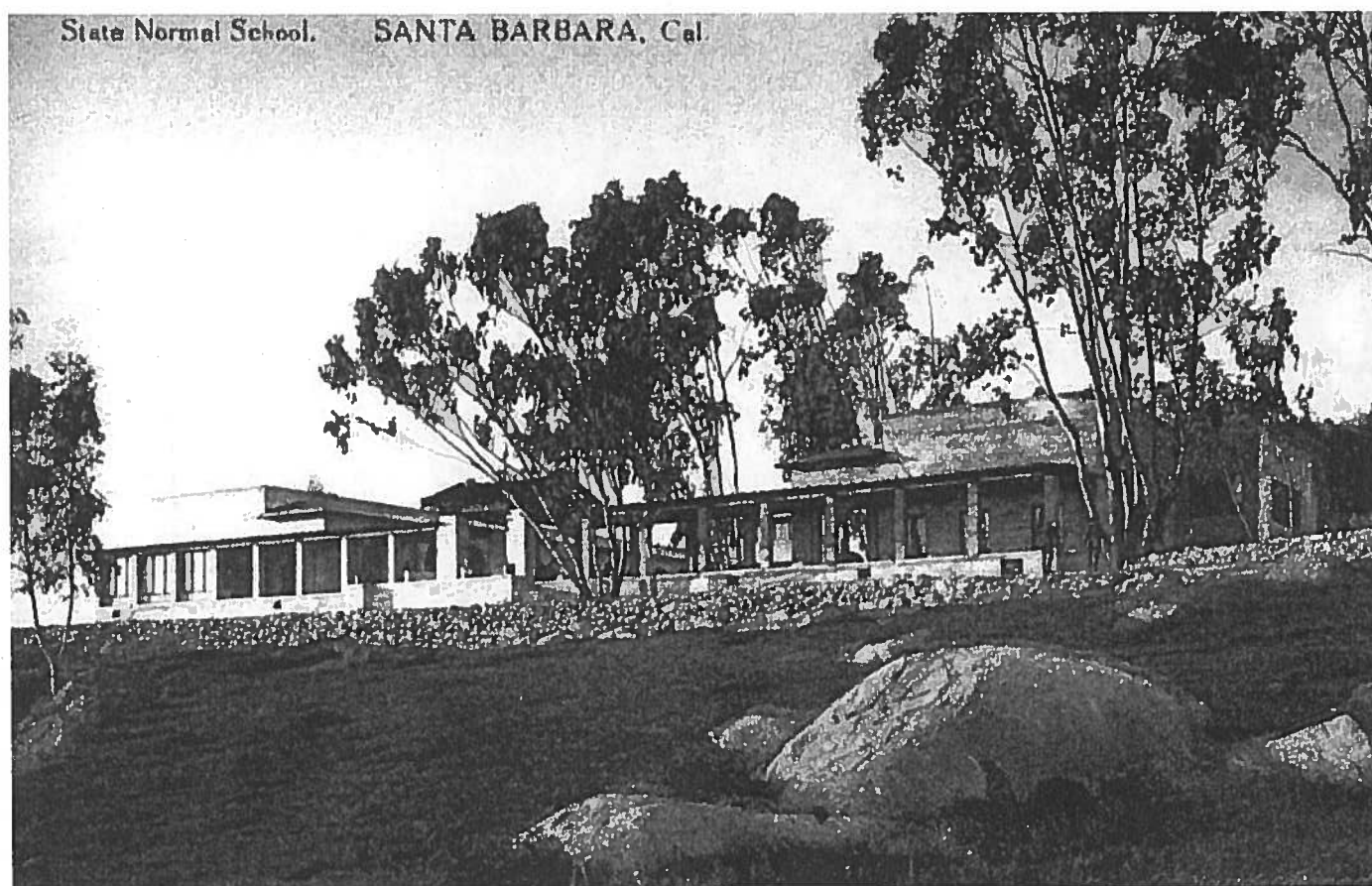


Figure 20
State Normal School on Alameda Padre Serra, circa-1915
(Santa Barbara Historical Museum, Gledhill Library)



Alameda Padre Serra

Figure 21
1928 Aerial Photograph of the Riviera
(University of California, Santa Barbara, Map and Imagery Laboratory, (Flight 311-
C-B11))

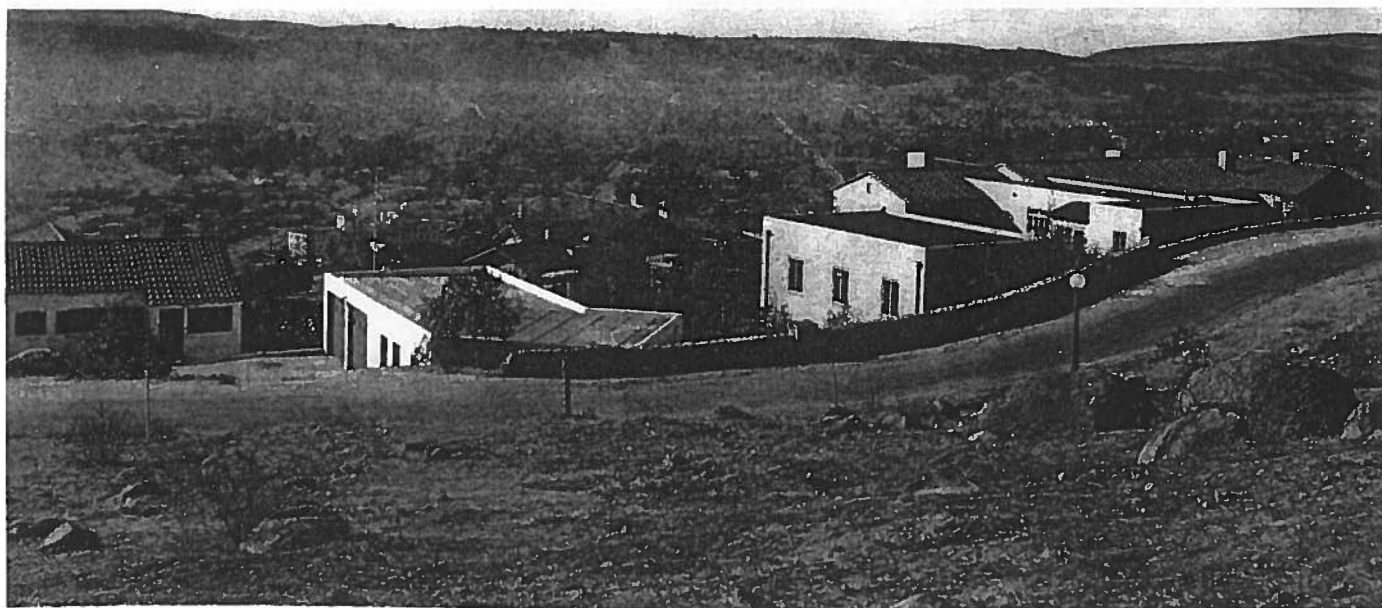


Figure 22
Upper Riviera looking southwest from above Alameda Padre Serra towards the Upper
Eastside (1923)
(Santa Barbara Historical Museum, Gledhill Library)

SANTA BARBARA, CALIFORNIA FROM ABOVE THE RIVIERA

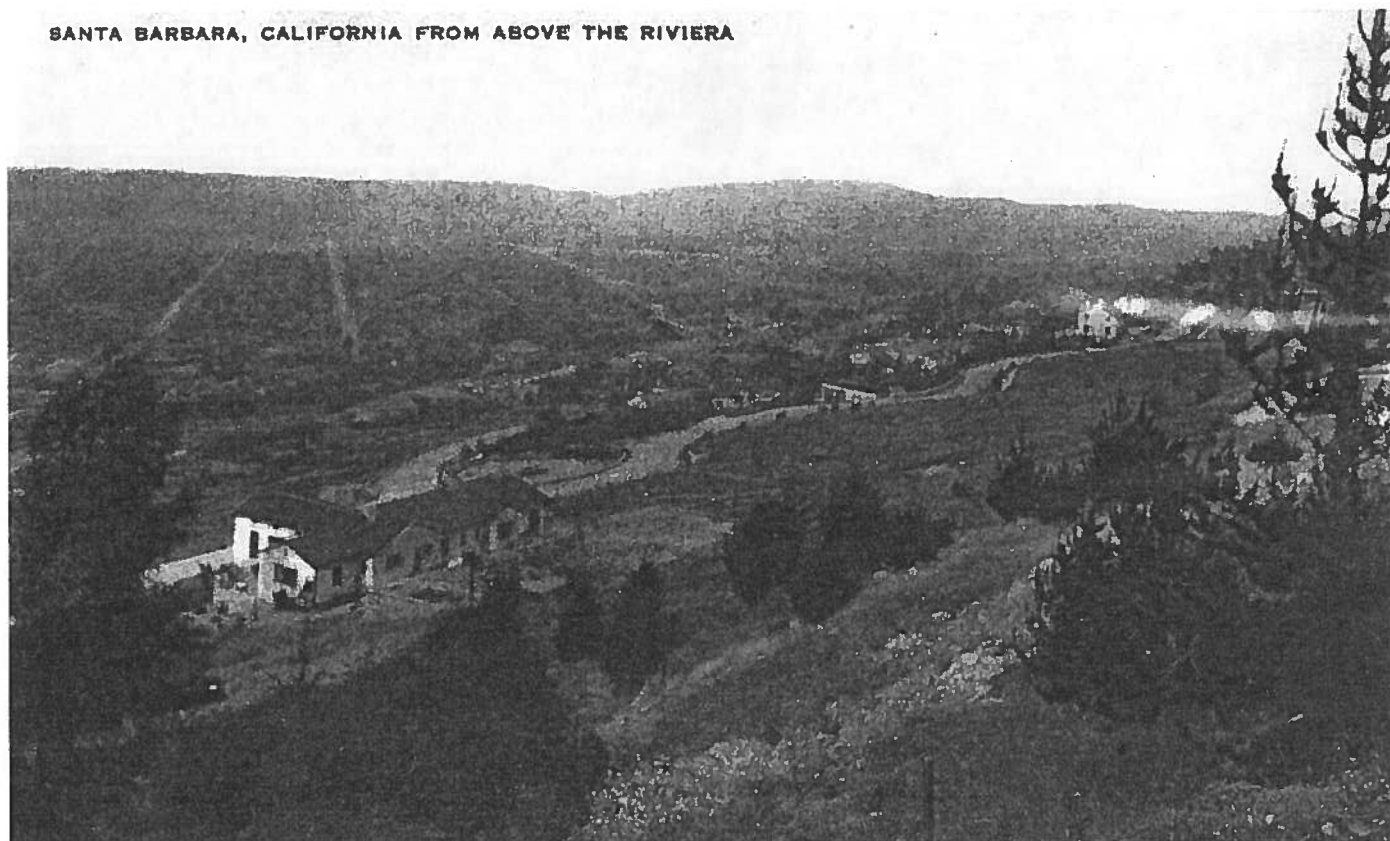


Figure 23
View from Mission Ridge Road on the Upper Riviera towards the Lower Riviera
(circa 1925) (Looking south)
(Santa Barbara Historical Museum, Gledhill Library)