

PHASE 1
HISTORIC STRUCTURES/SITES
REPORT

For 1250 Cliff Drive

(APN 035-200-009)

Santa Barbara, California

for:

Coryell Trust

By

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1.0 INTRODUCTION

This Phase 1 Historic Structures/Sites Report (HSR) is for the property at 1250 Cliff Drive, Santa Barbara, California (APN 035-200-009) (Figures 1 – 2). The report will evaluate the historic significance of the property, which includes a 4,235 square foot Craftsman style house, built circa 1911, a two-story barn/residence, built circa 1911 and three outbuildings. Guidelines for determining a property's historical significance and assessing alterations to historic resources are delineated in Appendix D, Chapter 30.157, of the Historic Resource Guidelines, adopted by City Council in 2021. This report was prepared by Pamela Post, Senior Partner (senior author) and Tim Hazeltine of Post/Hazeltine Associates.

2.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 11 of this report):

City of Santa Barbara:

Street Files for 1250 Cliff Drive

Santa Barbara Historical Museum, Gledhill Library

Preliminary Sketch of Santa Barbara 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley.

United States Coast Survey Map of Santa Barbara: 1852, 1870 and 1878.
1877 Bird's Eye View of Santa Barbara, California. Drawn and published by E. S. Glover.

C.1887 Bird's Eye View of Santa Barbara. 1898 Bird's Eye View of Santa Barbara.
United States Geological Survey, Santa Barbara County Special Maps: 1903 and
1909 Bird's Eye View of Santa Barbara. *El Pueblo de las Rosas*. Published by E. S. Glover
1917 Map of the City of Santa Barbara.

Sanborn Fire Insurance Company Map of Santa Barbara, 1907-1931 (updated to 1960).

Santa Barbara Morning Press and *Santa Barbara News Press*, as cited in text.
Various files on the Laguna Neighborhood

Santa Barbara Public Library

Eldon Smith Collection
Santa Barbara City Directories: 1901-1991.

3.0 ENVIRONMENTAL AND NEIGHBORHOOD SETTING

The project parcel is located in the 651-acre Alta Mesa Neighborhood. The neighborhood is delineated on the north by the base of the Mesa, on the south by Cliff Drive, on the east by Loma Alta Drive and on the West by the city's corporate boundary. The neighborhood encompasses Hilda Ray, Escondido, and La Coronilla parks (La Honda and Thornbury parks are unimproved). Most of the neighborhood is zoned E-1, permitting lots sizes up to 15,000 square feet. The neighborhood is primarily developed with single-family, one-story, and two-story houses in a range of architectural styles. These include Spanish Colonial Revival, Tudor Revival, Minimal Traditional, Ranch and

Contemporary styles. No one style dominates is visually dominant although various iterations of the Ranch style are the most common. While the house on the study parcel was built in the early 20th century, most of the residences in the surrounding neighborhood were constructed in the post-World War II era.

The dominant landscape feature of the neighborhood is the Mesa, an elevated block of land that extends west from Santa Barbara Harbor to Arroyo Burro Beach. The east side of the Mesa overlooks Santa Barbara's Westside neighborhood. Originally, the Mesa's endemic vegetation was comprised of coastal sage community, however, in the 233 years that have elapsed since Spanish established a presidio in Santa Barbara (1782), the natural environment of the neighborhood has been modified by a variety of human activities. These activities, including grazing, agriculture, oil drilling, commercial and residential development, have profoundly altered the natural environment and have resulted in the loss of most of the endemic plant community that once characterized the Mesa. With the exception of its steep slopes and arroyos, the Mesa's indigenous plant communities have largely been replaced by introduced plants, shrubs, and trees.

4.0 HISTORICAL CONTEXT

4.1 History of the Mesa: 1782 - 2022

The Mesa, a Spanish word translated as "table," was named by the Spanish to describe the geographic area formed by the elevated plateau that extends from the foot of Castillo Street to Arroyo Burro. Before the Spanish arrived the Mesa was the location of several Chumash settlements, including *Mispu*, located near present-day Santa Barbara City College. Soon after the establishment of the Presidio, in 1782, the Spanish, taking advantage of the Mesa's elevated headlands, fortified it with embrasures and cannons. During the Spanish and Mexican periods, there was little if any, development on the Mesa; most of it remained unimproved, with the only access provided by a dirt cart way which largely followed the current route of today's Cliff Drive.

One of the first improvements built on the Mesa was the Santa Barbara Lighthouse, completed in 1856 (Tompkins, 1989: 39). Shortly thereafter, the plateau's fields began to be transformed into cultivated fields. By the 1880s there were a number of farms dotting the Mesa varying in size from 20 to 200 acres with the dry farming of beans being the primary commercial crop, along with flax, corn, barley, and squash. Among the largest farms were those owned by T. W. Moore and R. D. Pinkham. Moore's 264-acre farm was located near Las Positas Road and Pinkham's 176-acre farm, near Meigs Road. Another major landholder was the Reverend S. R. Weldon, who owned a large parcel near what would later be the site of McKinley School (built 1932). Throughout the 19th century the Mesa was characterized by small to medium-sized farms, with very little in the way of exclusively residential development. One notable exception was the completion, in 1886, of a large mansion for Thomas Dibblee, owner of Rancho San Julian. Known as "Dibblee's Castle" or *Punta del Castillo*. Designed by the architect, Peter Barber, the Italianate style house was located on the bluff overlooking West Beach. Damaged by an earthquake in 1925, the mansion was subsequently demolished in 1932. The location of the demolished mansion is now within the boundaries of Santa Barbara City College. It is believed that some of the stone blocks originally used in the construction of the house were employed later to build the stone retaining wall that aligns the boundary of the school along Cliff Drive.

More characteristic of the area's homes were modest farmhouses which ranged in size from the Italianate mansion of Captain Low to more modest vernacular farmhouses. This development pattern continued until 1920. One of the most substantial houses on the Mesa built during the early 20th century was the Craftsman Style house at 1250 Cliff Drive built for either Grace Laflin Whitehead

in 1911 or Margaret Church in 1920. As was characteristic of the Mesa during this period the property, which encompassed a barn and a chicken farm was not exclusively residential.

By the early 1920s, the Mesa began to diversify from an area dominated by farms to one characterized by heterogeneous mix of residential development, farmland, and oil drilling. For a short time it was the headquarters for the Fellowship Group, one of a number of religious communes in the United States that arose in response to the burgeoning evangelical movement in early 20th century America. In 1919, the self-sustaining cooperative purchased 87 acres of the old Pinkham farm. Like virtually all such experiments, however, it proved to be short lived. By the 1920s, the commune had broken up. The Mesa was also the site, in 1920, of a short-lived attempt by aviation pioneer, Earle L. Ovington, to build an airstrip on the former Low Farm. Before he could pave the runway, oil was discovered on the Mesa by "wildcatters" which effectively scuttled Ovington's scheme to build a commercial airport. As was the case earlier in Summerland, the neighborhood was soon covered with oil derricks and wells. The oil boom proved to be short lived however, and by the beginning of World War II the Mesa's oil fields had been largely depleted (Tompkins, 1989: pp. 44-45).

Despite the presence of oil wells, pumping stations and derricks, by the teens and early 1920s the Mesa began to see the first concerted effort by speculators and builders to exploit its potential for residential development. The most notable of these was the home and studio of artist, Edward Borein, who, in 1923, engaged Native American craftsmen from Arizona and New Mexico to build his Pueblo style home and studio, *La Barranca*, on Luneta Plaza (*Noticias*, Summer, 1998: 28). Built overlooking the ocean bluffs, the Boreins' house was one of the first to be built in the area. Mrs. Borein noted that, "We were the pioneers up here and when we moved into our home in 1923, we had no neighbors for miles and miles...but we had started something and soon others were building" (*Noticias*, Summer, 1998: 28). Within two years of the construction of *La Barranca*, construction began on several housing tracts, including the Punta Verde tract adjacent to the Boreins residence and the Miramonte Tract. Although several tracts were platted out in the 1920s, including, in addition to the Miramonte Tract, subdivisions such as Grandhurst and Fair Acres, extensive residential development on the Mesa would not occur until after World War II. This was likely due to neighborhood's cooler climate, its lack of convenient access to the downtown and the onset of the Great Depression in 1929.

After World War II, the Mesa was developed with large-scale single-family housing tracts with modes Minimal Traditional or Ranch style houses. Later, commercial development primarily confined to portions of Cliff Drive and apartments clustered close to Santa Barbara City College were built. More recently, housing, and commercial development, while still continuing to remain relatively modest in scale, has drawn inspiration from other architectural styles, particularly variants of the Mediterranean style. One such residential development is the property adjacent to the study parcel, at 1220 Cliff Drive. Completed in 1981, it consists of 12 detached, single-family units designed in what the newspaper article referred to as "Contemporary Spanish" (*Santa Barbara News Press*, December 28, 1980). Today, the Mesa, with the exception of Santa Barbara City College, apartments near the college, and a commercial core confined primarily to a several block area around the intersection of Cliff Drive and Carrillo Street, remains an area dominated by modestly sized single-family residences, the majority built in the decades following the post World War II period.

4.2 History of 1250 Cliff Drive: 1868-1920

One of the earliest records for the ownership of the property at 1250 Cliff Drive is in 1868 when the Town of Santa Barbara quit-claimed 50.83 acres of land on March 9th to Thomas Snyder for the sum of \$50.83 (Deed of Records, Book G, page 61, March 9, 1868). Snyder arrived in California around 1864

and was in Santa Barbara by no later than 1868 (Deed of Records, Book G, page 61, March 9, 1868). Born in 1837, in Green, Ohio, by 1870 he and his wife, Isabella, had four children, Ida, age 6, Minnie, age 4, Olive age 3½, and Ella, age 2 (1870 United States Census). A sheep raiser, Snyder most likely purchased his Mesa acreage for grazing, but held onto the land only briefly, selling it just two months later to George S. W. Gaylord for \$1,000.00 (1870 United States Census; Deed of Records, May 30, 1868). Snyder continued to live in Santa Barbara for a period of time, eventually moving to Kern, California sometime prior to 1880 (1880 United States Census).

George S. W. Gaylord was born in New York in November, 1846. Raised on his father's farm (Samuel Gaylord), the 22-year old George arrived in Santa Barbara sometime before 1868 ((Deed of Records, Book G, page 61, March 9, 1868); 1870 United States Census). An 1878 map in the Book of Santa Barbara Pueblo Lands shows Gaylord as owning two parcels on the Mesa, Lot #3 (51.17 acres) and Lot #6 (8.61 acres). In 1875 Gaylord sold Lot #6 to two individuals, Tomlinsen and Roessler (Deed of Records, Book P, page 58, July 14, 1875). On January 27, 1887 Gaylord sold another six acres, presumably part of 50 acres associated with Lot #3 to Allen Norton Leete (alternately spelled "Leet") (Deed of Records, Book 10, page 477, January 24, 1887). Gaylord continued to live on the Mesa until at least 1905, where he is listed in the Santa Barbara City Directory as a farmer, with a residence on the Mesa (There is no indication that Gaylord's residence is associated with the property at 1250 Cliff Drive) (1905 Santa Barbara City Directory).

Allen Norton Leet born in New York on April 24, 1825, moved to Santa Barbara sometime between 1880, where he is listed as a farmer living in Butler, Iowa, and 1887, when he purchased the six-acre parcel from George Gaylord. A year and half later, on May 28, 1888, Gaylord sells more land to Leet, this time a 6.67 acre-parcel (Deed of Records, Book 21, page 308, May 28, 1888). It is this property that was subsequently be developed with the house at 1250 Cliff Drive. Married to Abigail Button, Leet's family eventually included six children, Charles, Jennie, Ada, Harley, Nellie, and Mary. In 1892, Leet sold his 6.67-acre parcel to Clarence H. Frink. Like Thomas Snyder, Leet left Santa Barbara, returning to Butler, Iowa, sometime between 1900 and 1910 (1890 Great Register of the County of Santa Barbara, 1910 United States Census); Leet dies in Clarksville, Iowa on May 13, 1913.

Unlike the property's earlier landowners, Clarence Harlow Frink was neither a farmer nor stock-raiser. A merchant, he owned a men's clothing store, The Great Wardrobe, located in the Canfield Building on the corner of Canon Perdido and State Street (*History of Santa Barbara, Volume 1*, page 315). Born in Michigan, in 1851, Frink and his wife, Mary, arrived in Santa Barbara in 1886. Prior to this the couple had been living in Antioch, California where their son, Harlow, was born in 1884. A daughter, Sophia, was born in Santa Barbara five years later (1890 Great Register of the County of Santa Barbara; 1900 United States Census). Frink does not appear to have improved the property before selling it to his head tailor, Paul Minassian, in 1896 (Deed of Records, Book, 56, page 176, September 30, 1896. Minassian, born in Turkey in circa 1859, retained the parcel for about seven years before selling it to Allen Owen on June 10, 1903 (Deed of Records, Book 87, page 312). There is no indication that any improvements were made to the property during this period.

After several sales over the intervening years, the 6.67-acre property was sold to Grace Laffin Whitehead, in 1911 (Deed of Records, Book 132, page 37, May 13, 1911). According to an early newspaper account, the property was developed by Whitehead as a chicken ranch. It is possible the house at 1250 Cliff Drive was likely built during the tenure of the Whiteheads (1911-1920). However, County of Santa Barbara Assessor records list a construction date of 1920 for the house, which if correct would assign the construction of the house to Arthur or Margaret Church, the couple that purchased the property in 1920. The two-story Craftsman style house, known historically as "Grand View," may have been built as early as 1911 as a city directory of that year lists Jesse Whitehead as living at "Grand View, Cliff Drive on La Mesa" (1911 Santa Barbara City Directory).

Unfortunately, it is unknown if the residence referred to in the directory refers to the Craftsman style house or an earlier building. The substantial size of the house, its assured rendition of the Craftsman Style and its high quality craftsmanship, and architectural detailing, indicates the house was designed by a designer or architect. The impressive architecture of the house was enhanced by a long driveway lined with Canary Island palm trees and a pair of sandstone pier capstones carved with the name of the house, "Grand View," at the driveway's termination at Cliff Drive. These features are indicative of an affluent homeowner. The piers were relocated when Cliff Drive was widened; the capstones are still on the property. The Whitehead family continued to own the property until 1920, when the estate of Grace Whitehead sold the lot to Margaret Church.

4.3 The Arts and Crafts Movement in the United States and Santa Barbara

The Arts and Crafts Movement originated in the United Kingdom in the mid-19th century. While it is most remembered for its popularization of a new aesthetic style, the movement also encompassed advocacy of social and political reforms. It was largely popularized by the writings of 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. William Morris, the noted designer, painter, and architect 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, such as Gustav Stickley and eventually, through the Craftsman style, became one of the most popular architectural motifs for single-family houses, between circa-1895 and 1925.

In Santa Barbara, architects, and builders, including Francis Underhill, Samuel Ilsey, William A. Whittlesey Brownell, and Augustus Barker Higginson, did much to advance the Craftsman style 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 the vernacular architecture of Japan. 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 and the Greene and Greene brothers of Pasadena. Wright, who drew inspiration from the aesthetic motifs of the Arts and Crafts movement and Japan, incorporated these stylistic characteristics into the design of his Prairie Style houses (built between 1899 and 1910). With its low pitched gabled roof, extended eaves, exposed rafter tails, and use of natural building materials, such as its shingled siding, and brick-clad foundation, the house at 1250 Cliff Drive is an example of the Craftsman style.

4.4 History of 1250 Cliff Drive: 1920 – 2022

In 1920, the 6.67-acre property was sold by the Estate of Grace L. Whitehead to Margaret Giddings Church (Deed of Records, Book 177, page 434, February 27, 1920). Ten years later Margaret Church deeded the property to her husband, Arthur P. Church (Deed of Records, Book 206, page 265, March 20, 1930). Arthur Church is listed in the 1920 city directory as the president of Loughead Aircraft Manufacturing Company, with a residence on the Mesa (Loughead Aircraft Manufacturing Company was the forerunner of Lockheed Corporation, which subsequently relocated to Hollywood in 1929 and later, in 1934, to Burbank, California). Arthur and Margaret had recently moved from Denver, Colorado and were well-to-do, as they paid \$27,500.00 for the house, a substantial sum at the time (Gabel/Coryell history of the property at 1250 Cliff Drive, no date). An amateur photographer, Arthur built a darkroom under the main staircase.

The first permit for the house was issued in 1940 when Arthur Church was received a permit to re-roof a shed on the property (Permit #B-4793, January 23, 1940). The parcel remained in the hands of the Church family until 1940, when the 6.67-acre property was subdivided and sold as two parcels. The larger 4.88-acre unimproved lot was sold to Jack Pietras, while the smaller, of approximately 1.79-acre parcel with the house and barn was sold to David P. Alexander (Gabel/Coryell history of the property at 1250 Cliff Drive, no date, and Deed of Records, Book 551, page 143, January 22, 1940). During World War II, the Alexanders purportedly used the house and the barn as dormitories for male students taking courses at the Industrial Arts College (now Santa Barbara City College). Subsequently, they took in boarders. Apparently a man of modest means, Alexander is listed in the 1945 city directory as a presser for Haley Cleaners and Dyers (1945 Santa Barbara City Directory).

In 1951, Alexander sold his property to Dr. Norman E. and Dorothea Gable (Deed of Records, Book 995, page 306, April 17, 1951). In 1960 the Gables requested and were granted approval for a lot-split in order to build a separate residence for Dorothea's mother, Grace Smith (now 1246 Cliff Drive) (Santa Barbara Advisory Committee Approval #2771, issued July 5, 1960). In 1961, Norman Gable died. Two years later, on February 17, 1963, Dorothea Gable married N. Burr Coryell. Burr and Dorothea Coryell continued to live at 1250 Cliff Drive until Burr's death in 2007; shortly after an injury forced Dorothea to temporarily move (personal communication, Lance Boyd, February 25, 2009). Currently, the house is vacant and the property managed by Dorothea's daughter, Judy Boyd and Judy's husband, Lance. Since its initial date of construction the house has remained intact and has undergone no major alterations or modifications; those changes to the house have been confined to minor repair work, the most recent, in 1992, for the removal of the roof's existing shingles and its replacement with a new plywood and composition shingle roof (Permit BLD93-0038, January 11, 1992). The interior and exterior of the house are currently being repainted (2021 - 2022). Exterior modifications appear to have been confined to painting and general repairs such as caulking windows and minor repairs to damaged woodwork.

5.0 SITE DESCRIPTION

5.1 The House

Set near the north end of the lot, the two-story wood frame house has a shallow, u-shaped in configuration, with one-story wings capped by second floor terraces projecting off the south, east and west elevations. The base of the house is clad in brick with shingles on the walls above. A cornice style stringcourse delineates the division between the first and second floors. Low-pitched side gable roof, with front gable wings at either end, caps the house. Roofs are clad in composition shingles. Deep, overhanging eaves are supported by a complex arrangement of beams and rafters. Fenestration is comprised of a variety of wood frame window types, including sash, fixed, stained glass windows, and French doors. Many of the operable windows preserve their original wood-framed screens. Brick chimneys project from the north side of the roof's midpoint, as well as at the east and west ends of the elevation.

5.1.1 South Elevation (Street Façade)

The south elevation is symmetrical in design with a recessed central block flanked on either side by projecting wings capped by front gable roofs; a recessed one-story wing projects off the west end of the elevation (Figures 3 - 6). A low-pitched side gable roof covers the central block while intersecting front gable roofs cover the projecting wings. A wood trellis/ pergola embellishes the recessed entrance. The trellis is supported by a wood beam embellished with a pointed arch motifs and decorative "keystone" at its centerpoint. On the second floor, deep, overhanging eaves are supported by a complex arrangement of exposed rafter tails and beams that project beyond the

walls. On the second story, porches surrounded by shallow shingled parapets, project from either end of the elevation. The raised front porch features concrete paving scored in a rectangular grid and low brick parapets with concrete caps. The porch's concrete steps, which are flanked by brick plinths lead down to the driveway.

The arrangement of fenestration is balanced. On the first floor, the wide multi-light wood entry door is flanked on either side by large, rectangular picture windows capped by three-light transoms. Pairs of multi-paned French doors are set in the sides of the wings flanking either side of the porch. The projecting wings' first floor fenestration consists of triple windows comprised of a one-light, fixed window with a three light transom, flanked on either side by four-over-one double hung sash windows. The recessed central section of the elevation features a centrally placed triple window comprised of a one-over-one wood sash window flanked by smaller sash comprised of two one-over-one sash capped by a continuous one-light transom. The projecting wings at either end of the pairs sets of multi-paned French doors opening onto porches surrounded by solid, shingled parapets.

Alterations and Modifications to the South Elevation

There have been no significant alterations or modifications to the south elevation since the house's construction, likely in 1920. The interior and exterior of the house are currently undergoing repairs and repainting. A comparison of photographs taken of the property in 2015 reveals that no modifications have been made to the façade, or its architectural details been since that year. In 2019 – 2022 the exterior of the house was repaired and repainted.



Figure 3, House, South Elevation, looking north



Figure 4, House, South Elevation, looking north



Figure 5, House, South and West Elevations, looking northeast



Figure 6, House, South Elevation, detail of the porch, looking northeast

5.1.2 North Elevation (Rear Elevation)

The rear elevation is linear in configuration with a shallow projection at its east end (Figures 7 - 11). Its roofline is composed of a centrally placed side gable roof flanked at either end with front gable roofs. The base of the first floor is comprised of bricks laid in horizontal courses, while the remainder of the exterior is sheathed in wood shingles. At ground level two windows, set in a window well, provide light to a partial basement level.

As is the case with the house's other elevations, the roof's deep, overhanging eaves are supported by exposed rafter tails and projecting beams. At its west end, a one-story wing capped by a second floor porch with a shingle-clad parapet, projects from the house's main block. Fenestration is comprised of an irregular arrangement of sliders, multi-light sash, and hopper windows. At the west end of the elevation's first floor, a series of large, screened opening and a screened door, provide light to the service porch. The service porch is flanked on the south by two, five panel wood doors flanked on either side by double-hung wood sash and sliding windows of varying dimension. Near the east end of the elevation a multi-light French door set in the projecting wing's west elevation provides access to the interior. This door is accessed via a set of concrete steps leading down to a concrete walkway extending the entire length of the elevation. The projecting wing's first floor features a hopper window flanked by multi-light sash.

The second floor's fenestration is varied. At the west end of the second floor, a pair of six-over-one wood sash windows are set beneath a front gable roof. These are flanked on their east by two smaller windows capped by transoms. Near the east end of the elevation, a set of three, matching stained glass windows consisting of rectangular lights flanked by transoms, abut the projecting wing. On the second floor of the projecting wing, three large rectangular screened openings provide ventilation and light to a sleeping porch. At ground level, single-light transoms and a wood panel door provide light and access to the basement. The shallow service area behind the house is paved with concrete and is delineated on its north side by a concrete retaining wall. A set of concrete steps set at the west end of the service stairs provide access to the nearby driveway.

Modifications and Alterations to the North Elevation

There have been no significant alterations or modifications to the north elevation since the house's construction in circa 1920. Recent improvements (2021-2022) are confined the repainting and minor repairs.



Figure 7, House, North and West Elevations, looking southwest



Figure 8, House, West end of the North Elevation, looking east



Figure 9, House, West end of the North Elevation, looking southeast



Figure 10, House, Central section of the North Elevation, looking southeast



Figure 11, House, East end of the North Elevation, looking southwest

5.1.3 East Elevation

Like the south elevation, the two-story east elevation, while essentially linear, is more complex in its design (Figures 12 & 14). This elevation, like the other sides of the house features brick work at its base with shingle cladding above. The south end of the elevation is comprised of a one-story open porch. Its most prominent feature is a recessed porch located near the south end of the elevation. A series of broad concrete steps, flanked on either side by graduated brick clad piers with concrete caps, lead onto the porch. The porch's projecting pergola style roof is supported by pairs of wood posts set on brick piers. Like the south elevation, this porch is embellished with a slightly pointed Tudor style wood arch with a decorative "keystone" at its centerpoint.

The recessed porch features a set of multi-light French doors opening onto the interior. On either side of the doors are large one-light fixed pane windows capped by three-light transoms. On its north side, the porch is flanked by a triple window comprised of a large one-light window with three-light transom flanked on either side by narrow four-over one wood sash windows. At the south end of the elevation, a large one-light fixed window capped by a three-light transom flanks the porch. On elevation's second floor, a triple window mimicking the design of the first floor's fenestration, is flanked on its north by three screened openings that provides light and ventilation to a sleeping porch. The roof's deep, overhanging eaves are supported by exposed rafter tails and projecting beams.

Modifications and Alterations to the East Elevation

There have been no significant alterations or modifications to the east elevation since the house's construction in circa 1920. Recent improvements (2021-2022) are confined the repainting and minor repairs.



Figure 12, House, East Elevation, looking southwest



Figure 13, House, East Elevation, looking north



Figure 14, House, East Elevation, detail of the porch, looking southwest

5.1.4 West Elevation

The west elevation is u-shaped in configuration with single-story projections at its north and south ends (Figures 15 & 16). Fenestration is composed of an asymmetrical arrangement of nine-over-one double hung sash windows and wood sliders of varying dimension. A small stained glass window is located near the south end of the elevation, and pairs of multi-paned French doors open out to the second story porch at the north end of the elevation. As is the case with the house's other

elevations, the roof's deep, overhanging eaves are supported by exposed rafter tails and projecting beams.

Modifications and Additions to the West Elevation

There have been no significant alterations or modifications to the west elevation since the house's construction in circa 1920. This elevation, like the other sides of the house features brick work at its base with shingle cladding above



Figure 15, House, West Elevation, looking southeast



Figure 16, House, North end of the West Elevation, looking southeast

5.2 Former Barn and Auxiliary Buildings

5.2.1 Former Barn

The former barn is located north of the house (Figure 7). Set on a poured concrete slab foundation, the rectangular building is capped by a moderately pitched side gable roof with slightly projecting eaves. Its exterior is clad in horizontal board siding. A flight of wood steps set on the building's south elevation provide access to the second floor's door. Fenestration is primarily wood frame sash windows varying dimension. A large bay door on the west elevation provides access to the first floor.

Modifications and Alterations to the former Barn

When it was built in circa-1920, the building may have been used to house farmhands on the second floor and equipment on the first floor. In 2015, the building featured horizontal clapboard siding, and

a mix of wood frame and metal frame windows units. Alterations completed under **Permit #XXXX**, included the replacement of the original clapboard siding with board-and-batten style siding, replacement of the fenestration and new doors. The placement of fenestration was altered. On the west elevation, which is the primary façade, the location of a person door was altered and the original five panel door was replaced with a four-light panel door, a small window flanking the door was removed, bay doors were installed and the second fenestration was altered with the original one-over-one wood sash replaced with nine-over-one wood sash windows. The location of the west elevation's second floor fenestration was altered and the centrally placed square window was replaced with a window with a rectangular orientation.



Figure 17, Former Barn, West Elevation, looking east



Figure 17a, Former Barn, West Elevation before its remodeling in 202X, looking east

5.2.2 Shed, Lath House, and Carport/Garage

Shed

A small rectangular board and batten shed capped by a low-pitched side gable roof is located just north of the carport (see Figures 18 - 20). Built on the hillside, the south end of the building is supported by wood posts. Its fenestration is composed of a multi-light wood frame window flanked by a wood plank door. A small addition capped by a shed roof projects from the building's rear (west) elevation.

Modifications and Alterations to the Shed

The shed was most likely built when the rest of the property was developed in circa-1920. It is in poor physical condition.

Lath House

A small rectangular lath house is located southwest of the house (Figure 15). It is A rectangular opening is located on the north elevation.

Modifications and Alterations to the Lath House

The lath house was most likely built sometime between circa 1920 and 1945. It is in fair physical condition.

Carport/Garage

A vernacular style carport with open bays on its south side and vertical board siding is located south of the shed.

Modifications and Alterations to the Carport

The carport does not appear to have been modified.



Figure 18, Shed and Lath House, looking north



Figure 19, Driveway leading to Upper Unit (former barn, Shed and Lath House with House on the left, looking south



Figure 20, Driveway leading to Upper Unit with Shed on the right, looking south

5.3 Landscape and Hardscape

Built on a sloping lot that provides expansive views south towards the Pacific Ocean, the most notable feature of the parcel's landscaping is the centrally placed driveway flanked by on either side by rows of large Canary Island Date Palms and a smaller fan palm (perhaps a species of *Livistona*) (Figures 21 - 31). The driveway is delineated on either side by sandstone curbs. The drive leads north from Cliff Drive to a semi-circular motor court off the house's entrance façade. The north side of the motor court is centered on two flights of concrete steps flanked by brickwork leading to the house's front porch. The south end of the steps is flanked on either side by shallow curvilinear retaining walls. A secondary driveway extends northwest around the side of the house to the former barn located at the north end of the property. Another extension of the driveway originally extended north to the chicken farm, which was located on what are now adjacent parcels. With the exception of the driveway, the south end of the parcel is un-landscaped. Large specimen trees, including Canary Island Date palms, cypress, and a pine tree, are located north, east, and west of the house and former barn.

Modifications and Alterations to the Landscaping

The avenue of palm trees appears to have been planted in circa 1920. Surviving remnants of the gardens, including the driveway and motor court's curbs and shallow retaining walls appear to date between circa 1920 and circa-1940. Remnants of a rectangular garden surrounded by hedges and ornamental shrubs and trees flank the house's east elevation were removed sometime after 2015. A small ornamental concrete pool located southeast of the house was removed sometime after 2015. Inscribed sandstone blocks that once capped the entrance drive's piers documented in 2015, appear to have been removed. The existing stamped concrete paving in the motor court and the strip style driveway off the west side of the house and the paved parking area off the former barn were installed within the last several years.



Figure 21, Lower end of the Driveway leading to House from Cliff Drive, looking north



Figure 22, Upper end of the Driveway leading to House from Cliff Drive, looking north



Figure 23, Driveway leading to Cliff Drive, looking south



Figure 23, Terminus of the Driveway leading to Cliff Drive, looking south



Figure 24, Looking from the west end of the property toward the Pacific Ocean, looking south



Figure 25, Graded area on the west side of the Driveway, looking north



Figure 26, Circular Motor Court off the House's south elevation, looking north



Figure 27, Circular Motor Court off the House's south elevation, looking north



Figure 28, Circular Motor Court with detail of steps leading to the house, looking north



Figure 29, Area off the east side of the driveway, looking southeast



Figure 30, Area off the east side of the driveway, looking east



Figure 31, Area off the west side of the driveway with Cliff Drive in the background, looking south

6.0 SIGNIFICANCE EVALUATION

This section of the report will determine the historic significance of the property at 1250 Cliff Drive, as well as its physical and visual integrity. The historic significance of the property will be evaluated using the criteria set forth by the City of Santa Barbara significance criteria. The evaluation will determine if the property qualifies for its designation as a City of Santa Barbara Landmark or Structure of Merit, placement on the State Register of Historic Places or nomination to the National Register of Historic Places. The integrity of the house and accessory buildings will be evaluated through the application of the integrity criteria set forth by the City of Santa Barbara for historic property studies. The property at 1250 Cliff Drive is not a designated City of Santa Barbara Landmark or Structure of Merit, nor is it listed on the City of Santa Barbara Historic Resources Inventory List. The property is not listed in nor been determined eligible for listing in the California Register of Historical Resources or the National Register of Historic Places.

6.1 Evaluation of Integrity

Integrity means that the resource retains the essential qualities of its historic character. Built in circa-1920 the house at 1250 Cliff Drive meets the 50-years-of-age criterion usually necessary for evaluation. Properties must retain sufficient integrity to convey the essential features of their appearance during their period of significance. The seven aspects of integrity are location, setting, feeling, association, design, workmanship, and materials. The National Register defines integrity in the following manner:

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. A property must resemble its historic appearance as well as retain materials, design features, and construction details dating from its period of significance. It must convey an overall sense of time and place. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or people (National Register Bulletin 15, 1999).

The Seven Aspects of Integrity

- 1) Location (the building, structure or feature has not been moved).
- 2) Design (the combination of elements that create the form, plan, and style of a property).
- 3) Setting (the physical environment of a property).
- 4) Materials (the physical elements used at a particular period of time to create the property).
- 5) Workmanship (the physical evidence of craft used to create the property).
- 6) Feeling (the property's expression of a particular time and place).
- 7) Association (the link between a significant event or person and the property).

The relevant aspects of integrity depend upon the National Register criteria applied to the property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting, and association. A property nominated solely under Criterion C (architecture) would rely upon integrity of design, materials, and workmanship.

6.2 The Resource's Period of Historic Significance and Historic Themes

The resource's period of significance encompasses the date of the house's construction likely in 1911 to 1930. The construction of the house occurred during a time when the Arts and Crafts Movement significantly contributed to the city's architectural heritage. The house is the only large scale examples of the Craftsman style in Santa Barbara and the Mesa. The house has a potential association with the themes of Historic Settlement, Architecture, and potentially significant historic individual Arthur Church.

6.3 Application of the Integrity Criteria

The property will be evaluated using the seven aspects of integrity listed below:

1) Integrity of Location

Integrity of location means that the resource and its major components remain at its original location.

The house, former barn, lathhouse and shed, and the driveway, motor court, steps retaining walls survive. Therefore, the property retains integrity of location.

2) Integrity of Design (the combination of elements that create the form, plan, and style of a property)

Integrity of design means that the resource accurately reflects its original plan.

House

The house had retained the materials and design features that identify its Arts and Crafts style architecture. Therefore, the house retains integrity of design.

Former Barn

Extensive modifications completed since 2015 have substantially diminished the building's ability to convey its historic appearance and vernacular style architecture. Alterations include replacement of the original wood clapboard style siding with board-and-batten style siding, the replacement of

surviving original doors and windows with new units with different glazing pattern and the re-arrangement of fenestration. Because of these changes the former barn no longer retains integrity of design.

Shed, Lath House and Carport

The shed, lath house and carport, while in poor physical condition retain sufficient of their original design features and materials to convey their vernacular style architecture. Therefore, the shed, lath house and carport retain integrity of design.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, an ornamental water feature located southeast of the house and most of the original landscape plantings have been removed since the period of significance. Therefore, the landscape does not retain its overall integrity of design.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

While the surrounding neighborhood is developed with single-family residences, the majority built after World War II, the property continues to retain its original character comprised of a house surrounded by extensive open space. The visual character of the southeast corner of the lots was somewhat diminished when a lot line adjustment at the corner of the original lot created a residential lot developed with a one-story house. Notwithstanding these changes, later development has not so intruded on the property's setting that the original context has been lost. Therefore, the property retains integrity of setting.

4) Integrity of Materials

Integrity of Materials means the property retains most or all of the physical materials that date to its period of significance

House

The house retains almost all of its original materials, including its wall cladding, fenestration, roof assembly, and architectural embellishments. Therefore, the house at 1250 Cliff Drive retains integrity of materials.

Former Barn

Extensive modifications carried out since 2015 have removed almost all of the building's original exterior construction materials. Moreover, the replacement materials including the cladding do not match the originals. Therefore, the former barn does not retain integrity of materials.

Shed, Lath House and Carport

The shed, lath house and carport, while in poor physical condition retain sufficient of their original design features and materials to convey the character of their construction materials. Therefore, the shed, lath house and carport retain integrity of materials.

Landscaping

While elements of the hardscape survive, including a palm-lined driveway, and sandstone curbs remain in place as well as the palm trees and a few larger specimen trees, most of the hardscape and plantings from the period of significance have been removed. Therefore, the landscape does not retain integrity of materials.

5 Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements can not have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost.

House

Virtually all of the house's character-defining features, including its overall design, roof, shingled walls, wood frame windows, pergola style porches, brickwork and doors have been preserved. Therefore, the house at 1250 Cliff Drive retains integrity of workmanship.

Former Barn

Extensive modifications completed out since 2015 have removed almost all of the building's original exterior construction materials. Therefore, the former barn, which can no longer convey the character of its original construction materials does not retain integrity of workmanship.

Shed, Lath House and Carport

The shed, lath house and carport, while in poor physical condition retain sufficient of their original materials to convey the character of their construction materials. Therefore, the shed, lath house and carport retain integrity of workmanship.

Landscaping

Several elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings and hardscape features such as an ornamental water feature have been removed since the period of significance. Therefore, the landscaping does not retain integrity of workmanship.

6) Integrity of Feeling

The property's expression of a particular time and place.

The neighborhood surrounding the study property has undergone substantial changes since the property's period of significance ended in 1940. Most notably, these include the transformation of over three acres of the original property into residential subdivisions, and the development of other subdivisions in the neighborhood. However, because the property remains a parcel of almost two acres, with the original driveway and its palms trees preserved in place, it retains sufficient integrity of

setting to convey the overall appearance of the house and its immediate setting. Therefore, the property has retained its integrity of feeling.

7) Integrity of Association

The link between a significant event or person and the property

The house was built between 1911 and 1920, during the tenure of Grace Whitehead or Arthur and Margaret Church. Whitehead owned the property from 1911 to 1920 and Arthur and Margaret Church owned the property between 1920 and 1940. Church was the president of the Loughhead Aircraft Company, one of the United States' earliest commercial aviation companies. The house retains sufficient integrity to convey its association with the Whiteheads and the Churches between 1911 and 1940.

6.3.1 Summary Statement of Integrity

House, Shed, Lath House, Shed and Carport

These buildings and structures retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Former Barn

The former barn retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling, or association.

Landscaping

The landscape retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling, or association. One element of the designed landscape encompassing the driveway, its palms trees, curbing and the motor court's configuration, retaining walls and steps do retain integrity of location, design, materials, and workmanship.

6.4 Significance Assessment

The criteria used by the City of Santa Barbara, State of California and the National Register of Historic Places will be used to assess the potential historic and architectural significance of the property:

The City of Santa Barbara Architectural Historian completed an Administrative Resource Evaluation of and reached the following conclusions regarding the property's potential status as a historic resource:

A. HISTORIC RESOURCES. California Government Code §65913.10, requires the City to conclude if the project is a historic resource prior to a completeness determination. An Administrative Resource Evaluation was completed by the City's Architectural Historian, Nicole Hernandez (NHernandez@SantaBarbaraCA.gov) who determined that the development on site may qualify as a historic resource. Additional information is required. The City Historian has determined a report is needed to evaluate a potential or designated historic resource. All existing unpermitted, and proposed additions on the front elevations of the cottages need to be evaluated by a consultant with a Historic Structures/Sites Report to the Secretary of the Interior's Standards as there may be negative impacts on the historic resource and setting of the set of historic resources. Submit a draft Historic Structures/Sites Report by a City-qualified historian. See the Historical Consultants on the consultant lists at the link above.

6.4.1 City of Santa Barbara Significance Criteria

Guidelines for determining a property's historical significance and assessing alterations to historic resources are delineated in Appendix D, Chapter 30.157, of the Historic Resource Guidelines, adopted by City Council in 2021:

30.157.25 Significance Criteria.

In considering a proposal to designate or recommend designation of any structure, site or feature as a Landmark, Structure of Merit or for inclusion on the Historic Resources Inventory, any structure, site or feature must be at least 50 years of age, meet one or more of the criteria outlined below, and retain historic integrity. The designating authority must find that the structure, site or feature retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association that it conveys its historic significance in accordance with the most recent National Register of Historic Places Bulletin *How to Apply the National Register Criteria for Evaluation*. The designating authority must find that the structure, site or feature meets one or more of the following Significance Criteria:

1. It is associated with events that have made a significant contribution in our past;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;
4. It yields, or may be likely to yield, information important in prehistory or history; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood.

Historic Resource. A structure, site, cultural landscape or feature designated or eligible to be designated historically significant based on the criteria in Section 30.157.025 Historic resources may also include, but are not limited to:

1. City-designated Landmark or Structure of Merit;
2. California Historical Landmark;
3. National Historic Landmark;
4. Listed on the State Register of Historical Resources;
5. Listed on the National Register of Historic Places;
6. Contributing historic resources in a City-designated Historic District Overlay Zone;
7. State or National Register Historic District;
8. A resource listed in the City’s Historic Resources Inventory; or
9. A Cultural Landscape as defined herein.

Landmark. A structure, site, cultural landscape or feature having historic, architectural, archeological, cultural, or aesthetic significance and designated by City Council as a Landmark under the provisions in this chapter.

Structure of Merit. A historic resource designated by the Historic Landmarks Commission that deserves official recognition as having historic, architectural, archeological, cultural, or aesthetic value but does not rise to the level of Landmark status.

1. It is associated with events that made significant contributions in our past:

The property does not have a demonstrable link to an important historic event. Therefore, the study property does not meet Criterion 1.

2. It is associated with the lives of persons significant in our past:

Arthur and Margaret Church owned the property between 1920 and 1940. Arthur Church was the president of an aviation company known as Loughheed Aircraft Company for a period of time in the late teens. The company folded in 1920. Arthur Church is simply listed as president of an aviation

company on the 1920 Census; in the 1930 Census, he does not have an occupation. A review of histories of the Lockheed-Martin Company, Lockheed Corporation, and aviation in Santa Barbara County as well as an article on the history of the Loughhead Company did not reveal any information indicating Church played a key role in the company's early development (Burd 2010). Therefore, the property, which has no direct link to a historically significant individual does not meet Criterion 2.

3. It embodies the distinctive characteristics of a type, period, architectural style, or methods of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable collection whose individual components may lack distinction;

The House

The house is an exemplar of the Craftsman style. The house, its materials, and design features, embody the characteristics of the Craftsman style. These include an emphasis on horizontality, an informal plan that breaks down the hierarchy of spaces that characterized Victorian era houses, the use of vernacular materials, such as wood and brick, rather than highly finished materials that characterized upscale examples of Victorian era styles, such as the Queen Anne style. The house, with its brick and shingled walls, low-pitched gable roof, extended beams, and rafter tails, and pergola, exemplify the understated approach to characteristic of the best examples of the Craftsman style built between circa-1900 and the mid-teens of the 20th century. Because the house exemplifies the Craftsman style and retains virtually all of the materials and design features that identify its architectural style, it meets Criterion 3.

Former Barn

The former barn has been so extensively remodeled that it no longer conveys its original exterior appearance. Therefore, the building does not meet Criterion 3.

Outbuildings

While they are in poor physical condition, outbuildings have retained most of their original materials, including wall cladding and fenestration. The outbuildings, albeit in a poor state of preservation can convey the original character of their vernacular building type, however, their significance is largely derived from their ability to convey their association with the early 20th century poultry farm once associated with the property. The farm has been subdivided and many of the improvements associated with its agricultural operations have been removed or remodeled. Consequently, the accessory buildings are not eligible for listing under Criterion 4 as important examples of their type.

4. It yields, or may be likely to yield, information important in prehistory or history;

The application of this criterion to archaeological resources is beyond the purview of this report.

5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood.

The house and its palm tree-lined driveway have been an established feature of Cliff Drive and the Mesa since at least 1920. Therefore, the house, driveway and palm trees meet Criterion 4.

6.4.2 Summary Statement of Significance

The house, driveway, including the motor court, and palm trees meet Criteria 3 and 5 at the local

level. Given their current state of preservation and level of architectural importance, the house, driveway, its motor court, and the palm trees lining the driveway are eligible for listing as a City of Santa Barbara Landmark. The carport/garage, lath house, and shed, are not individually distinguished, nor do they represent an assemblage of buildings that may a significant contribution to the setting of the house. Therefore, the house, driveway and its motor court and palm trees lining the driveway, which contribute to the setting of the house, are significant historic resources for environmental review. The carport/garage, lath house and shed are not significant historic resources for environmental review.

7.0 SUMMARY AND CONCLUSIONS

The house at 1250 Cliff Drive is a significant historic resource for environmental review. The driveway and palm trees contribute to the setting of the house. Other existing improvements on the study parcel are not historic resources for the purposes of environmental review.

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