

# **Survey Results**

**For**

**Area 4**

**Lower Riviera Survey**

Prepared For:

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

**Attn:**

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## 1.0 INTRODUCTION

This Historic/Architectural Survey for Area 4 of the Lower Riviera Survey is comprised of the following six components: 1) Historical Research; 2) Inventorying and Documenting Existing Conditions (Description of surveyed properties); 3) Synthesis of the Neighborhood's Physical Development; 5) Evaluating Integrity and Significance (Analysis); and 6) Evaluation of the Eligibility of the survey area for designation as a City of Santa Barbara Historic District. This study includes a Historic District Evaluation for a portion of the City of Santa Barbara's Lower Riviera Neighborhood (Figures 1 - 3). The study will determine the potential historic and architectural significance of the survey area and its potential eligibility for listing as a designated City of Santa Barbara Historic District. The study will also assess the eligibility of the proposed district for listing in the California Register of Historical Resources and the National Register of Historic Places.

## 2.0 PROJECT DESCRIPTION

Area 4 included 183 parcels of which 99 were eliminated from the survey since they were built after the area's historical period of significance (1887-1945) or were previously surveyed by city surveys in 1978 and 1990. An additional five parcels were determined to be vacant lots. The intensive level survey of the remaining 79 parcels was carried out by the firm of *Post/Hazeltine Associates*. Survey Area 4 has an irregular boundary forming an irregular u-shaped footprint. One portion of Survey Area 4 is composed of parcels bounded by the north side of East Anapamu Street between the 400 and 800 blocks. Survey Area 4 then extends one-parcel deep along 1300 and 1400 block of Laguna Street. Survey Area 4 also includes houses on the east side of the 1400 block of Olive Street, the east and west sides of Salsipuedes Street, the east and west sides of most of the 1200 block of Alta Vista Road, the 1200 and 1300 blocks of Nopal Street and the south end of Lowena Drive. Survey Area 4 then extends north from Nopal Street to encompass the south side of the 800 block of East Micheltorena Street. The boundary of Survey Area 4 in this area is irregular and is roughly defined by the north terminus of East Victoria Street and the north side of Colina Lane. The northern segment of Survey Area 4 is defined by the 1600 block of Grand Avenue, the south side of the 500 and 600 blocks of East Valerio Street, the parcels extending along the north end of the 500 block of East Arrellaga Street, the 1500 and 1600 blocks of Olive Street and the 500 and 600 blocks of East Micheltorena Street.

Parcels within Survey Area 4 included properties in the 1200 and 1400 blocks of Alta Vista Road, in the 400 through 800 blocks of East Anapamu Street, in the 500 block of East Arrellaga Street, 723 California Street, in the 700 and 1300 blocks of Colina Lane, in the 1600 block of Grand Avenue, in the 1200 and 1300 blocks of Laguna Street, 813 Lowena Drive, in the 500 through 700 blocks of East Micheltorena Street, as well as 800 East Micheltorena Street, in the 1200 block of

Nopal Street, in the 1200 and 1500 blocks of Olive Street, in the 1200 block of Salsipuedes Street, in the 400 block of East Sola Street, in the 500 and 600 blocks of East Valerio Street, 401 East Victoria Street and in the 700 block of East Victoria Street (Figure 3a).

### **3.0 DOCUMENTS REVIEW**

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

#### City of Santa Barbara:

##### Community Development Department:

Street Files for Properties in the Proposed Bungalow Haven District

*Sanborn Fire Insurance Company Map of Santa Barbara 1931 (updated to 1961)*

##### Santa Barbara Historical Society, Gledhill Library:

*Preliminary Sketch of Santa Barbara 1853*. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical

Society, Gledhill Library

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

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

*Sanborn Fire Insurance Company Maps of Santa Barbara, 1886, 1892 (updated to 1903, and 1931).*

*Santa Barbara City Directories: 1895-1965*

Misc. Biographical Files for past residents of the Proposed Bungalow Haven District

*Santa Barbara Morning Press and Santa Barbara News Press as cited in text*

Various files on Riviera Neighborhood

### **4.0 ENVIRONMENTAL SETTING AND SITE HISTORY**

#### **4.1 Environmental Setting**

Area 4 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 229 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.

## **4.2 Historical Overview (Context Statement)**

### **4.2.2 The Spanish and Mexican Periods (1782-1848)**

During the Spanish Colonial/Mexican period (1769-1848) European settlement in Santa Barbara was concentrated primarily around the Presidio at what is now the intersection of Canon Perdido and Santa Barbara Streets. The Spanish established Santa Barbara, not as a pueblo, but as a presidio (fort) governed by a military commandante. In order to support the soldiers and their families, a large tract of land was assigned to the Presidio for the maintenance of the fort and its inhabitants. This tract included the area which was later to become the proposed Bungalow Haven Historic District. During the Spanish period no development appears to have occurred in the area.

In 1821 Spanish rule of Santa Barbara ended and California became a Mexican territory. For the next several decades California developed slowly and it was not until the end of the 1830s that the hide and tallow trade made some California families, including several in Santa Barbara, wealthy. However, this prosperity resulted in little substantial change to the growth of the City, which continued to remain an enclave of adobe houses clustered around the remnants of the Presidio. During this period the population was predominantly Hispanic, with a small number of American and European immigrants, most of whom were male (Camarillo 1979: 10-13). Far reaching economic and demographic changes did not occur until 1848 when California was ceded by Mexico to the United States at the conclusion the Mexican-American War.

### **4.2.3 The Americanization of Santa Barbara: 1849-1887**

Initially, there was little impact to Santa Barbara after American sovereignty was established in California. Growth and development in the City would not, in fact, increase to any degree until the late 1860s. The 1850 Santa Barbara County tax assessment roles still reflected the Hispanic dominance of the local economy. In the census, 33 of the 45 wealthiest property owners, with assets in excess of \$5,000, had Spanish-surnames (Camarillo, 1967: 26). By 1860 floods, drought and declining profits from the cattle trade, however, had diminished the wealth of many of the established Spanish/Mexican families, particularly those who derived their profits from ranching. Now non-Spanish-surnamed individuals, many of whom monopolized the merchant trade, began to rise in prominence (Camarillo, 1967: 29). Recently arrived Anglo settlers, however, were determined

to transform Santa Barbara into an American community and by the early 1870s, it was obvious that Hispanics were losing political and economic control to the increasingly more numerous and powerful Anglo community.

One of the earliest manifestations of this transition was the imposition, in 1851, of an orthogonal grid system over the Presidio quadrangle and the cluster of randomly arranged adobe buildings located nearby. Gradually over the next 100 years this street grid was gradually extended over much of the terrain between the Mesa, Riviera, oceanfront and Mission Santa Barbara. Hemmed in by mountains on the north, south and east, and the Pacific Ocean 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 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 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 (Figures 4 and 5). 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. The area that was later to become Area 4 continued to remain undeveloped, with the exception of a few houses, the presence of cultivated fields and orchards and the opening of the Catholic Cemetery sometime around the mid- to- late 1860s (Figure 6). The cemetery subsequently was closed and relocated elsewhere in the mid-1870s; the site continued to remain largely undeveloped until a sanitarium, founded in 1902 by three local physicians, Drs. Benjamin Bakewell, Harold Sidebotham and Philip Chancellor, was built on an unused portion of the former cemetery at what is now the intersection of California and East Arrellaga Streets (later this became the nucleus for the creation of the since demolished St. Francis Hospital) (Tompkins, 1989: 27)

Adobe construction continued to represent the most popular building form, even by recently arrived Anglo settlers. The use of this construction material 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 largely precluded, other architectural forms typical of Anglo construction were used, including double hung sash windows, steeply pitched wood shingle roofs, and, when available, horizontal wood siding. The increasing replacement of Spanish Colonial/ Mexican period architectural elements with Anglo forms the imposition of an orthogonal street grid would

profoundly effect the development of the City's built environment over the next 125 years.

After the completion of Stearns Wharf, in 1872, the City began to assume the architectural characteristics and spatial layout of a Victorian era American town. New buildings were built in a range of American architectural motifs among the most popular were the Vernacular (Folk Victorian) and late Italianate styles. Wood was 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. The opening, in 1875, of the Arlington Hotel helped to establish Santa Barbara as one of the country's premier resort destinations. Increasing agricultural production included extensive wheat fields and row crops located between Santa Barbara and Goleta.

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. Acreage adjacent to the downtown area, including much of the proposed Bungalow Haven Historic District began to be subdivided into one of the City's first residential tracts. Public transportation between downtown Santa Barbara and the new residential tracts improved after 1876, when a mule trolley service was established between Stearns Wharf and the 1300 block of State Street. Horse drawn streetcars, which had been fixtures 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 nearby residential neighborhoods. 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](http://www.cr.pnpsgov/nr/publicans/bulletins/suburbs/part1.htm)).

While Santa Barbara's compact layout precluded the development of railroad suburbs, it did develop distinct divisions between residential neighborhoods and the City's commercial core. It was during the mid-to-late-1870s that Santa Barbara's housing tracts also began to develop divisions along class/economic lines and while the neighborhood on the east side of State Street above Anapamu Street became an enclave of the upper middle class to wealthy, known as the Upper Eastside, the district below Anapamu Street, when it did eventually develop beginning in the early decades of the twentieth century,

developed primarily as an area of modest middle and working class housing (Figure 7).

#### **4.2.4 The Development of Area 4 (1887-1945)**

In Santa Barbara the economic downswing of the early 1880s stymied the City's population growth and slowed the development of its outlying neighborhoods. By the late 1880s, however, the City, and especially its resort industry, spurred in large measure by the completion, in 1887, of the southern segment of the Southern Pacific Railroad's *Coastline* route, began to grow exponentially. This increased growth, however, had little effect in the Area 4 neighborhood, which continued to remain sparsely developed (Figures 8 & 9). On the other hand, the neighborhood to the west, which bordered Alameda Park, was developing rapidly, 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 line, completed in 1887, provided convenient access to the business district for residents living between Mission and Anapamu Streets. At the turn-of-the-twentieth century Area 4, with the exception of a scattering of late nineteenth century Victorian era houses, still showed little in the way of growth. By 1910, the area slowly began to increase its housing stock, most of them built as modestly designed Craftsman style houses, such as the properties at 504 and 518 East Valerio Street and 515 East Arrellaga Street; but by and large, the area continued to remain relatively undeveloped until after circa 1925 (Figure 10). Beginning in the mid-1920s development began to increase more rapidly with the installation of utilities, sidewalks, and graded roads. Representative of this early housing development includes a cluster of Craftsman houses built in circa 1925 at 510, 516, 620, 622, 630, and 632 East Valerio Street.

In Santa Barbara the construction of modest tracts, like many other cities in the United States, was facilitated by the development of city financed water, sewer and electrical systems. This cost-effective measure allowed builders to install utilities, even in more modest houses. The proliferation of these working class tracts was made practical by their nearby access to streetcar lines so that the prospective buyer did not have to provide his or her own transportation to downtown. Coinciding with the development of these modest residential tracts was the increased production of the affordable 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).

By the mid-1920s many of the houses built in Area 4 now included a small freestanding one-car garage. Generally located at the rear of the parcel, it was accessible via a narrow ribbon driveway from the street or from rear alleys. In addition to garages, the houses built in Area 4 shared several other characteristics that distinguished them from earlier Victorian era developments. These included the employment of compact floor plans and one-story rather than two-story elevations. Lots tended to be smaller in size than those

developed in the Victorian era. Defined by the City's orthogonal street grid the newer streets were narrower than the main street grid and were further distinguished from earlier developments by their use of concrete instead of sandstone curbs. Many of the lots required retaining walls along their street frontages, and ranged in height from a foot to several feet. One of the earliest street enhancement projects in the area occurred in 1908 when the brother of Santa Barbara resident, Dr. Augustus Boyd Doremus, sent, at the request of Doremus, Italian Stone Pine seeds (Doremus' brother was living in Europe at the time) (Figure 11). The seeds were planted that same year on both sides of East Anapamu Street between Laguna and Milpas Streets, eventually providing the several block area with a dense canopy of trees. Doremus, who was appointed to the city's first park commission in 1902 and was in great measure responsible for having the city purchase acreage that would, in 1904, become Oak Park, built his house in 1894 on a several acre property bordering what is now Anapamu Street, between Salsipuedes and Alta Vista Streets (the house was subsequently demolished in the 1960s and replaced with a large apartment building, the Alta Vista Apartments) (Figures 12).

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). At the same time the City completed the street car line linking the new school campus with downtown the city undertook the grading of Mission Ridge Road. Construction of the State Normal School campus and Saint Francis Hospital spurred growth in the neighborhood, especially in the area along Grand Avenue, the 500 and 600 blocks of East Arrellaga Street, the 500 and 600 blocks of East Micheltorena Street and the 1200 block of Olive Street. This area was largely built out by the mid to late 1920s with modest houses primarily designed in iterations of the Craftsman Style and the Vernacular tradition. During this period, however, in the area near the 400 to 800 blocks of Anapamu Street there continued to be little in the way of development (Figures 12 - 15). By the late 1920s and continuing throughout the Depression years of the 1930s and the war years (1941-1945) development slowed considerably in all areas of the city. One exception was the construction in 1935 of the Santa Barbara County Bowl. Located within the boundaries of Area 4 it was built in a naturally depressed "bowl" known as Quail Canyon. Constructed by the federal government's Works Progress Administration the land was donated by George Batchelder for "the purpose of providing a place for Old Spanish Days fiesta pageants" (Tompkins, 1989: 34). The Depression era project employed a number of Santa Barbara stonemasons who helped to construct the bowl's sandstone walls, steps and terracing. While there was little in the way of development during this period the few residential parcels that were built were for the most part designed

in various permutations of the then popular period revival style, including Spanish Colonial Revival, Tudor Revival, and Colonial Revival, or beginning in the mid-1930s, the Minimal Traditional style. Over the some four-and-half decade period the demographic makeup of Area 4 continued to remain relatively constant, its residents, consisting primarily of blue-collar workers and low to middle class professionals, such as nurses, teachers, seamstresses, contractors, and musicians, living in modestly sized single-family dwellings on small, narrowly configured lots (Figure 16).

#### **4.2.5 The Development of Area 4 (1945-2011)**

In the post World War II period the rapid growth of UCSB and defense firms spurred intense housing development on the Santa Barbara's western periphery, as well as in nearby Goleta. While some downtown neighborhoods, such as the Upper Riviera and the Upper Eastside, maintained their desirability, other areas, like Area 4, experienced an exodus of residents moving to the newly established suburban tracts in Goleta and the outlying boundaries of Santa Barbara, like the Mesa and San Roque.

During the postwar period development in older neighborhoods, such as Area 4, generally meant the building of higher density apartment units. This often necessitated the demolition of single-family houses. Rezoning of many of the City's downtown neighborhoods to allow for the building of multiple unit developments was particularly endemic during the late 1950s and early 1960s. Apartment buildings, with their stucco cladding, low-pitched, or flat roofs, aluminum framed windows set close to the wall plane, and references to the reductive modernist architectural themes of the postwar period, were generally at odds with the existing traditionalist architectural forms of the prewar period. Usually two stories in height with minimal setbacks these new buildings presented a stark contrast to the scale and massing of the existing early twentieth century houses. One of the largest concentrations of these postwar apartment buildings is found on the 600 and 700 blocks of East Victoria Street, near the intersection of Alta Vista and on the north side of Anapamu Street, between Salsipuedes and Alta Vista. On the northeast boundary of the Area 4 the postwar expansion of Saint Francis Hospital further impacted the early twentieth century streetscape by introducing institutional and medical office buildings, particularly along the north side of the 500 and 600 blocks of East Micheltorena Street.

Since the mid-1960s the City of Santa Barbara has embarked on a number of redevelopment schemes that have largely remade the commercial core of the City between the waterfront and Mission Street. Until recently this redevelopment had remarkably little effect on the more modest residential neighborhoods that surrounded the State Street corridor. However, within the last ten years, the rise of mixed used developments and the proximity of these areas to the downtown and waterfront has lead to the building of medical offices and condominium complexes in significant portions of Area 4, including portions of the 1200 block of Salsipuedes and Olive Streets, and the north side of

the 500 block of East Arrellaga Street. Because these buildings are usually multi-story in height they have further altered the spatial massing of what is primarily an area of single-family houses.

## **5.0 ARCHITECTURAL STYLES IN AREA 4**

Of the 183 parcels within Area 4, 79 were intensively surveyed by Post/Hazeltine Associates. The remaining parcels had been either previously surveyed by the city or were determined to have been developed after the Lower Riviera's historical period of significance (1887-1945). Of the 79 developed parcels built within the period of significance the three most dominant architectural styles were Craftsman (19 houses equally approximately 24%), Spanish Colonial Revival (14 houses equally approximately 18%) and Vernacular type (11 houses equally approximately 14%). Eight other parcels were developed with other iterations of the Period Revival Movement (representing approximately 10%), including 3 American Colonial Revival style houses, 1 Dutch Colonial Revival style house, 1 English Cottage style house, and 3 Tudor Revival style houses. Together these four stylistic motifs, consisting of Craftsman, Spanish Colonial Revival, Vernacular and other Period Revival, represent 66% of architectural styles employed in Area 4 during the Lower Riviera's historic period of significance. The remaining parcels were built with a mixture of architectural styles that fell, almost exclusively, outside the period of significance, including the Minimal Traditional style (circa 1935 to 1960), the Mediterranean style (circa 1945 to present), Post World War II Vernacular type (circa 1945 to 1955), and Contemporary/Modern style (circa 1945-1965). It should be noted that there were virtually no properties within the Area 4 developed any earlier than the first decade of the twentieth century, a period in which the two most dominant forms of residential architecture in the area were Craftsman style and the Vernacular type. By the mid-1920s through the 1930s these two types had been largely superseded by the Period Revival styles, the most popular of which was the Spanish Colonial Revival style.

### **5.1 The Craftsman Style in Area 4**

The Arts and Crafts movement originated in England during the mid-nineteenth century. 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 architects, Francis Underhill and Samuel Ilsley, 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).

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 Area 4 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 Area 4 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; 60-61). While relatively few high style examples of the Craftsman style were built in Santa Barbara literally thousands of modest interpretations of the Craftsman were constructed in the City between 1900 and 1925. The most prominent number of these in Area 4 can be found in the 500 and 600 blocks of East Valerio Street.

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. 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 Area 4 district 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.

## **5.2 Vernacular Type or National Folk Style in Area 4 (circa 1900 - 1940)**

In Area 4 houses built employing the Vernacular type or National Folk Style design were constructed primarily between circa 1900 and 1940 and employed standardized balloon framing, compact floor plans and wood sheathing. Architectural embellishments were generally confined to ornamental trim on the porch or decorative knee braces. In the survey area two subtypes, the Massed-Plan with Side Gable type and the Gable Front type predominated. The dominant siding material was horizontal siding or board-and-batten. Window type was almost exclusively double hung sash. By the beginning of the twentieth century, the Vernacular type was strongly influenced by the emerging Craftsman style. Several 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 Vernacular type houses built between circa 1900 and 1940. However, these houses did 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 can be found on the 400 block of East Anapamu Street and at 714 and 720 East Victoria Street. In the early post World War II period the style was largely supplanted by the emerging California Ranch Style.

## **5.3 The Spanish Colonial Revival Style**

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 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 and is well represented in portions of Area 4. While notable architect-designed examples of the style exist in the City's more affluent neighborhoods, examples of style in Area 4 tend to be

are more reductive in nature; characterized by compact floor plans, one story elevations, flat roofs, and stucco cladding. Decorative embellishments are often confined to tile coping, arched windows, and door surrounds. Unlike high style examples found in other neighborhoods, the modest Spanish Colonial Revival cottages found in Area 4, with a few exceptions, were not architect designed. Instead, like many of the Craftsman style houses in the survey area they were constructed by contractors using pattern books and purchased plans. Good examples of the style can be found at 612 and 652 East Valerio Street and at 425 and 427 East Anapamu Street.

## **6.0 FIELD INVENTORY (INVENTORYING AND DOCUMENTING EXISTING CONDITIONS)**

A field inventory of properties in Area 4 was carried out by *Post/Hazeltine Associates*. The survey included an inventory of properties within the boundaries of Area 4. The inventory encompassed recordation of basic data including, the architectural style of each building, an assessment of integrity, research on the history of each parcel and the district as a whole. The field assessment and research revealed that the proposed district encompassed an area of the City that developed as both a modest working and middle class neighborhood primarily between 1900 and 1945. Later, the significant portions of the area gave way to the building of apartments, medical offices and condominiums beginning in the 1960s and continuing to some degree today. Those areas most effected by this change in zoning include the portions of the 500 and 800 blocks of East Anapamu Street, the 500 block of East Arrellaga Street, the 500 block of East Micheltorena Street and the 1200 block of Salsipuedes Street. The dominant architectural styles dating from Area 4's period of significance are Craftsman, Vernacular type (National Folk), and Spanish Colonial Revival. A significant number of buildings, primarily multi-family apartment houses were constructed in the survey area between circa 1950 and the mid-1980s. Within the last ten years a number of parcels have been redeveloped with multi-unit condominium complexes.

## **7.0 SIGNIFICANCE EVALUATION**

### **7.1 Criteria for Designation of City Landmarks and Structures of Merit**

The following criteria are used in determining the historic and architectural significance of historic properties in the City of Santa Barbara: In considering a proposal to recommend to the City Council any structure, natural feature, site or area for designation as a landmark, the Committee shall apply any or all of the following criteria:

- (a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*
- (b) Its location as a site of a significant historic event;*

(c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;

(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;

(e) Its exemplification of the best remaining architectural type in a neighborhood;

(f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;

(g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;

(h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;

(i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

(j) Its potential of yielding significant information of archaeological interest;

(k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation (Chapter 22.22.040, City of Santa Barbara Municipal Code; Ord. 3900; 1, 1977).

#### **7.1.1 Application of the Criteria to Area 4**

Area 4 does not meet any of the following criteria that would make it eligible for designation as a City of Santa Barbara designated historic district.

*(a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;*

Area 4 does not form a cohesive or definable entity linked by common architectural or historic themes. Instead, it includes two distinct areas that do not share common architectural and historic themes. One of these areas is located between St. Francis Hospital and the area above East Anapamu Street. This area developed primarily as a working and middle class neighborhood, a number of whose residents worked in the early decades of the twentieth century for St. Francis Hospital and the State Normal School. Largely built out by the late 1920s, the neighborhood reflects the effects of a number of economic events that transformed Santa Barbara during the first two decades of the twentieth century. Characterized by modest, one-story wood frame houses, most often in the Craftsman style or Vernacular type, these kind of neighborhoods were located within commuting distance of downtown, either by walking or streetcar. Beginning in the postwar period, however, and escalating in the succeeding decades a number of the single-family houses were demolished to make way for multi-story medical and office buildings, a number of which were clustered near St. Francis Hospital along the 500 and 600 blocks of East Arrellaga Street and on the north side of the 500 block of East Micheltorena Street.

Area 4's second distinct geographic area comprises the 400 to 800 blocks of East Anapamu Street encompassed within a larger corridor starting at De la Vina

Street and ending at Milpas Street. This area, originally developed with modestly sized single-family residences, much of it developed during the 1920s and 1930s, changed dramatically in the succeeding years following the end of World War II in 1945. Much of the single-family houses, particularly on the north side of the 600 and 700 blocks of East Anapamu Street, gave way to first duplexes, rest homes, and small apartments, then, beginning in the 1960s, very large multi-story apartment dwellings. By the 1980s and 1990s some of earlier housing stock had been demolished and replaced with condominiums.

The transformation of much of Area 4 from its original early twentieth building pattern comprised primarily of modestly sized single-family houses to a mix of single-family houses, commercial offices, multi-story apartments, and condominiums has dramatically altered Area 4's original demographic context. As a consequence because Area 4 no longer retains cohesiveness in representing either an architectural or historic theme and therefore is not eligible for designation as a historic district under Criterion A.

*(b) Its location as a site of a significant historic event;*

Review of historic documentation did not reveal any information that would suggest that the survey area was the location of a significant historic event.

*(c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;*

The development and history of the survey area is not directly associated with an individual or individuals who significantly contributed to the culture or development of the City, the State or the Nation. Therefore, Area 4 is not eligible for Criterion c.

*(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;*

With its amalgam of stylistic periods and types, ranging from modestly sized single-family houses designed in the early decades of the twentieth century, to postwar large scale development of multi-story apartment, office and medical buildings, to more recently the addition of condominiums, Area 4 no longer represents its initially developed demographic. Instead, what was originally a working and middle class neighborhood built between circa 1900 and 1940, changed in the ensuing postwar years when population growth and the need for more rental housing began to radically reorder the area's historic housing patterns. During this period the need for expanded housing units created more speculative development in apartment and office construction, built at a time when the Modernist aesthetic was at its apex. This minimalist architectural style contrasted with earlier architectural motifs which were designed in more historically oriented Craftsman, Vernacular and Period Revival styles. Because the neighborhood no longer exemplifies its initial context, both as a particular

architectural style, and as an important transformative period in the City, namely the development of one of Santa Barbara's first working and middle class neighborhoods, Area 4 does not qualify for designation under *Criterion d*.

*(e) Its exemplification of the best remaining architectural type in a neighborhood;*

While the survey area has a concentration of early twentieth century houses, it is not the only such area in the City. Others are located in the City's Westside (west of the 101 Freeway) and the lower Eastside neighborhoods and are concentrated in a more cohesive geographic pattern. Because the neighborhood is not a unique resource in regards to its architecture it does not qualify under *Criterion e*.

*(f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;*

Area 4 does not represent the work of single developer, designer; instead, it was developed under individual homeowners and small time speculative developers. Therefore, the Area 4 does not embody those qualities that would meet *Criterion f*.

*(g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;*

The buildings in the survey area exemplify the standard building techniques of the early twentieth through the late twentieth century. Therefore, Area 4 does not rise to the level of importance that would meet *Criterion g*.

*(h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;*

The eastern boundary of Area 4 is contiguous with the El Pueblo Viejo I (EPV I) Historic District. It should be noted that the EPV district is largely a design review district rather than a historic preservation district. Therefore, Area 4 would not meet *Criterion h*, since its preservation is not essential to maintaining the character of the adjoining EPV district.

*(i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*

As one of a number of neighborhoods initially developed in the early twentieth century adjoining Santa Barbara's original downtown, Area 4 does not represent a singular historic resource. Therefore, Area 4 does not meet *Criterion i*.

*(j) Its potential of yielding significant information of archaeological interest;*

Analysis of this criterion is beyond the purview of this report.

*(k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation (Chapter 22.22.040, City of Santa Barbara Municipal Code; Ord. 3900; 1, 1977).*

The natural environment of the survey area has been radically altered in the 229 years since Spain founded the Royal Presidio in Santa Barbara. It should be noted that natural environments are not eligible for designation as historic districts.

## **7.2 Determination for Eligibility by the State Historical Resources Commission for listing in the California Register of Historical Resources**

*(a) For purposes of this section, the term "historical resources" shall include the following:*

- 1.) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).*
- 2.) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
- 3.) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:*
  - a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
  - b) Is associated with the lives of persons important in our past;*
  - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
  - d) Has yielded, or may be likely to yield, information important in prehistory or history.*

Criteria 1 and 2:

Area 4 is not a listed historic district at the City or State level. Therefore, Area 4 does not meet Criterion 1 or 2.

Criteria 3a, 3b, 3c:

Area 4 does not meet Criterion 3a, Criterion 3b or Criterion 3c.

### **7.3 National Register Criteria for Evaluation**

Also to be considered are the criteria for the National Register of Historic Places. (MEA Technical Appendix 1 VGB-10):

*The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:*

*(a) That are associated with events that have made a significant contribution to the broad patterns of our history; or*

*(b) That are associated with the lives of persons significant in our past; or*

*(c) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*

*(d) That have yielded, or may be likely to yield, information important in prehistory or history.*

Criteria a, b, c, and d

Area 4 does not meet Criterion a, Criterion b, Criterion c, or Criterion d.

### **7.4 Areas of Significance (Summary Statement of Significance)**

Area 4 embodies two areas of significance, Historic Settlement and Architecture. It derives its historic significance from its concentration of early twentieth century residential architecture and streetscape that exemplifies the type of housing being built for prosperous working and lower middle class families during the first three decades of the twentieth century. Largely engendered by the explosive growth of the City's economy during the early twentieth century, the rapid growth of Santa Barbara's working class neighborhoods was largely made possible by technological advances and the expansion its infrastructure, including water, streets, sidewalks and electricity. The survey area, with its concentration of modestly scaled Craftsman, National Folk and Spanish Colonial Revival style houses, is illustrative of the type of residential architecture found in the City's more modest neighborhoods during the period between 1900 and 1940.

## 7.5 Period of Significance

Research and Fieldwork carried out during the field survey identified a single period of significance for the Lower Riviera Survey Area (1887-1940) of which Area 4 is a component of. It was during this period that Area 4 developed as a neighborhood of modestly scaled working class and middle class houses located between the 1200 blocks of Laguna and Salsipuedes Streets, the 400 to 800 blocks of East Anapamu and 500 block of East Arrellaga Streets. By 1940 many of these neighborhoods were built out. Before 1900 Area 4 was mostly undeveloped. In the postwar period the rapid growth of suburbs would profoundly affect urban neighborhoods like Area 4. No longer popular with prosperous working and middle class families, this type of neighborhood was subsequently redeveloped with multi-unit apartments and medical and office buildings whose scale, bulk and massing profoundly altered the historic streetscape pattern that had once characterized Area 4.

## 8.0 EVALUATING HISTORIC INTEGRITY

This segment of the report will determine the historic significance of the landscape component of Area 4, as well as its physical and visual integrity. The historic significance of Area 4 will be assessed by applying the criteria set forth in the City of Santa Barbara's Master Environmental Assessment (MEA), the State Historic Resources Code and the National Register of Historic Places in order to determine the eligibility of a proposed district for designation as a City Landmark or place of Historic Merit, placement on the State Register of Historic Places or nomination to the National Register of Historic Places. The integrity of the Area 4 will be determined through the application of the seven criteria of integrity developed by the National Park Service, with special emphasis on the established guidelines for evaluation of historic districts, which are the accepted standards for assessing the this type of resource.

### 8.1 Evaluation of Integrity

Integrity means that the resource retains the essential qualities of its historic character. Area 4, which encompasses features that date circa 1900, meets the 50-years-of-age criterion that is usually necessary for evaluation of a potential historic district. In order to evaluate the integrity of a proposed district the seven aspects of integrity, as defined by the National Register, were applied to Area 4. The seven aspects of integrity are location, setting, feeling, association, design, workmanship and materials. The guidelines for the National Register define 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 district 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 probably rely upon integrity of design, materials, and workmanship.

### **8.2 Establishing Area 4's Potential Period of Historic Significance**

The potential for Area 4 as a historic district and its period of significance comprises the years between circa 1900 and 1940, the four-decade period when Area 4 was initially developed with modestly scaled single-family residences largely intended to house the City's expanding blue collar and middle class population. It was during this 40-year period that the district was transformed from thinly developed parcels into a single-family residential neighborhood characterized by modestly scaled Vernacular type, as well as Craftsman and Period Revival styles.

### **8.3 Application of the Seven Aspects of Integrity to Area 4**

The seven aspects of integrity listed below will be applied to the property:

#### **1) Integrity of Location**

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

Demolition of a number of the early twentieth century houses, particularly in the areas along the north side of the 500 to 700 blocks of East Anapamu Street, the north side of the 500 block of East Micheltorena Street and the 500 block of East Arrellaga Street, has removed a significant amount of Area 4's original housing

stock. The majority of these demolished houses dated to Area 4's initial period of development (circa 1900 – 1940). Therefore, Area 4 has not maintained its 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.*

As noted earlier, Area 4 has not maintained many of its original characteristics that once defined its initial period of significance. Many of the original modestly scaled single-family houses, set on narrow, deep lots have given way to larger, multi-storied non-residential projects built in the ensuing postwar years. The use of sandstone and concrete retaining walls, curbs and steps are also character defining features of the neighborhood. Houses within the proposed district were built in a limited range of styles, primarily Craftsman, Vernacular and Spanish Colonial Revival. The level of integrity of individual houses within areas of the proposed district vary, with houses retaining integrity offset by buildings that have lost their integrity, or are non-contributory because of age or style. Therefore, Area 4 has not maintained its 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.*

None of the streets within Area 4 have retained all of their original housing stock in a good or excellent state of integrity. On most blocks one or more houses have been either replaced with post World War II construction or have been so altered that they no longer retain their integrity of design. In some areas, most notably the 500 to 700 blocks of East Anapamu Street, as well as the north side of the 500 blocks of East Micheltorena and East Arrellaga Streets have seen the insertion of a number of post World War II multi-unit apartments, medical and office buildings whose style and scale are out of character with the historic nature of Area 4's prewar single-family housing. Therefore, Area 4 has not maintained its integrity of setting.

## **4) Integrity of Materials**

The integrity of Area 4's hardscape including streets, sidewalks, curbs and steps and retaining walls is generally well preserved and can represent Area 4's period of significance. As noted earlier, however, many of the houses in Area 4 have undergone alterations and modifications. In many cases these changes have so altered the house's character defining features that the house can no longer represent its period of significance. In other cases, more radical remodeling has

essentially destroyed the integrity of individual buildings. As importantly, the infilling of large portions of Area 4 with multi-storied apartments and non-residential buildings, designed in scale, massing and style that is out of character to the structures constructed during the area's initial period of development (circa 1900 – 1940) has contributed to Area 4's loss of integrity. Therefore, Area 4 does not maintain its 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 have been lost.*

As noted in Section 4.3 of the 183 parcels within Area 4, 79 were surveyed by Post/Hazeltine Associates, the remaining properties had been either previously surveyed by the city (13 properties), were vacant lots (5), or had not been included in the intensive survey because these 86 properties were built after the Lower Riviera's period of significance (1887-1945). Of the 79 properties intensively surveyed by Post/Hazeltine Associates 53 (67%) individual properties retained sufficient design integrity to represent their original architectural style and plan. The remaining 26 (33%) had not retained their integrity of design. Because only 53 properties that retained their integrity were built during Area 4's period of significance out of a total of 183 parcels listed in Area 4, this represents only 28% of the properties within Area 4 that have retained their integrity. Therefore, Area 4 does not qualify for integrity of workmanship.

#### **6) Integrity of Feeling (the property's expression of a particular time and place)**

Though portions of Area 4 have maintained their architectural integrity, it is fragmented and there is no definable area that can be designated as a potential historic district. Instead, the setting of Area 4 has been so diminished by post-World War II development that it can no longer sufficiently convey its integrity of feeling to communicate its period of significance. Therefore Area 4 does not maintain its integrity of feeling.

#### **7) Integrity of Association (the link between a significant event or person and the property)**

Area 4 is potentially associated with two broad themes of Santa Barbara history, namely, historic settlement patterns and the history of residential architecture. However, Area 4 has undergone a series of changes during the post World War II period that has diminished its ability to represent its period of historic significance. These changes include alterations to individual buildings, such a replacement of siding, windows, doors, and/or the enclosure of front porches. In addition, a significant number of houses within Area 4 have been demolished and replaced with larger multi-unit residential apartments, and medical and office buildings whose architectural style, scale and massing are out of character with those

qualities that would lend to Area 4's historic significance. Because Area 4 can no longer convey the spatial configuration, architectural style and associations that once characterized the neighborhood during its period of significance it does not qualify for integrity of association.

#### **8.4 Changes and Threats to Integrity**

As noted in Section 5 the integrity of the survey area has been compromised by redevelopment in the post-World War II period. Mostly occurring during the period between 1955 and circa 1990, this involved the demolition of some of the neighborhood's houses and their replacement by two or three story apartment houses. The scale, bulk, massing, and architectural style of these buildings was out of character with visual and spatial qualities that had once characterized the neighborhood during its period of significance. Other changes such as the expansion of medical and office facilities in and around St. Francis Hospital, has adversely affected the neighborhood's setting, by introducing commercial buildings that were out of scale with Area 4's initial period of development (circa 1900 – 1940). In some cases the integrity of individual houses dating to the period of significance has been adversely affected by alterations, such as the replacement of windows, doors and siding. Other alterations, including the addition of second floors, the enclosure of porches and the addition of larger have also diminished the integrity of individual buildings. In addition, the setting of individual buildings has been diminished by the demolition of original garages, as well as the removal or alteration of the strip style driveways that characterized many of the properties. Within the last 10 years, the neighborhood's setting has been further altered by the construction of condominium projects. While the architecture style of these projects have usually been designed in a manner sympathetic to the neighborhood, the scale, bulk and massing of the projects has often been out of character with the modest one-story cottages and houses that once characterized Area 4 during its period of significance.

#### **8.5 Contributing and Non-Contributing Properties within the Survey Area**

The results of the intensive level survey are summarized in Table 1 (Appendix A), which lists the contributing and non-contributing properties within the district. Of the 79 properties intensively surveyed by Post/Hazeltine Associates in Area 4, 35 properties (44%) retain sufficient integrity to convey its initial period of development (circa 1900 - 1940). 27 properties (34%) retained individual integrity but were built after Area 4's historic period of significance. A total of 17 properties (22%) built during the period of significance are classified as noncontributing because no longer retain integrity. 86 properties (47%) are non-contributing because of age. A further 13 properties had been previously surveyed by the city and five of the properties are vacant lots. Of the single-family housing within Area 4 approximately 20% of the contributing properties are Craftsman style (7 houses), 17% are Vernacular (National Folk) (6 houses), and 37% are Spanish Colonial Revival style (13 houses).

## **8.6 Assessment of Overall Integrity**

The overall integrity of the Area 4 varies and is generally inconsistent. There is no single block in which every property retains integrity. While the majority of Area 4's streets, avenues, and roads have retained their historic level of integrity, only one block, the 1200 block of Alta Vista, maintains consistency in maintaining its integrity of design. Instead, in almost all other cases one or more properties on each block have lost integrity, either through alterations that are out of character with the original buildings or by the demolition and replacement of period buildings with new structures. These new buildings are usually out of scale with the original neighborhood. The density of noncontributing properties is notable along the north side of 500-600 of Anapamu Street the north side of the 500 block of East Micheltorena and both sides of the 500 block of East Arrellaga Street. Because so few of the blocks retain a high degree of integrity the overall integrity of Area 4 is rated as being poor.

## **9.0 SUMMARY AND CONCLUSIONS**

Area 4 was the focus of an intensive level survey that evaluated the potential eligibility of the area for designation at the City, State and National level. Two historic themes, settlement and historic architecture were identified. Area 4, which encompasses its initial period of development as the period between 1900 and 1940 was also identified. In almost all cases one or more properties on each block within Area 4 have lost integrity, either through alterations that are out of character with the original buildings or by the demolition and replacement of period buildings with new structures usually built out of scale with the original neighborhood and constructed after Area 4's initial period of development (circa 1900 – 1940). The density of these noncontributing properties is notable and significant and because so few of the blocks within Area 4 retain a high degree of integrity there is no area within Area 4 that can qualify for potential designation as a historic district.

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## **Maps and Figures**



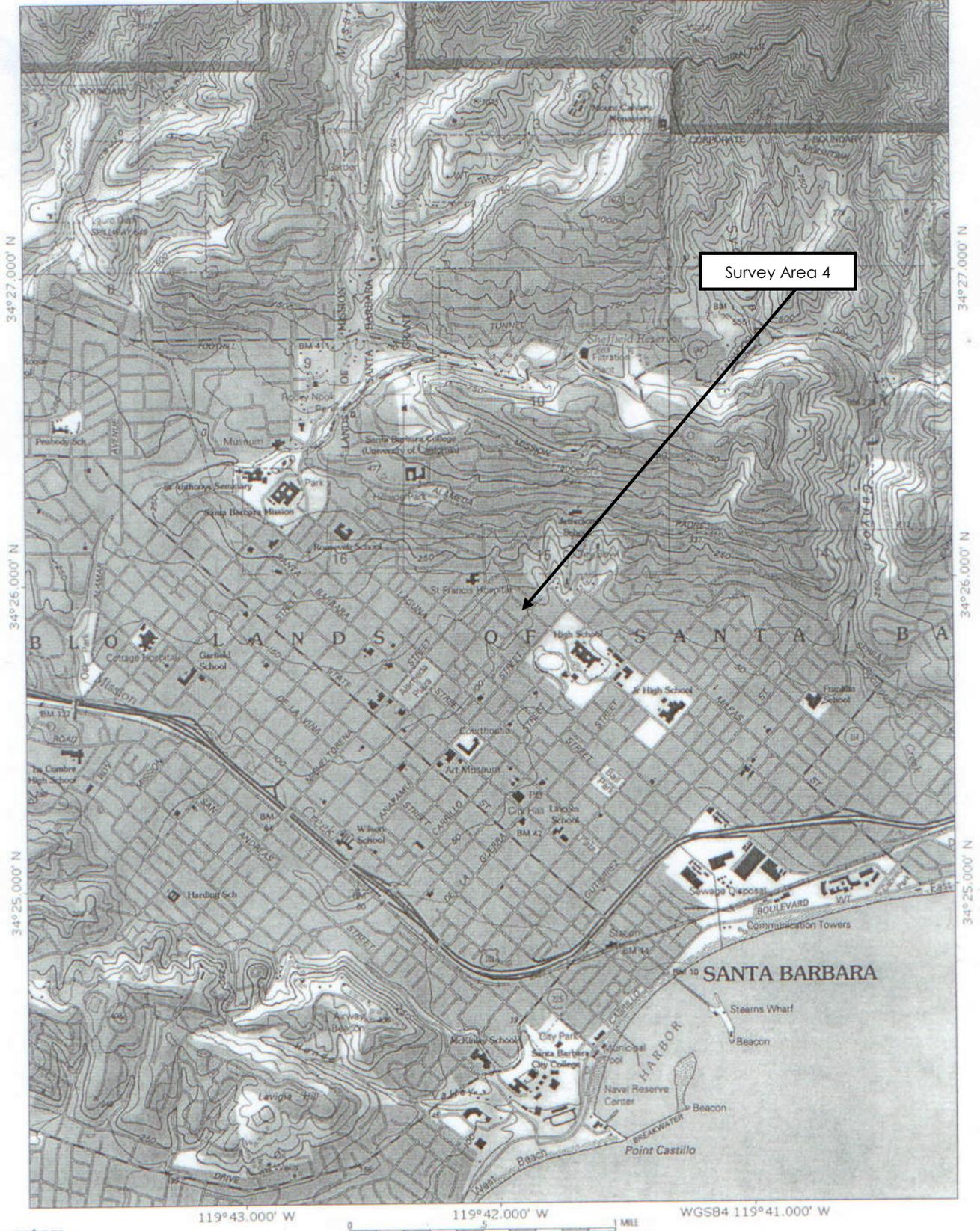


Figure 1  
Locational Map for Area 4 of the Lower Riviera Survey

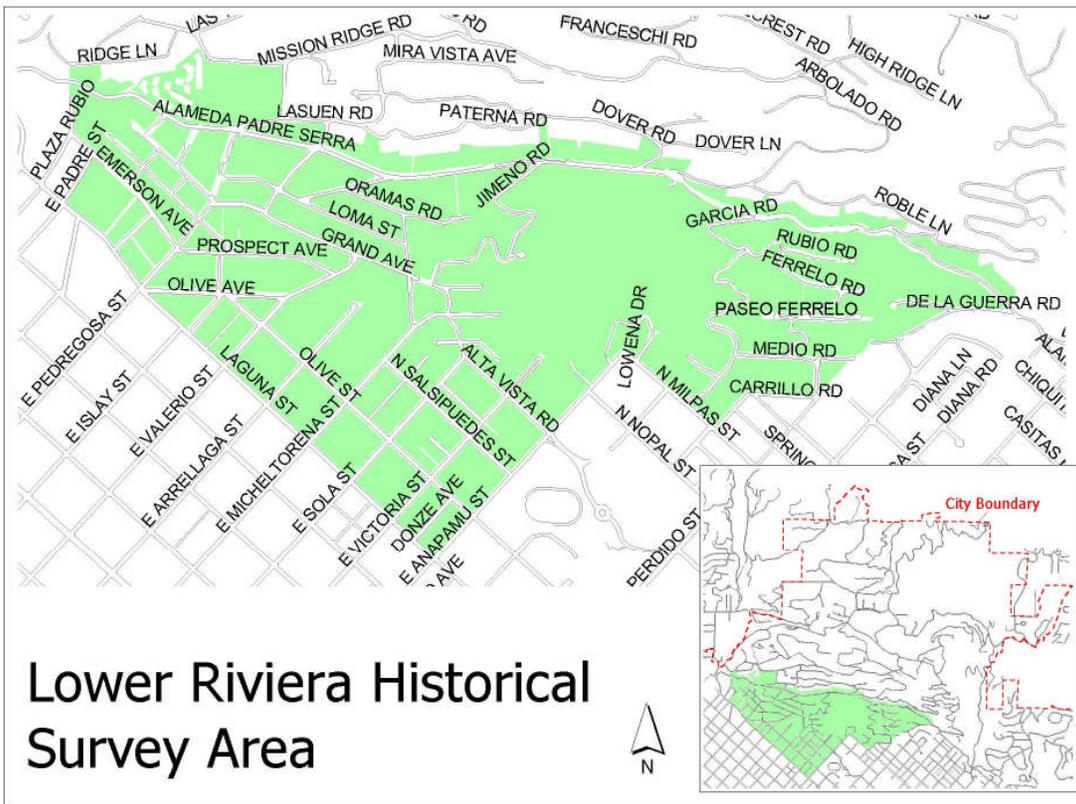


Figure 2  
 Boundaries of the Lower Riviera Historical Survey Area  
 (Encompassing the proposed Bungalow Haven Historic District)

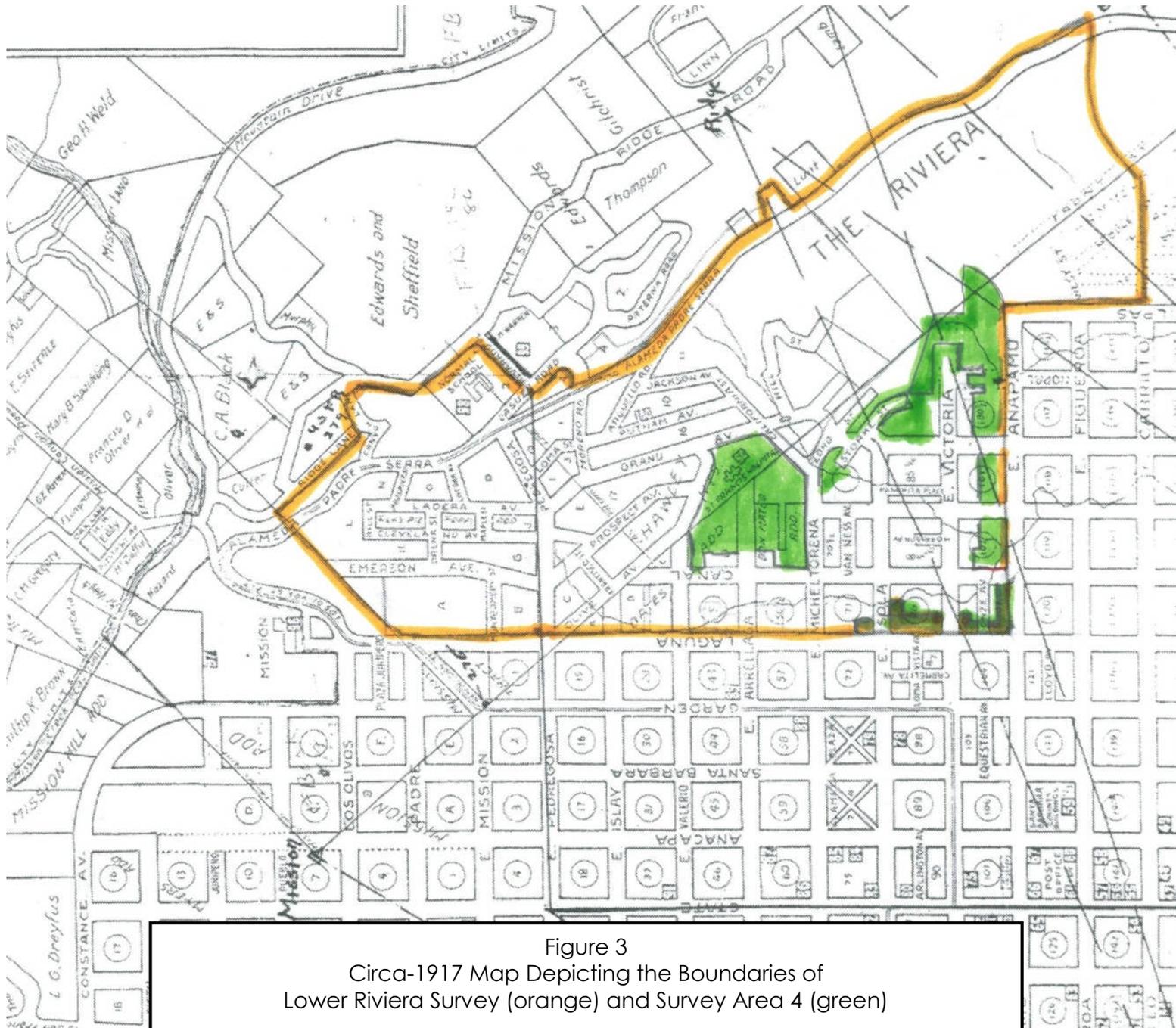


Figure 3  
 Circa-1917 Map Depicting the Boundaries of  
 Lower Riviera Survey (orange) and Survey Area 4 (green)



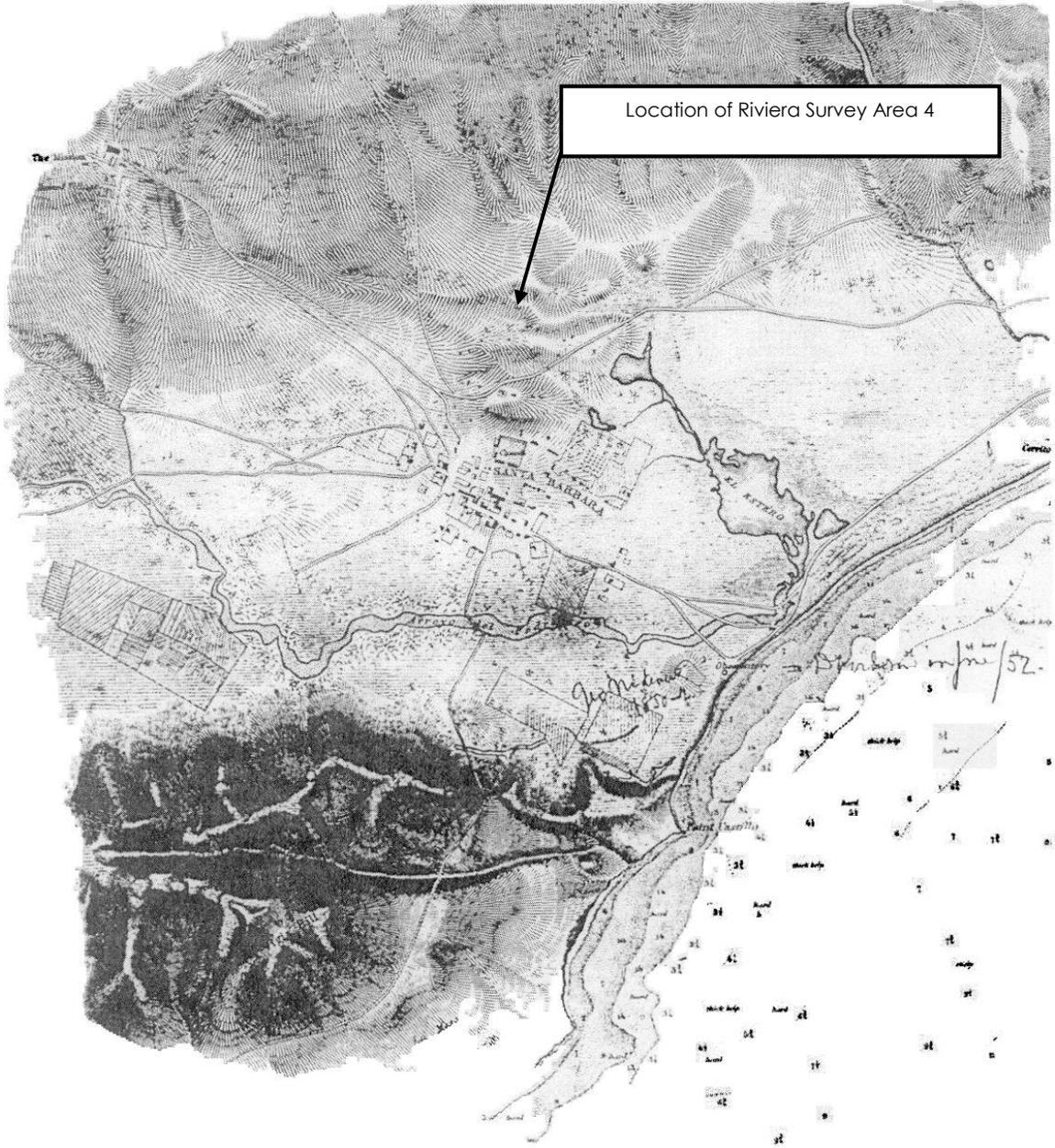


Figure 4  
1852 Coast Survey Map of Santa Barbara  
(Santa Barbara Historical Society, Gledhill  
Library)



Figure 5  
1870 Coast Survey Map  
Depicting part of Survey Area 4  
Santa Barbara Historical Museum, Gledhill Library

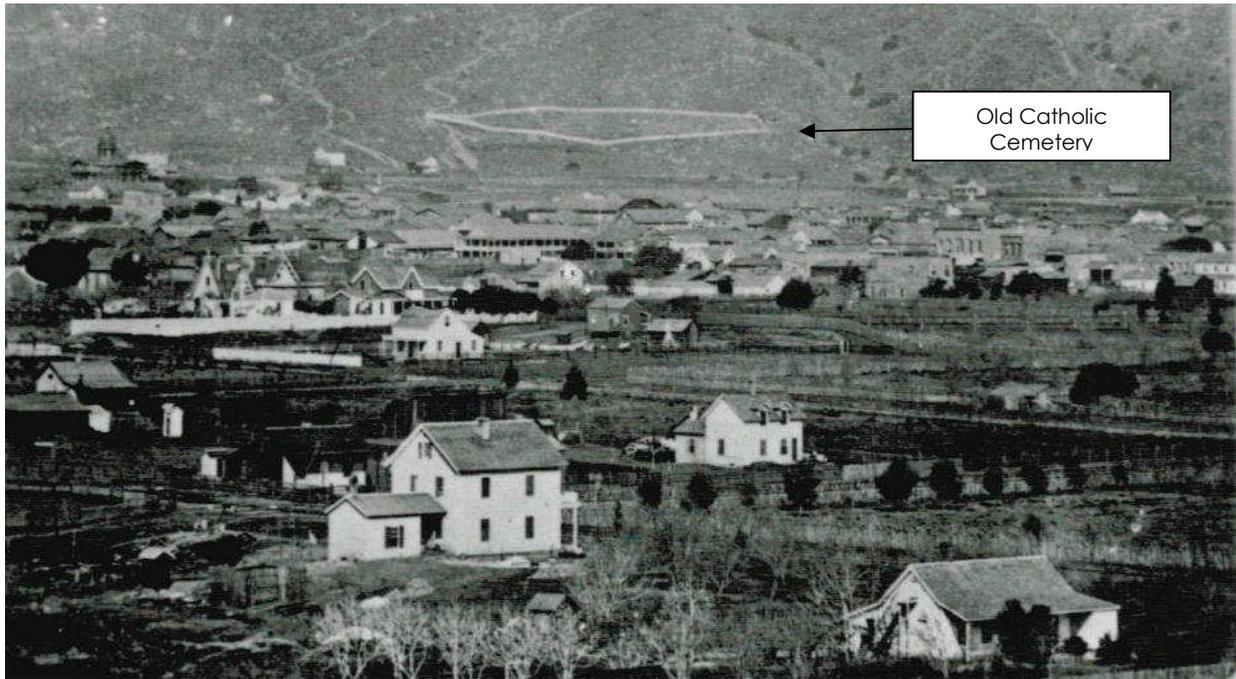


Figure 6  
View of the Riviera and the Old Catholic Cemetery (located near what is now  
the intersection of Grand Avenue and California Street: circa 1875)  
Looking north

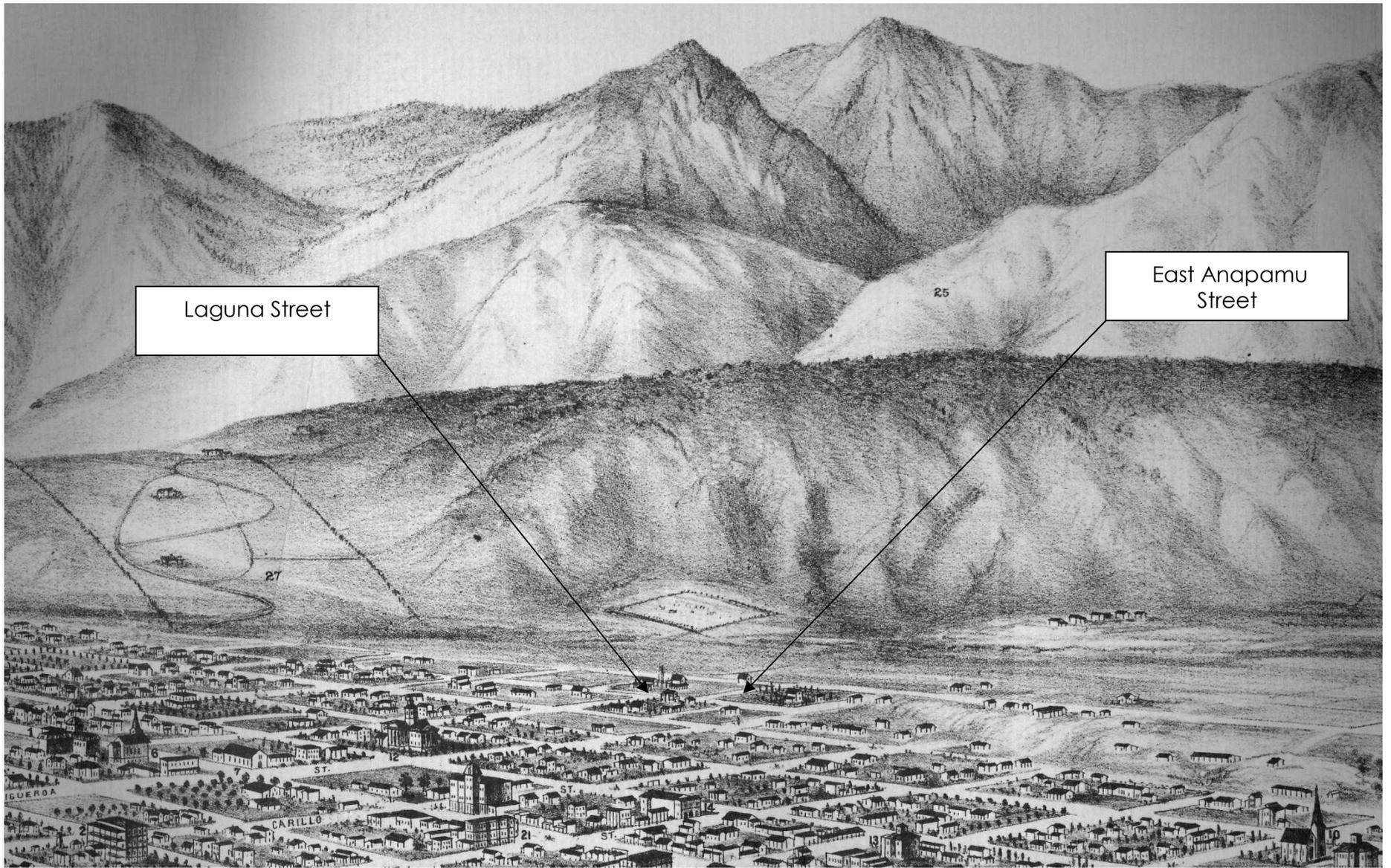
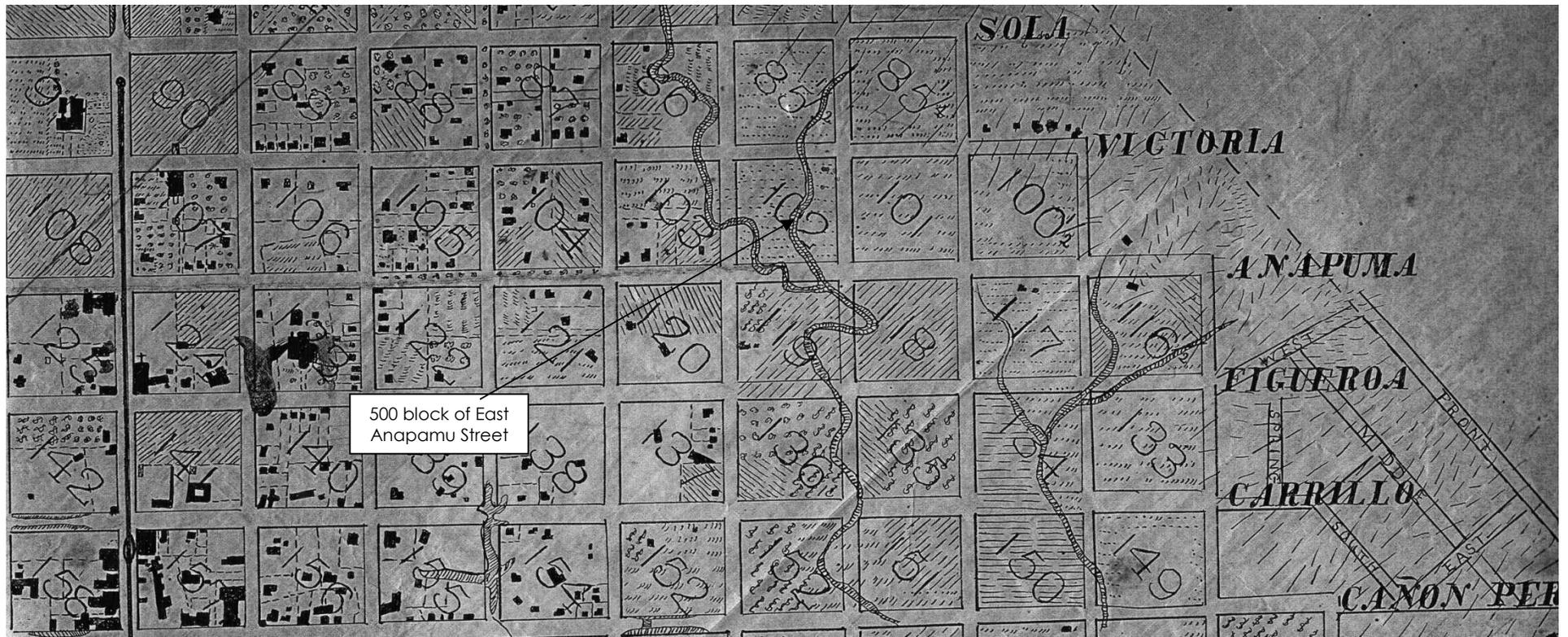


Figure 7  
1877 Bird's Eye Map of Santa Barbara  
(depicting Area 4 of the Lower Riviera Survey)



500 block of East  
Anapamu Street

Figure 8  
Circa 1880 Coast Survey Map  
Depicting East Anapamu Street  
Santa Barbara Historical Museum, Gledhill Library

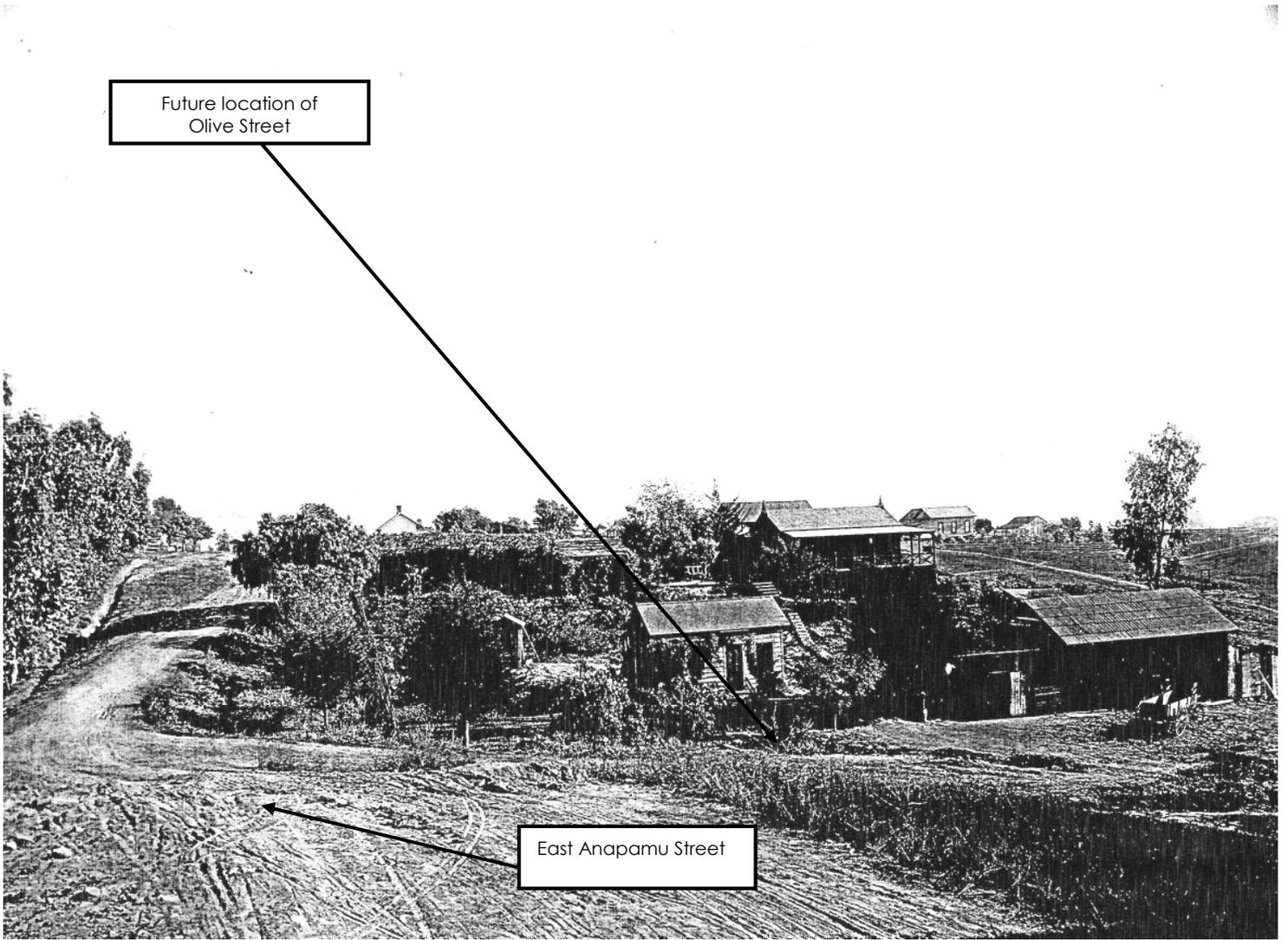


Figure 9  
View near the intersection of what is  
now the 500 block Anapamu Street and Olive Street (circa 1890)  
Looking east

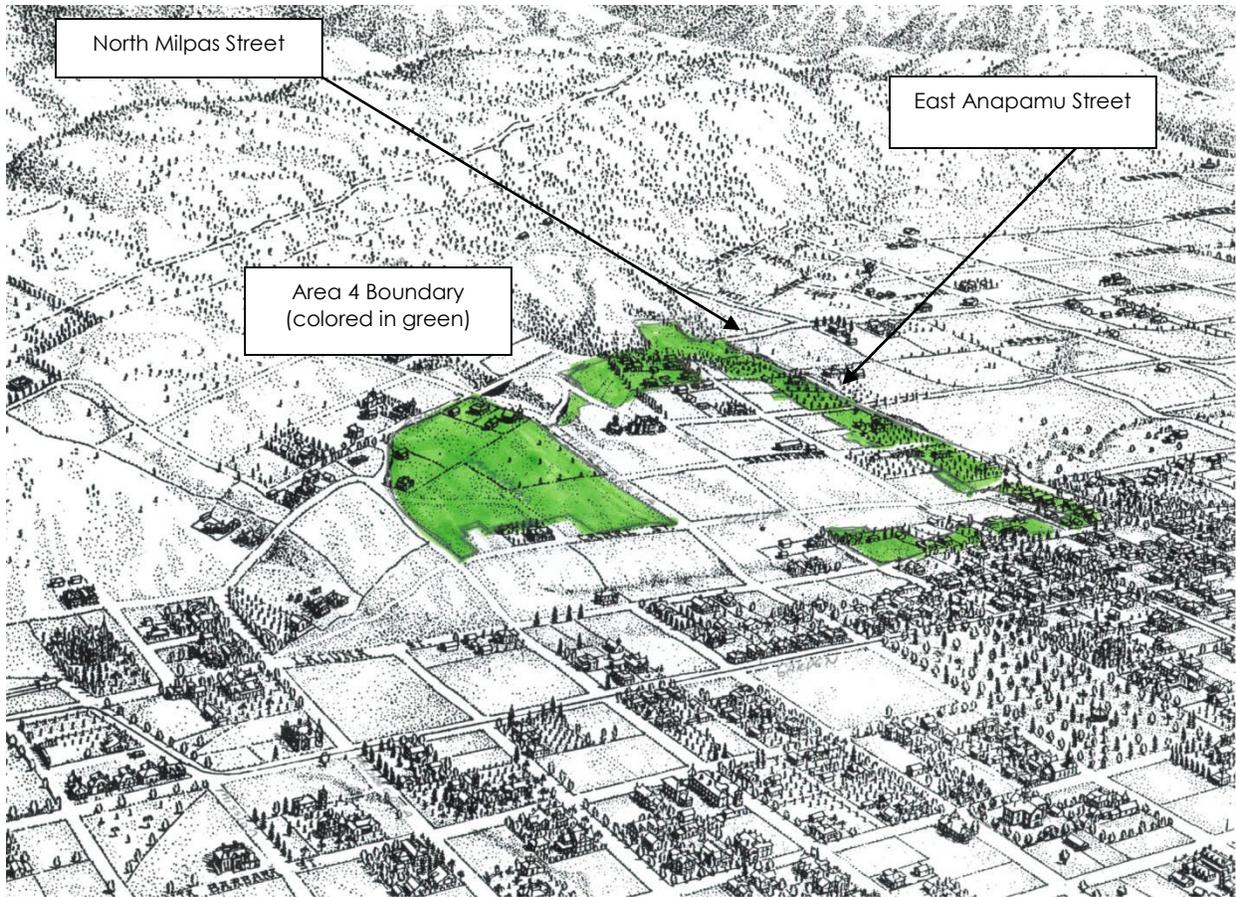


Figure 10  
1898 Bird's Eye Map  
Depicting Area 4 of the Lower Riviera



Figure 11  
View of Anapamu Street and Italian Stone Pines planted in 1908 (photo 1922)  
Looking east

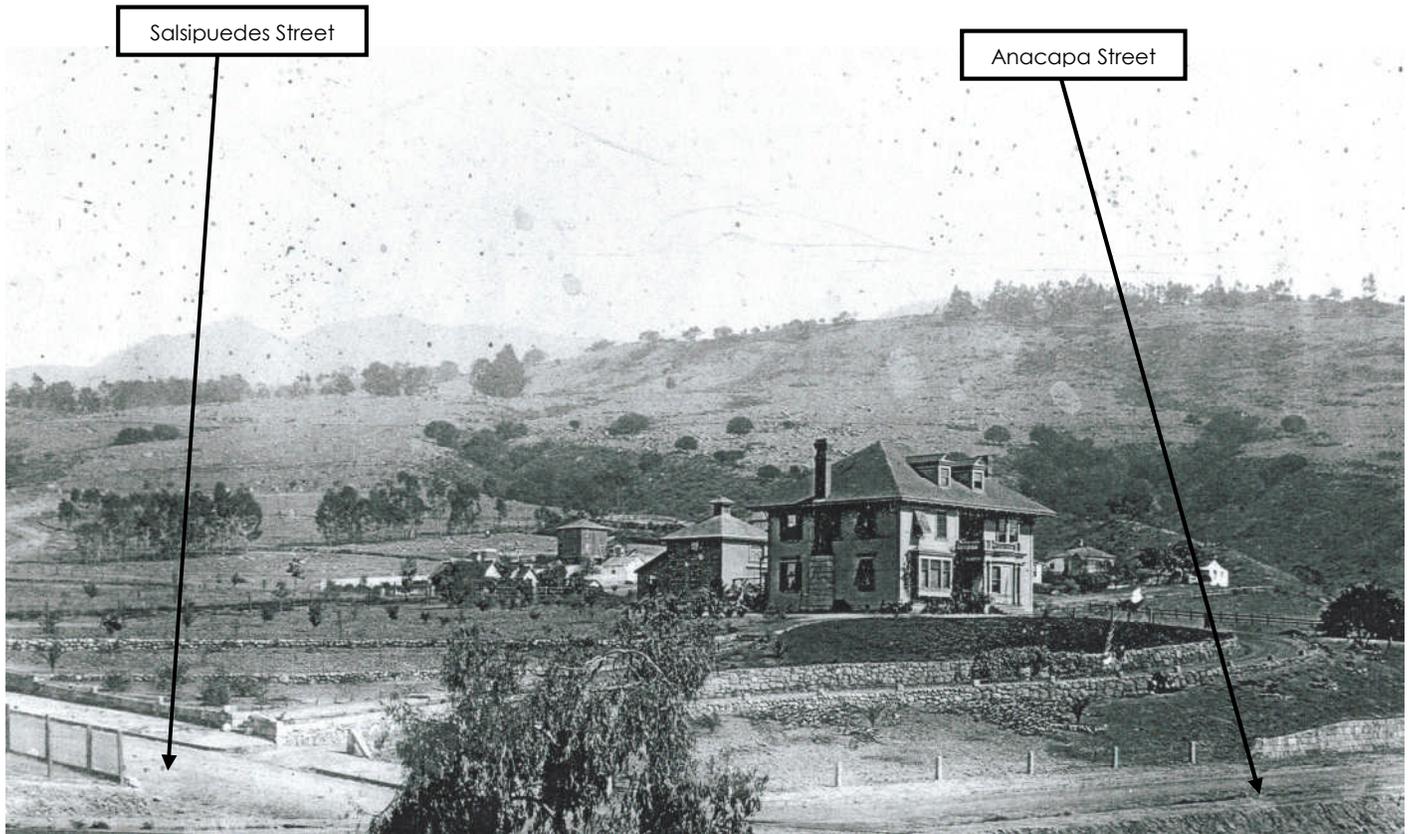


Figure 12  
The Augustus Boyd Doremus house (1894)

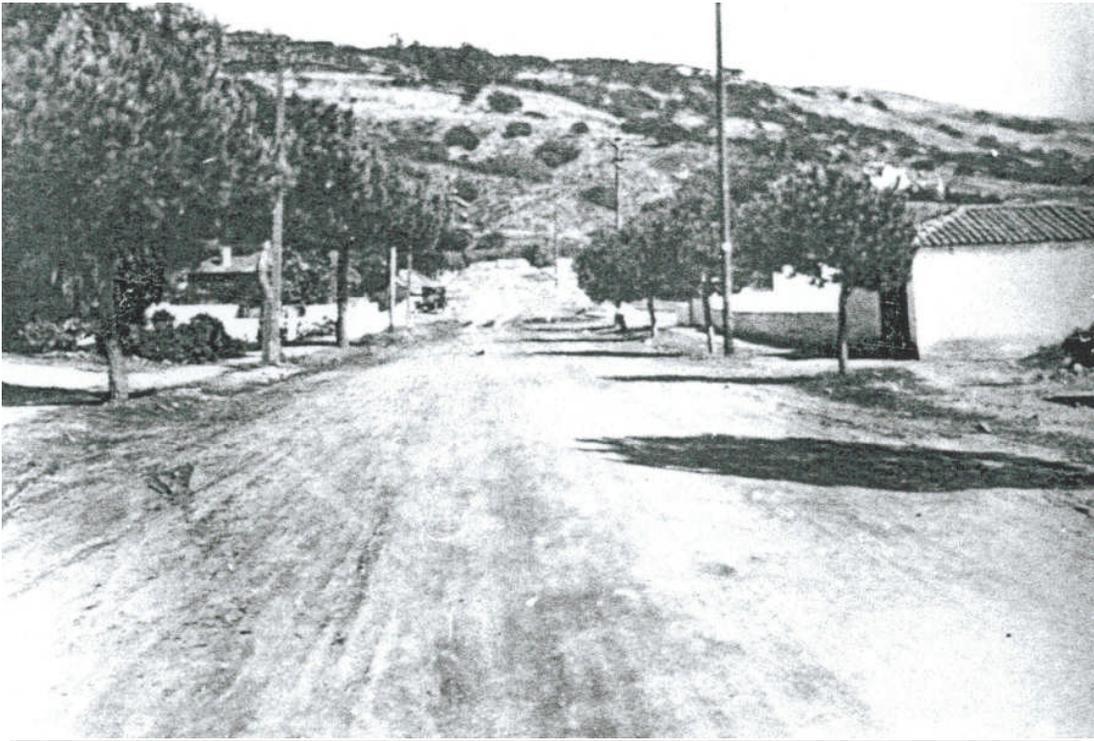


Figure 13  
View of Anapamu Street and Italian Stone Pines from Nopal Street (1922)  
Looking east



Figure 14  
View of Anapamu Street and Italian Stone Pines from Nopal Street (1922)  
Looking west



Figure 15  
1928 Aerial Photograph Depicting Area 4 of the Lower Riviera Survey  
(University of California, Santa Barbara, Map and Imagery Laboratory (Flight 311-C-B11))



# APPENDIX A

(Table)

<b>Table 1 Area 4 Master List</b>						
<b>APN</b>	<b>Street Address</b>	<b>Architectural Style</b>	<b>Integrity</b>	<b>SOM eligible</b>	<b>SB Landmark eligible</b>	
027-270-009	Vacant lot	NA	NA			
027-270-014	Vacant lot	NA	NA			
027-100-002	1426 Alta Vista Rd.	Dutch Colonial Revival	yes		yes	
027-100-001	1418 Alta Vista Rd.	Modern	yes			
029-143-020	1201 Alta Vista Rd.	Not surveyed because of age	NA			
029-150-043	1224 Alta Vista Rd.	Modern	no			
029-150-042	1216 Alta Vista Rd.	Minimal Traditional	yes			
029-150-038	1226 Alta Vista Rd.	Spanish Colonial Revival	yes			
029-150-028	1212 Alta Vista Rd.	Minimal Traditional	yes			
029-150-027	1208 Alta Vista Rd.	Spanish Colonial Revival	yes			
029-142-019	601 Anapamu St.	Not surveyed because of age	NA			
029-141-014	503 Anapamu St.	Property surveyed by city	NA			
029-141-013	515 Anapamu St.	Minimal Traditional	yes			
029-141-010	533 Anapamu St.	Property surveyed by city	NA			
029-133-019	403 Anapamu St.	Property surveyed by city	NA			
029-133-018	409 Anapamu St.	Vernacular	yes			
029-133-017	411 Anapamu St.	Vernacular	yes			
029-133-016	417 Anapamu St.	Vernacular	yes			
029-133-015	419 Anapamu St.	Craftsman	no			
029-133-014	425 Anapamu St.	Spanish Colonial Revival	yes			
029-133-013	427 Anapamu St.	Spanish Colonial Revival	yes			
029-133-012	433 Anapamu St.	Not surveyed because of age	NA			
029-133-011	435 Anapamu St.	Craftsman	no			
029-201-002	833 Anapamu St.	Spanish Colonial Revival	yes			
029-201-001	821 Anapamu St.	Spanish Colonial Revival	yes			
029-150-040	813 Anapamu St.	Not surveyed because of age	NA			
029-150-031	731 Anapamu St.	Mediterranean	no			
029-150-030	727 Anapamu St.	Mediterranean	no			
029-150-026	703 Anapamu St.	Vernacular	no			
029-150-025	707 Anapamu St.	Not surveyed because of age	NA			
029-150-024	711 Anapamu St.	Spanish Colonial Revival	yes			
029-150-023	715 Anapamu St.	Spanish Colonial Revival	yes			
029-150-022	721 Anapamu St.	Vernacular	yes			
029-150-020	733 Anapamu St.	Not surveyed because of age	NA			
029-150-019	737 Anapamu St.	Mediterranean	yes			
029-150-018	801 Anapamu St.	Not surveyed because of age	NA			
029-150-017	811 Anapamu St.	Vernacular	yes			
029-440-004	817 Anapamu St.	Not surveyed because of age	NA			
029-440-003	817 Anapamu St.	Not surveyed because of age	NA			
029-440-002	817 Anapamu St.	Not surveyed because of age	NA			
029-440-001	817 Anapamu St.	Not surveyed because of age	NA			
029-390-004	729 Anapamu St.	Not surveyed because of age	NA			
029-390-003	729 Anapamu St.	Not surveyed because of age	NA			
029-390-002	729 Anapamu St.	Not surveyed because of age	NA			
029-390-001	729 Anapamu St.	Not surveyed because of age	NA			
029-360-004	521 Anapamu St.	Not surveyed because of age	NA			
029-360-003	521 Anapamu St.	Not surveyed because of age	NA			
029-360-002	521 Anapamu St.	Not surveyed because of age	NA			
029-360-001	521 Anapamu St.	Not surveyed because of age	NA			
029-370-004	521 Anapamu St.	Not surveyed because of age	NA			
029-370-003	521 Anapamu St.	Not surveyed because of age	NA			
029-370-002	521 Anapamu St.	Not surveyed because of age	NA			
029-370-001	521 Anapamu St.	Not surveyed because of age	NA			
027-132-019	535 Arrellaga St.	Not surveyed because of age	NA			
027-132-014	511 Arrellaga St.	Not surveyed because of age	NA			
027-132-013	515 Arrellaga St.	Not surveyed because of age	NA			
027-132-012	521 Arrellaga St.	Not surveyed because of age	NA			
027-132-011	525 Arrellaga St.	Not surveyed because of age	NA			
027-270-028	601 Arrellaga St.	Not surveyed because of age	NA			
027-260-030	524 Arrellaga St.	Craftsman	no			
027-260-006	520 Arrellaga St.	Craftsman Bungalow	no			
027-260-005	518 Arrellaga St.	Not surveyed because of age	NA			

<b>Area 4, Table 1 Master List</b>						
<b>APN</b>	<b>Street Address</b>	<b>Architectural Style</b>	<b>Integrity</b>	<b>SOM eligible</b>	<b>SB Landmark eligible</b>	
027-480-007	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-006	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-003	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-002	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-001	555 Arrellaga St.	Not surveyed because of age	NA			
027-430-007	536 Arrellaga St.	Not surveyed because of age	NA			
027-430-006	536 Arrellaga St.	Not surveyed because of age	NA			
027-430-005	536 Arrellaga St.	Not surveyed because of age	NA			
027-430-004	532 Arrellaga St.	Not surveyed because of age	NA			
027-480-009	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-008	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-005	555 Arrellaga St.	Not surveyed because of age	NA			
027-480-004	555 Arrellaga St.	Not surveyed because of age	NA			
027-440-005	532 Arrellaga St.	Not surveyed because of age	NA			
027-440-004	536 Arrellaga St.	Not surveyed because of age	NA			
027-440-003	536 Arrellaga St.	Not surveyed because of age	NA			
027-440-002	536 Arrellaga St.	Not surveyed because of age	NA			
027-440-001	536 Arrellaga St.	Not surveyed because of age	NA			
027-270-019	723 California St.	Minimal Traditional	yes			
029-100-010	1312 Colina Ln.	Not surveyed because of age	NA			
029-100-005	703 Colina Ln.	Not surveyed because of age	NA			
029-100-033	1308 Colina Ln.	Not surveyed because of age	NA			
029-100-028	707 Colina Ln.	Not surveyed because of age	NA			
027-270-018	1601 Grand Ave.	Modern	no			
027-270-017	1609 Grand Ave.	Vacant lot	NA			
027-270-016	1615 Grand Ave.	Vacant lot	NA			
029-085-024	1332 Laguna St.	Property surveyed by city	NA			
029-085-023	1326 Laguna St.	Property surveyed by city	NA			
029-085-022	1320 Laguna St.	Property surveyed by city	NA			
029-085-021	1314 Laguna St.	Property surveyed by city	NA			
029-085-020	1310 Laguna St.	Property surveyed by city	NA			
029-085-019	1308 Laguna St.	Property surveyed by city	NA			
029-085-001	1336 Laguna St.	Property surveyed by city	NA			
029-133-020	1212 Laguna St.	Property surveyed by city	NA			
029-133-001	1216 Laguna St.	Property surveyed by city	NA			
029-132-018	1232 Laguna St.	Property surveyed by city	NA			
029-132-017	1228 Laguna St.	Property surveyed by city	NA			
029-132-016	1224 Laguna St.	Property surveyed by city	NA			
029-132-001	1236 Laguna St.	Property surveyed by city	NA			
029-150-014	813 Lowena Dr.	Vacant lot	NA			
027-260-031	525 Micheltorena St.	Not surveyed because of age	NA			
027-260-029	511 Micheltorena St.	Not surveyed because of age	NA			
027-260-024	501 Micheltorena St.	Minimal Traditional	yes			
027-260-019	527 Micheltorena St.	Craftsman	yes	yes		
029-033-033	630 Micheltorena St.	Minimal Traditional	yes			
029-033-032	628 Micheltorena St.	Modern	yes			
029-033-008	646 Micheltorena St.	Modern	yes			
029-100-006	726 Micheltorena St.	Minimal Traditional	yes			
029-100-004	716 Micheltorena St.	Spanish Colonial Revival	yes			
029-100-003	714 Micheltorena St.	Post WW II Vernacular	no			
029-100-026	800 Micheltorena St.	Spanish Colonial Revival	yes	yes		
027-580-005	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-004	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-003	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-002	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-001	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-016	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-015	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-008	533 Micheltorena St.	Not surveyed because of age	NA			
027-580-007	533 Micheltorena St.	Not surveyed because of age	NA			
029-150-009	1238 Nopal St.	Tudor Revival	yes	yes		

029-150-008	1237 Nopal St.	Vernacular	yes				
029-150-049	1219 Nopal St.	Not surveyed because of age	NA				
<b>Area 4, Table 1 Master List</b>							
<b>APN</b>	<b>Street Address</b>	<b>Architectural Style</b>	<b>Integrity</b>	<b>SOM eligible</b>	<b>SB Landmark eligible</b>		
029-150-047	1215 B Nopal St.	Not surveyed because of age	NA				
029-150-046	1217 Nopal St.	Not surveyed because of age	NA				
029-150-045	1219 B Nopal St.	Not surveyed because of age	NA				
029-150-044	1219 A Nopal St.	Not surveyed because of age	NA				
029-150-034	1223 Nopal St.	Spanish Colonial Revival	yes				
029-150-033	1232 Nopal St.	Tudor Revival	yes				
027-260-027	1522 Olive St.	Not surveyed because of age	NA				
029-141-020	1228 Olive St.	Spanish Colonial Revival	yes				
029-141-019	1226 Olive St.	Craftsman	yes				
029-141-018	1222 Olive St.	Not surveyed because of age	NA				
029-141-017	1218 Olive St.	Modern	yes	yes			
029-141-016	1210 Olive St.	Mediterranean	no				
029-141-015	1208 Olive St.	Not surveyed because of age	NA				
027-620-003	1524 Olive St.	Not surveyed because of age	NA				
027-620-002	1524 Olive St.	Not surveyed because of age	NA				
027-620-001	1524 Olive St.	Not surveyed because of age	NA				
029-142-014	1226 Salsipuedes St.	Not surveyed because of age	NA				
029-380-008	1221 Salsipuedes St.	Not surveyed because of age	NA				
029-380-007	1221 Salsipuedes St.	Not surveyed because of age	NA				
029-380-006	1219 Salsipuedes St.	Not surveyed because of age	NA				
029-380-005	1219 Salsipuedes St.	Not surveyed because of age	NA				
029-380-004	1217 Salsipuedes St.	Not surveyed because of age	NA				
029-380-003	1217 Salsipuedes St.	Not surveyed because of age	NA				
029-380-002	1215 Salsipuedes St.	Not surveyed because of age	NA				
029-380-001	1215 Salsipuedes St.	Not surveyed because of age	NA				
029-022-024	401 Sola St.	Craftsman	yes				
029-085-005	420 Sola St.	Craftsman Bungalow	no				
029-085-004	418 Sola St.	Vernacular	no				
029-085-003	414 Sola St.	Modern	yes				
029-085-002	410 Sola St.	Craftsman Bungalow	no				
027-132-006	520 Valerio St.	Minimal Traditional	yes				
027-132-005	524 Valerio St.	Colonial Revival	yes				
027-132-004	518 Valerio St.	Craftsman	no				
027-132-003	516 Valerio St.	Craftsman	no				
027-132-002	510 Valerio St.	Craftsman	yes	yes			
027-132-001	504 Valerio St.	Craftsman	no				
027-270-029	626 Valerio St.	Craftsman	yes				
027-270-026	622 Valerio St.	Craftsman	no				
027-270-013	656 Valerio St.	Post WWII Vernacular	no				
027-270-012	652 Valerio St.	Spanish Colonial Revival	yes				
027-270-010	644 Valerio St.	Spanish Colonial Revival	no				
027-270-008	632 Valerio St.	Craftsman	no				
027-270-007	630 Valerio St.	Craftsman	no				
027-270-004	620 Valerio St.	Craftsman	yes				
027-270-003	616 Valerio St.	Colonial Revival	no				
027-270-002	612 Valerio St.	American Colonial Revival	yes		yes		
027-270-001	602 Valerio St.	Minimal Traditional	no				
029-085-018	401 Victoria St.	Not surveyed because of age	NA				
029-150-007	730 Victoria St.	Tudor Revival	yes				
029-100-035	737 Victoria St.	English Cottage	yes	yes			
029-100-034	735 Victoria St.	Craftsman	yes	yes			
029-150-036	714 Victoria St.	Vernacular	no				
029-150-035	720 Victoria St.	Vernacular	yes				
029-350-006	721 Victoria St.	Contemporary	yes				
029-350-005	721 Victoria St.	Contemporary	yes				
029-350-004	723 Victoria St.	Contemporary	yes				
029-350-003	723 Victoria St.	Contemporary	yes				
029-350-002	719 Victoria St.	Contemporary	yes				
029-350-001	719 Victoria St.	Contemporary	yes				