

HISTORIC SITES/STRUCTURES REPORT

For

**1250 Cliff Drive
(APN 035-200-009)**

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1.0 INTRODUCTION

This Historic Structures/Sites Report is for a 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. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. Principal No. 8 of the City of Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for archaeological Resources and Historic Structures and Sites* (January 2002). The HSR will determine if the property at 1250 Cliff Drive is a significant historic resource using the guidelines set forth by the City of Santa Barbara in the Master Environmental Assessment (MEA). If the property or any of its individual components is determined to be a potentially significant historic resource, the report will include recommendations to guide further development of the property.

2.0 PROJECT DESCRIPTION

There is no proposed project at this time.

3.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 12):

City of Santa Barbara:

Street File for 1250 Cliff Drive

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.

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

4.0 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 and two houses in a range of architectural styles. These include Spanish Colonial Revival, Tudor Revival, Minimal Traditional, and Ranch styles. No one style dominates the street. While the project house was built in the early twentieth century, most of the residences in the surrounding area 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 chaparral, however, in the 223 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.

5.0 HISTORICAL CONTEXT

5.1 Brief History of the Mesa: 1782- to the Present

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 (the road followed the 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 fertile lands began to be exploited for cultivation and by the 1880s there were a number of farms dotting the Mesa. Varying in size from 20 to 200 acres, most of the farmers grew beans

as the primary commercial crop, along with flax, corn, barley, and squash. Two of the largest farms were 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 sited near what would later be McKinley School (built 1932). Throughout the nineteenth century the Mesa continued to operate as the location of 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*, the Italianate style house was designed and built by the architect, Peter Barber, on the bluff overlooking West Beach. Damaged by an earthquake in 1925, the mansion was subsequently demolished in 1932. The building pad of the former 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 were farm houses which ranged in size from the Italianate Mansion of Captain Low to more modest vernacular farm houses such as that built by Captain Low. This development pattern continued until 1920. One of the most substantial houses on the Mesa during the early twentieth century was the Craftsman Style house at 1250 Cliff Drive built for Grace Laflin Whitehead in 1911. 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 late teens, the Mesa began to slowly diversify from an area dominated almost exclusively by farms, to one characterized by heterogeneous mix of residential development and farmland. 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 twentieth 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, several housing tracts began to develop, 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 public transportation to the downtown core, and the onset of the Great Depression in 1929.

After World War II, the Mesa became the focus of large-scale single-family housing tracts, the majority of them designed in modest interpretations of the Minimal Traditional and Ranch styles. Later, commercial properties (primarily confined to a several block area along Cliff Drive, near the intersection of Carrillo Street) and apartments (most of which were located 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 schemes, particularly variants of the Mediterranean style. One such residential development is the property adjacent to the project 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 radius 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.

5.2 History of the Property at 1250 Cliff Drive (1868-1920)

The first indication of ownership for 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 of that year to Thomas Snyder for the sum of \$50.83 (Deed of Records, Book G, page 61, March 9, 1868). Snyder initially 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). A 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 this was a part of his some 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 was born in New York on April 24, 1825 and moved to Santa Barbara sometime between 1880, where he is listed as a farmer living in Butler, Iowa, and 1887, when he purchases 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 will 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 on the corner of Canon Perdido and State Street, in the Canfield Building (*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 (*History of Santa Barbara*, Volume 1, page 315; 1890 Great Register of the County of Santa Barbara; 1900 United States Census). Like his predecessors Frink appears not to have improved his land, subsequently selling it to his head tailor, Paul Minassian, in 1896 (Frink later moved to a home at 1605 Bath Street, where he died sometime after) (Deed of Records, Book, 56, page 176, September 30, 1896; Personal history of the Frink family, no date). Minassian, born in Turkey in circa 1859, held onto the 6.67-acre parcel for some seven years before selling it to Allen Owen on June 10, 1903 (Book 87, page 312). There is no indication that any improvements were made to the property during this period.

After several sales in the intervening years the 6.67-acre property was sold to Grace Laflin 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 (a link between the Whitehead family on Cliff Drive and Ralph Radcliff Whitehead a leading proponent of the Arts and Crafts Style or resided in Montecito could not be substantiated). It is most likely that the house at 1250 Cliff Drive was built during the tenure of the Whiteheads (1911-1920). The two-story Craftsman style house, known historically as “Grand View,” was in place by no later than 1911. A city directory of that year lists Jesse Whitehead as living at “Grand View, Cliff Drive on La Mesa” (1911 Santa Barbara City Directory). The substantial size of the house, its assured rendition of the Craftsman Style and its high quality craftsmanship and well finished architectural detailing, indicates the house was designed by a designer or architect who was a skilled practitioner of the style for a client of some means. The impressive architecture of the

house was enhanced by a long driveway lined with Canary Island palm trees and an entrance flanked by sandstone piers whose capstones carved with the name of the house, “Grand View,” are indicative of an affluent homeowner (the piers were removed 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 property, including its Craftsman Style house, to Margaret Church.

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

The Arts and Crafts Movement originated in England in 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, such as Gustav Stickley and eventually, through the Craftsman style, became one of the most popular architectural styles for single-family houses, between circa-1895 and 1925.

In Santa Barbara several architects and builders, including Francis Underhill, Samuel Ilsley, 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.

5.4 Later History of the Property at 1250 Cliff Drive (1920–2009)

In 1920 the 6.67-acre property was sold by the Estate of Grace L. Whitehead to Margaret G. Church (Deed of Records, Book 177, page 434, February 27, 1920). Ten years later Margaret Church deeded the property to 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 Loughhead Aircraft Manufacturing Company, with a residence on the Mesa (Loughhead Aircraft Manufacturing Company was the forerunner of Lockheed

Corporation 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 for the house, a munificent 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 where it still remains today.

Until this point there had been no permits issued for any modifications or alterations for the property on Cliff Drive. The first was in 1940 when Arthur Church was issued 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 of the parcels, of approximately 4.88 unimproved acres, was sold to Jack Pietras, the smaller, of approximately 1.79 acres, was sold to David P. Alexander (Gabel/Coryell history of the property at 1250 Cliff Drive, no date). It was the Alexander property that contained the house and barn at 1250 Cliff Drive (Deed of Records, Book 551, page 143, January 22, 1940). During World War II the Alexanders purportedly used both 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).

6.0 SITE DESCRIPTION

6.1 The House

The two-story house is u-shaped in configuration, with shallow one-story wings capped by second floor terraces projecting off the south, east and west elevations. Raised on a partial basement level, the basement level 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. A low-pitched side gable roof, with front gable wings at either end, covers the house. Deep, overhanging eaves are supported by a complex arrangement of beams

and rafters. Fenestration is comprised of complex of a variety of wood frame windows types, including sash, fixed, and stained glass windows, as well as French doors. Shallow chimneys project from the north side of the roof at midpoint, as well as at the east and west ends of the elevation.

6.1.1 South Elevation (Street Façade) of the House

The south elevation is symmetrical in design with a recessed central block flanked on either side by projecting front gable wings (Figures 3 & 4). A low-pitched side gable roof covers the central block with intersection front gable roofs over the projecting wings. A wood trellis/pergola shelters the recessed entrance. The trellis is supported by a slightly arched wood beam embellished with a decorative “keystone” at its centerpoint. On the second floor the roof’s deep, overhanging eaves are supported by a complex arrangement of exposed rafter tails and beams that project beyond the walls. Second story porches, surrounded by shallow shingled parapets, project from either end of the elevation. Fenestration is symmetrical. On the first floor, the wide multi-paned entry door is flanked on either side by fixed light windows capped by three-light transoms. A set of multi-paned French doors, set in the side of the elevation’s shallow projecting wings. The projecting wing’s fenestration consists of large triple windows with a large fixed light window (with a three light transom) flanked on either by four-over-one double hung sash windows. The second story’s fenestration is comprised of symmetrically aligned double hung sash windows in the central block windows and sets of multi-paned French doors that open out to the second floor porches.

Alterations and Modifications to the South Elevation

There have been no significant alterations or modifications to the south elevation since the house’s construction in circa 1911.

6.1.2 West Elevation of the House

The west elevation is u-shaped in configuration with single-story wing projecting from the north and south end of the elevation (Figures 5 & 6). 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 1911.

6.1.3 North Elevation (Rear Elevation) of the House

The rear elevation is essentially linear in configuration with a shallow projection at its east end (Figures 7 & 8). Its roofline is composed of front gable elements that flank the centrally placed side gable roof. 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 projects from the elevation. 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 west projecting wing's west elevation provides access to the interior (the door is accessed via a set of concrete steps). A hopper style window flanked by multi-light sash windows is set in the first floor of the projecting wing. On the second floor a pair of six-over-one wood sash windows is set beneath the front gable roof at the west end of the elevation. These are flanked on the east by two smaller window 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 abuts 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 the basement 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 area 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 1911.

6.1.4 East Elevation of the House

Like the south elevation, the east elevation, while essentially linear in alignment, is more complex in its design (Figures 9 & 10). Rising two stories in height, it terminates at the south end with a single-story element comprised of an open porch. Its most prominent feature is recessed porch located near the south end of the elevation. A series of broad concrete steps, flanked on either side by graduated sets of brick clad piers with concrete capstones, leads onto the porch. The porch's projecting pergola style roof is supported by pairs of wood posts set on brick clad piers. Like the south elevation, the porch is embellished with a wood beam shaped into a slightly point arch with a decorative wood "keystone" at its centerpoint. The recessed porch leads to a set of multi-light French doors that open 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 consisting 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 is set next to

the porch. The second floor a triple window mimicking the design of that found on the first floor is flanked on the north by a triple window opening covered in screening that provided light and ventilation to a sleeping porch. 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 Alterations to the East Elevation

There have been no significant alterations or modifications to the east elevation since the house's construction in circa 1911.

6.2 Former Barn and Auxiliary Buildings

Former Barn

The former barn is set north of the house (Figures 11-12). Set on a poured concrete 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 set of wood steps set on the building's south elevation provide access to the second floor's door. Fenestration is primarily wood and metal frame windows of varying dimension. A large wood door on the west elevation provides access to the first floor, which is currently used for storage. The second floor functions as a residential unit.

Modifications and Alterations to the Barn/Residence

When it was built in circa-1911, the building may have been used to house farmhands on the second floor and equipment on the first floor. The existing fenestration appears to represent both surviving original windows and more recent additions.

Carport

A carport is located just southwest of the house (Figure 13). It features a slightly-pitched roof supported by wood posts with angled braces. The sides of the carport are sheathed in wood lattice.

Modifications and Alterations to the Carport

The carport was constructed sometime in the early to mid-twentieth century. It is in poor physical condition.

Shed

A small rectangular board and batten shed capped by a low-pitched side gable roof is located just north of the carport (Figure 15). Built on the hillside the south end of the building is supported by wood posts. Its fenestration is composed 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-1911. It is in poor physical condition.

Lath house

A small rectangular lath house is set just north of the shed (Figure 15). It is constructed of a wood framework covered in narrow wood battens. 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 1911 and 1945. It is in fair physical condition.

6.3 Landscape and Hardscape Features

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 (Figures 15 -18). The concrete driveway, which was subsequently paved with asphalt, is delineated on either side by sandstone curbs. The drive leads north from Cliff Drive to house's entrance façade where it extends northwest around the side of the house to the former Barn. Another extension of the driveway leads to the north end of the property (this segment originally extended north to the chicken farm). Just southeast of the house are the remnants of a formal garden featuring a brick terrace surrounding an ornamental reflecting pool and birdbath. With the exception of the formal garden area and the driveway the south end of the parcel is un-landscaped. Remnants of a rectangular garden surrounded by hedges and ornamental shrubs and trees flank the house's east elevation. Large specimen trees including date palms cypress and a pine 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 1911. Surviving remnants of the gardens could not be as precisely dated; they appear to date from circa 1911 to circa 1945. The inscribed sandstone blocks that once capped the entrance drive's piers have been relocated to the north end of the main driveway.

7.0 EVALUATION AND ANALYSIS

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 in the City of Santa Barbara's Master Environmental Assessment (MEA), the State Historic Resources Code and the

National Register of Historic Places. The evaluation will determine if the house 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 in the MEA. The property at 1250 Cliff Drive is not a designated City of Santa Barbara Landmark or Structure of Merit, nor is it listed in the California Register of Historical Resources or the National Register of Historic Places.

7.1 Evaluation of Integrity

Integrity means that the resource retains the essential qualities of its historic character. Built in circa 1911 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.

7.2 Establishing the Resource's Potential Period of Historic Significance and Historic Themes

The resource's period of significance encompasses the date of the house's construction in circa 1911 to 1940 when the Loughhead family sold the property. The construction of the house occurred during a time when the Arts and Crafts Movement significantly contributed to the city's architectural heritage. Built during early development of the Mesa and one of the few surviving examples of the Craftsman style on the Mesa, the property at 1250 Cliff Drive is associated with the themes of Historic Settlement and Architecture.

7.3 Application of the Integrity Criteria to 1250 Cliff Drive

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, barn, outbuildings and surviving landscaping and hardscape have remained in place since their construction/installation in circa 1911-1945. Therefore, the property at 1250 Cliff Drive has retained 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.

House

The house at 1250 Cliff Drive has undergone no significant alterations since its construction date in circa 1911. Therefore, the property at 1250 Cliff Drive has retained its integrity of design.

Accessory Buildings

While in generally poor physical condition, the former barn and three outbuildings can still convey the essential features of their original design. Therefore, they have retained their integrity of design.

Landscaping and Accessory Features

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Several accessory buildings, including the barn, dating to the property's period of significance (1911 - 1940) have

been preserved. Therefore, the property at 1250 Cliff Drive has retained 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 has been developed with what are primarily single-family residences, the majority built since end of World War II, the property continues to retain its setting since it is located on a commodiously-sized lot of almost two acres. Buildings and features associated with a later development have not so intruded on the property's setting that the original context has been lost. Therefore, the property at 1250 Cliff Drive has retained its 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 exterior of the house has undergone no significant modifications since its date of construction in circa 1911. It continues to retain almost all of its original materials, including its wall cladding, fenestration, roof and architectural embellishments. Therefore, the house at 1250 Cliff Drive has retained its integrity of materials.

Accessory Buildings

The former barn and outbuildings have retained almost all of their original materials, including wall cladding and fenestration. Therefore, the outbuildings, albeit in a poor state of preservation have retained their integrity of materials.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Therefore, the landscaping at 1250 Cliff Drive has not retained its overall integrity of design.

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. The house continues to convey its original Craftsman style architecture and the high quality of its original workmanship. Therefore, the house at 1250 Cliff Drive has retained its integrity of workmanship.

Accessory Buildings

The former barn and 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; therefore, they have retained their integrity of workmanship.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Therefore, the landscaping at 1250 Cliff Drive has not retained its overall integrity of workmanship as a historic landscape.

6) Integrity of Feeling

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

The neighborhood surrounding the house at 1250 Cliff Drive has undergone a number of significant 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 it retains sufficient integrity to convey the overall appearance of the house and its immediate setting. Therefore, the property at 1250 Cliff Drive has retained its integrity of feeling in regards to the setting of the house. The property does not retain sufficient integrity to convey its historic status as a working farm.

7) Integrity of Association

The link between a significant event or person and the property

The house at 1250 Cliff Drive was built in circa 1911, during the tenure of Grace Laflin Whitehead and members of her family who owned the property between 1911 and 1920. Between 1920 and 1940 the property was owned Charles Church, president of Lockheed Aircraft Company. The house retains sufficient integrity to convey its association with the Whiteheads and the Churches between 1911 and 1940.

Accessory Buildings

The property does not retain sufficient integrity to convey its historic status as a working farm during the tenure of the Whitehead family

7.3.1 Summary Statement of Integrity

The property at 1250 Cliff Drive has retained its integrity of Location, Design, Setting, Materials, Workmanship, and Feeling. Therefore, the property has maintained sufficient integrity to require an evaluation of its potential architectural significance.

8.0 ASSESSMENT OF SIGNIFICANCE

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:

8.1 Criteria for Designation of City Landmarks and Structures of Merit

The following criteria are used to determine the historic and architectural significance of buildings 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).*

8.1.1 Previous Designations

The property at 1250 Cliff Drive is not a designated City of Santa Barbara Landmark or Structure of Merit. The property is not listed on the *City of Santa Barbara Potential Historic Structures/Sites List* nor is it listed in or nominated to the California Register of Historical Resources or the National Register of Historic Places.

8.1.2 Application of the Criteria to the Property at 1250 Cliff Drive:

The property at 1250 Cliff Drive meets the following City Criteria:

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

House

Designed in circa 1911, the house is an exemplar of the Craftsman Style most likely designed by an architect or noted designer. Moreover, it has undergone very few alterations since its construction and has preserved its original appearance plan and materials. Almost unaltered since its construction, the house has retained its design integrity and can effectively convey its original Craftsmen Style architecture. It is one of the few if not the only large-scale early twentieth century farmhouse to survive on the Mesa and one of the largest and best preserved surviving examples of an early twentieth century Craftsman Style house in the City. Therefore, the house qualifies for listing as a City of Santa Barbara Landmark under *Criterion a*.

Accessory Buildings

The former barn and outbuildings have retained most of their original materials, including wall cladding and fenestration. While the outbuildings, albeit in a poor state of preservation can convey the original character of their vernacular building type, their significance is largely derived from their ability to convey their association with an early twentieth century farm. Since the farm has been subdivided, it can no longer convey its original appearance or function. Therefore, the accessory buildings are not eligible for listing as apart of a significant historic landscape. However, it should be noted that these buildings do contribute to the overall setting of the house.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Therefore, the landscaping at 1250 Cliff Drive has not retained its overall integrity of workmanship as a historic landscape and is not eligible for designation as a significant historic landscape. However, it should be noted that the central driveway and the date palms to make a significant contribution to the setting of the house and may be eligible for listing as part of that designation.

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

House

The Mesa neighborhood is characterized primarily by residential housing, much of it built between the post World War II period and the 1970s. The majority of these houses are of modest size, many of them designed in the Minimal Traditional, Ranch, and Mediterranean styles (within the last 10 to 15 years a number of these smaller properties were enlarged by either demolishing the existing house, adding a second story to the existing house or additional square footage to the rear). While there are examples of late nineteenth century to early twentieth century houses on the Mesa, these are relatively rare, and include, among others, the house at 1250 Cliff Drive. An exemplar of its Craftsman style the house at 1250 Cliff Drive has preserved almost all of its character-defining features, including its overall plan, shingled siding, projecting beams and rafter tails, fenestration, low pitched gabled roof, and porch pergola, which identify it as an example of its stylistic type. As a notable example of the Craftsman style the house at 1250 Cliff Drive is eligible for listing as a City of Santa Barbara Landmark under Criterion *d*.

Accessory Buildings

The former barn and outbuildings have retained most of their original materials, including wall cladding and fenestration. While the outbuildings, albeit in a poor state of preservation can convey the original character of their vernacular building type, their significance is largely derived from their ability to convey their association with an early twentieth century farm. Since the farm has been subdivided, it can no longer convey its original appearance or function. Therefore, the accessory buildings are not eligible for listing as apart of a significant historic landscape that conveys a way of life, namely farming in Santa Barbara during the early twentieth century.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Therefore, the landscaping at 1250 Cliff Drive has not retained its overall integrity of workmanship as a historic landscape and is not eligible for designation as a significant historic landscape. However, it should be noted that the central driveway and the date palms to make a significant contribution to the setting of the house and may be eligible for listing as part of that designation.

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

House

The neighborhood surrounding 1250 Cliff Drive is characterized by a range of architectural styles, including, among others, Minimal Traditional, Ranch, and

Mediterranean. The house at 1250 Cliff Drive is an example of the Craftsman style, a style that is relatively rare on the Mesa. General characteristics of the Craftsman style include an emphasis on horizontality, informal plans that break down the hierarchy of spaces found in earlier Victorian era houses, the use of vernacular materials, such as wood and brick, rather than highly finished materials that characterized upscale examples of previous Victorian era styles, such as Queen Anne. The house at 1250 Cliff Drive, with its shingled walls, low-pitched gable roof, extended beams and rafter tails, and pergola exemplify the understated approach to design found in the best examples of the Craftsman style built during the period between 1900 and the mid-teens. Because the house at 1250 Cliff Drive, exemplifies not only one of the rare examples of its type on the Mesa, but one of the best examples of its type, it is eligible for listing as a City of Santa Barbara Landmark under Criterion *e*.

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

House

Built in circa 1911, the house at 1250 Cliff Drive exhibits the high level of craftsmanship and detail sometimes found in upscale examples of the Craftsman style, built between circa 1900 and the mid-teens. This can be seen in the designer's ability to meld the house into the landscape through the use of natural materials such as wood and brick and the subtle employment of vernacular materials to achieve a feeling of understated elegance. The house's high level of craftsmanship is exemplified by its use of stain glass and embellished wood work. Since the house at 1250 Cliff Drive in its design, craftsmanship and materials, is an exemplar of the Craftsman Style it qualifies for listing as a City of Santa Barbara Landmark under Criterion *g*.

Accessory Buildings

While the outbuildings, albeit in a poor state of preservation can convey the original character of their vernacular building type, their significance is largely derived from their ability to convey their association with an early twentieth century farm rather from their exemplification of a building technique or because they represent high style examples of their type. Therefore, the accessory buildings are not eligible for listing under Criterion *g*.

Landscaping

Significant elements of the landscaping, including its palm-lined driveway, concrete drive and sandstone curbs remain in place. However, much of the original landscape plantings have been removed since the period of significance. Therefore, the landscaping at 1250 Cliff Drive has not retained its overall integrity of workmanship as a historic landscape and is not eligible for designation as a significant historic landscape under criterion *g*. However, it should be noted that the central driveway and the date palms to make a significant contribution to the setting of the house and may be eligible for listing as part of that designation.

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

The property at 1250 Cliff Drive has remained almost unaltered since its construction in circa 1911. The house has been an established and familiar visual feature of the neighborhood since for 97 years. Therefore, the property at 1250 Cliff Drive meets Criterion *i*.

*The property at 1250 Cliff Drive **does not meet** the following Significance Criteria:*

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

Extensive examination of records, including records on file at the Santa Barbara Historical Museum and the Santa Barbara Public Library, and UCSB's Special Collections did not reveal any information linking the property at 1250 Cliff Drive to a significant historic event. Therefore, 1250 Cliff Drive, which is not associated with a significant historical event, does not meet Criterion *b*.

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

An extensive examination of records, including historic maps, city directories, and published material, did not reveal any information indicating that the Whiteheads, who most likely built the house, made significant contributions to the cultural, social, political, or commercial life of Santa Barbara. Further research may be necessary to confirm that the property has not connection with Ralph Radcliff Whitehead. The property is potentially eligible under criterion *c*. because of its association with the Church family most notably Arthur Church, an early president of Loughhead Aircraft Manufacturing Company, the forerunner to Lockheed Corporation. Church who played an important role in the development of California and nation's aeronautic industry is an important historical figure. Therefore, the property at 1250 Cliff Drive meets Criterion *c*.

(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;

An extensive examination of records and published material did not reveal any information indicating as to who was the architect or designer of the house. Therefore, because the house cannot be attributed to 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, the property at 1250 Cliff Drive does not meet Criterion *f*.

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

The property at 1250 Cliff Drive is not located adjacent to a designated City of Santa Barbara Landmark. Therefore, the property at 1250 Cliff Drive does not meet Criterion *h*.

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

The application 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 1200 block of Cliff Drive, as well as the surrounding neighborhood has been profoundly modified by human activity over the last 226 years and no longer represents a substantially intact natural landscape. Therefore, the property at 1250 Cliff Drive does not meet Criterion k.

8.1.3 Additional Criteria Listed in Chapter 2.3 (Section 5) of the MEA

The property at 1250 Cliff Drive will also be assessed using the additional criteria listed in Chapter 2.3 (Section 5) of the MEA (Guidelines for Archaeological and Historic Structures and Sites, February 2002).

- 5. Any structure, site or object associated with a traditional way of life important to an ethnic, national, racial, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.*
- 6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.*
- 7. Any structure, site or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.*
- 8. Any structure, site or object determined by the City to be historically significant or significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15054.5 (a)(3)].*

The house at 1250 Cliff Drive **meets** the following Additional Criteria:

- 6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.*

The Craftsman Style at 1250 Cliff Drive house, built in circa 1911, is an outstanding exemplar of its architectural type. The house, along with its original barn/residence and some of its auxiliary buildings, sits on an almost two-acre site and has been a familiar visual feature of the neighborhood for almost a hundred years. The driveway lined with palms contributes to the character of the house and its setting. As an intact example of the Craftsman Style the house contributes to the architectural heritage of the city and to the visual character of the neighborhood. Therefore, the property at 1250 Cliff Drive, which is illustrative of the type of development of Santa Barbara's neighborhoods during the first quarter of the twentieth century, meets additional Criterion 6.

The house at 1250 Cliff Drive **does not meet** the following Additional Criteria that would make it potentially eligible for designation as a City of Santa Barbara Landmark or Structure of Merit:

5. Any structure, site or object associated with a traditional way of life important to an ethnic, national, racial, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.

Built in circa 1911 the Craftsman style house at 1250 Cliff Drive is associated with the broad patterns of Santa Barbara's early twentieth century agricultural history. Largely undeveloped during this period the Mesa was comprised primarily of farms and other rural enterprises, such as poultry and hog farms. Indicative of this traditional way of life was the farm at 1250 Cliff Drive, once associated with the Whitehead family, who operated a chicken ranch at the time of the property's development in circa 1911. However, the property in its current state of preservation can no longer convey its association with the early agricultural history of the Mesa. Therefore, the property at 1250 Cliff Drive does not meet Additional Criterion 5.

7. Any structure, site or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

Extensive examination of records on file at the City of Santa Barbara, Santa Barbara Historical Society and the Santa Barbara Public Library did not reveal any information to indicate that the property at 1250 Cliff Drive has the potential for yielding additional information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

8: Any structure, site or object determined by the City to be historically significant or significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15054.5 (a)(3)].

The property at 1250 Cliff Drive is not a listed City of Santa Barbara Landmark or Structure of Merit. It is not listed in the *City of Santa Barbara Potential Historic Structures/Site List* (2002: City of Santa Barbara Master Environmental Assessment: Guidelines for Archaeological Resources and Historic Structures and Sites). Therefore, the property at 1250 Cliff Drive does meet Additional Criterion 8.

8.1.4 Summary Statement of Eligibility for Listing as a City of Santa Barbara Landmark or Structure of Merit:

The property at 1250 Cliff Drive meets the following Significance Criteria: City of Santa Barbara Criteria, *a, c, d, e, g, and i*, as well as Additional Criteria 6. Because the property

meets numerous criteria at the City level it is considered to be eligible for designation as a City of Santa Barbara Landmark.

8.2 Determination for Eligibility for listing in the California Register of Historical Resources

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 architecturally, 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:*

3a Is associated with events that have made a significant contribution to the broad patterns of

California’s history and cultural heritage;

3b Is associated with the lives of persons important in our past;

3c 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;

3d Has yielded, or may be likely to yield, information important in prehistory or history.

The property at 1250 Cliff Drive **meets** the following criterion necessary for listing as a historic resource at the state level.

Criterion 3c: 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;

The house at 1250 Cliff Drive is a high end example of an early Craftsman style house, exhibiting many of the attributes of its type, including shingled siding, emphasis on horizontality, deep overhanging eaves, and well appointed decorative features, such as its

stained glass windows and detailed beams and rafter tails. Therefore, the house at 1250 Cliff Drive qualifies for designation under Criterion 3c.

Criterion 3b: *Is associated with the lives of persons important in our past;*

An extensive examination of records, including historic maps, city directories, and published material, did not reveal any information indicating that the Whiteheads, who most likely built the house, made significant contributions to the cultural, social, political, or commercial life of Santa Barbara. Further research may be necessary to confirm that the property has not connection with Ralph Radcliff Whitehead. The property is potentially eligible under criterion c because of its association with the Church family and Arthur Church, an early president of Loughhead Aircraft Manufacturing Company, the forerunner to Lockheed Corporation. Church played an important role in the development of California and nation's aeronautic industry. Loughhead, which was founded in Santa Barbara, would play a leading role in California's eventual emergence during World War II as the nation's leading center for aviation research and manufacture. Therefore, the property at 1250 Cliff Drive, which is associated with the Church family meets Criterion 3 b.

The property at 1250 Cliff Drive **does not meet** the following criteria necessary for listing at the state level.

Criterion 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.).*

The property at 1250 Cliff Drive is not listed in the California Register of Historical Resources, nor is has it been deemed eligible for listing by the State Historical Resources Commission. Therefore, the property does not meet Criterion 1.

Criterion 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.*

The property at 1250 Cliff Drive is not listed in the City of Santa Barbara Potential Historic Sites/Structures List. Therefore, the property at 1250 Cliff Drive, does not meet Criterion 2:

Criterion 3a: *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*

Extensive examination of records on file at the Santa Barbara Community Planning Department, the Santa Barbara Historical Society, Gledhill Library, and the Santa Barbara Public Library, did not reveal any information that linked the property at 1250 Cliff Drive

with a significant historic event. Therefore, the house, which is not associated with a significant historical event, does not meet Criterion 3a.

Criterion 3d: *Has yielded, or may be likely to yield, information important in prehistory or history.*

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

8.2.1 Summary of Eligibility for listing in the California Register of Historical Resources

The property at 1250 Cliff Drive meets the following criteria for listing in the California Register of Historical Resources: Criteria 2 and 3c.

8.3 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 has yielded, or may be likely to yield, information important in prehistory or history.*

The property at 1250 Cliff Drive **meets** the following significance criteria that would make it eligible for listing in the National Register of Historic Places:

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

An extensive examination of records, including historic maps, city directories, and published material, did not reveal any information indicating that the Whiteheads, who most likely built the house, made significant contributions to the cultural, social, political, or commercial life of Santa Barbara. Further research may be necessary to confirm that the property has not connection with Ralph Radcliff Whitehead. The property is potentially eligible under criterion c because of its association with Arthur Church, an early president of Loughhead Aircraft Manufacturing Company, the forerunner to Lockheed Corporation. Church played an important role in the development of California and nation's aeronautic industry. Loughhead, which was founded in Santa Barbara, would

play a leading role in California's eventual emergence during World War II as the nation's leading center for aviation research and manufacture. Therefore, the property at 1250 Cliff Drive, which is associated with Arthur Church, meets Criterion *b*.

(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;

The house at 1250 Cliff Drive is a high end example of the Craftsman style exhibiting many of the attributes of its type, including its overall massing use of natural materials, shingled siding, emphasis on horizontality, deep overhanging eaves, brick clad foundation and well appointed decorative features, such as its stained glass windows and detailed beams and rafter tails. Therefore, the house at 1250 Cliff Drive qualifies for designation under Criterion *c*

8.3.1 Summary of Eligibility for listing in the National Register of Historic Places

The property at 1250 Cliff Drive meets criteria *b* and *c* for listing in the National Register of Historic Places.

8.4 Summary Statement of Significance

The property at 1250 Cliff Drive meets City of Santa Barbara Significance Criteria *a*, *d*, *e*, *g*, *i*, and Additional Criteria 5 and 6 making it eligible for listing as a City of Santa Barbara Landmark. The property is also eligible for designation at the State level under Criterion 3*c* and to the National Register of Historic Places under Criterion *c*. Because the property is eligible for listing at the city, state and national level, it is a significant resource for the purposes of environmental review.

9.0 SUMMARY AND CONCLUSIONS

The Historic Structures/Sites Report prepared by *Post/Hazeltine Associates* has determined that the house at 1250 Cliff Drive is potentially eligible for designation as a City of Santa Barbara Landmark and for listing in the California Register of Historical Resources and the National Register of Historic Places. Therefore, the property is a significant resource for the purposes of environmental review.

10.0 PROJECT THRESHOLDS

Principal No. 8 of the City of Santa Barbara General Plan Conservation Element states: *Sites of significant archaeological, historic, or architectural resources will be preserved and protected wherever feasible in order that historic and prehistoric resources will be preserved* (General Plan, August 1979). The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: *A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment* (Public Resource Code 15064.5 (b)). *Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired* (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

- (A) *Demolishes or materially alters in a adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*
- (B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
- (C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.* (Public Resources Code 15064.5 (b2).
- (3) *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), shall be considered as mitigated to a level of less than significant.*
- (4) *A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

The following direction for applying mitigation measures is found in Section 2.5 of the MEA *Guidelines for Archaeological Resources and Historic Structures and Sites* (2002: 65 - 70). These include the following:

In-situ preservation is the preferred manner of avoiding damage to significant historic resources.

- 1. Planning construction so that demolition or alteration of structures, sites and natural objects is not required; and*
- 2. Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

As noted in the guidelines the appropriateness of potential mitigation measures is dependant on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 5) Compatible incorporation of façade only of historic structure into the design of the new building on site (This treatment would not meet the Secretary of the Interior's Guidelines would apply to this treatment).*
- 6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 7) Demolition of historic structures with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.*
- 8) Commemoration of the demolished structure with a display of text and photograph within the new building.*
- 9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.*
- 10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.*

11) *Salvage of significant materials for conservation in an historical display.*

10.1 Potential Impacts to Historic Resources

Provided that the City of Santa Barbara concurs with the finding of significance, impacts from proposed projects to significant historic resources would require environmental review. No specific project is proposed at this time. Therefore, a range of project impacts that could arise from possible development scenarios are evaluated below. Please note that these are preliminary in nature.

10.2 Significant Resources:

Most Significant Resources (Demolition would be a significant unavoidable impact that could not be mitigated to a less than significant level through mitigation).

a) the house

b) the driveway and palm trees

Lesser level of significance (demolition may be possible with photo-documentation and other mitigation measures):

a) the former barn (could be mitigated through photo-documentation and other mitigation measures)

Not Significant (except for contributing to the house's setting (photo-documentation and other mitigation measures should reduce the impacts to less than significant):

a) carport, lath house, and shed

b) remaining landscaping (with the possible exception of any large specimen trees)

10.3 Project Scenarios:

Demolition of all existing improvements including the house:

(Demolition would be a significant unavoidable impact that could not be mitigated to a less than significant level through mitigation).

Retention of house, driveway and palm trees

If the project were designed to be sympathetic in scale, massing and design to the house, and preserved the sight lines to the house from Cliff Drive project impacts could potentially be reduced to an acceptable level when combined with photo-documentation and other mitigation measures.

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MAPS & FIGURES

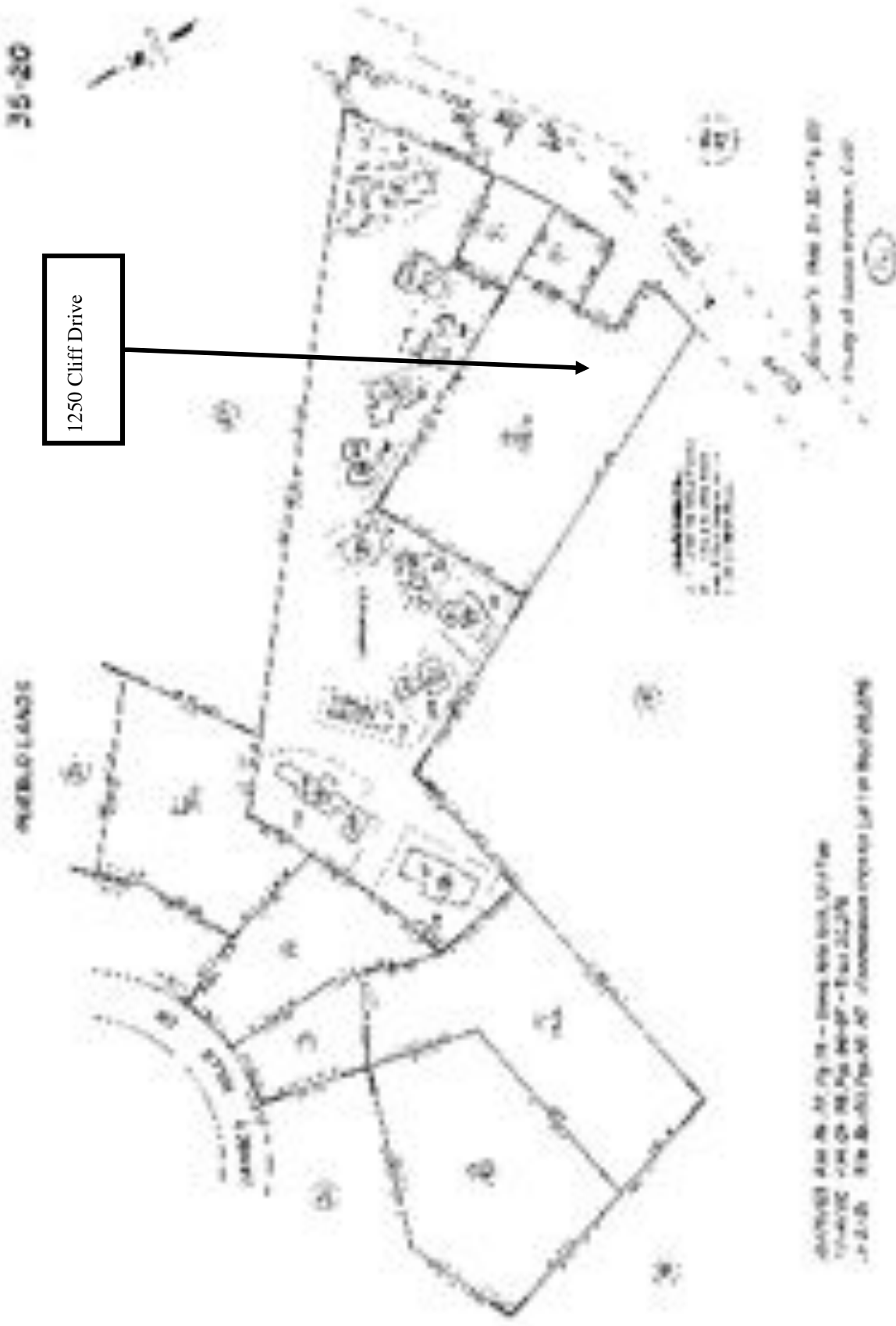


Figure 2
1250 Cliff Drive
Santa Barbara



Figure 3
House at 1250 Cliff Drive
South Elevation (Street Façade)
Looking north



Figure 4
House at 1250 Cliff Drive
South Elevation (Street Façade)
Looking northwest



Figure 5
House at 1250 Cliff Drive
West Elevation
Looking northeast



Figure 6
House at 1250 Cliff Drive
West Elevation
Looking southeast



Figure 7
House at 1250 Cliff Drive
North (Rear) Elevation (east end of elevation)
Looking southwest



Figure 8
North (Rear) Elevation
Looking southeast



Figure 9
The House at 1250 Cliff Drive
East Elevation (north end)
Looking west



Figure 10
The House at 1250 Cliff Drive
East Elevation (south end)
Looking west



Figure 11
Barn/Residence at 1250 Cliff Drive
Looking northeast



Figure 12
Barn/Residence at 1250 Cliff Drive
Looking northwest



Figure 13
Carport at 1250 Cliff Drive
Looking southwest



Figure 13
Shed/garage at 1250 Cliff Drive



Figure 18
Grounds at 1250 Cliff Drive
Looking southwest



Figure 19
Grounds at 1250 Garden Street
Looking towards northwest corner of property



Figure 16
Palm-lined driveway at 1250 Cliff Drive
Looking south towards Cliff Drive



Figure 17
Grounds at 1250 Cliff Drive
Looking south towards Cliff Drive



Figure 17a
Grounds at 1250 Cliff Drive
Looking southeast towards Cliff Drive