

PHASE I HISTORICAL RESOURCES REPORT

on

BROOKS HALL (MEN'S GYMNASIUM)

(APN 019-136-040)

Prepared for

EDWARDS & PITMAN

and

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by

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accepted w/
[unclear]

I INTRODUCTION

This Phase I Historical Resources Management Report for Brooks Hall (originally designated the Men's Gymnasium) of the Riviera Park complex, located at 2050 Alameda Padre Serra Street, Santa Barbara, CA, (APN 019-163-040) was prepared for Michael Towbes Construction and Development, Inc. by Architectural Research Consultants (figure 1). The owner proposes to demolish the building and erect a new, and larger, two-story structure in its place. The proposed structure was designed by Edwards and Pitman Architects. The study follows the guidelines for Phase I Historic Cultural Resource Studies set forth in the City of Santa Barbara Community Development Department-Planning Division's Master Environmental Assessment Appendix. It was written by Pamela Post, based on research conducted by Keith Simmons. Unless otherwise indicated in the captions, the photographs illustrated in this report were taken on July 16, 1997.

Proposed
demo/rebuild
owner/Ed+Pit

Brooks Hall comprises a part of a complex of structures associated historically with the Santa Barbara State Normal School of Manual Arts and Home Economics (established on March 27, 1909, see figure 2).¹ In this report, Brooks Hall will be referred to by its earlier and more historically accurate designation, the Men's Gymnasium.

[1909]

II SITE DESCRIPTION

The footprint of the building is rectangular. The two-story structure's elevations are characterized by few projections or recessions and the building reads in both its massing and parti as a reductive interpretation of both the Mission Revival and Classical styles. Its minimalist architectural vocabulary as expressed in the classical symmetry of the structure and the expansive planar surfaces is reminiscent of the work of both Irving Gill and Francis Underhill.² Its sheer stucco walls are almost without applied ornamentation.

Miss. Revival
& Classical
style

¹Rich, Ednah Anne. *An Account of the Santa Barbara State Normal School of Manual Arts and Home Economics From the Date of Its Establishment, March 27, 1909, Until June 30, 1916 During the Period When Miss Ednah Anne Rich was President*, unpublished manuscript, June, 1932.

²Both Francis Underhill and a local Santa Barbara Arts and Crafts architect, J. Corbley Pool are mentioned in Rice's manuscript as participating in the

openings and the addition of a small wood lean-to shed at the northwest corner of the building. The faux balcony of wrought iron on the second floor is still in place (figure 12).

III PROJECT DESCRIPTION

The project under consideration calls for the demolition of the existing structure and its replacement with a larger, two-story (11,467 square foot) building. The proposed scheme departs significantly from the design and configuration of the original building (figures 13, 14, 15). In place of the classical bilateral and cubic symmetry of the existing structure, the footprint of the proposed building is composed of a series of irregular projections and recessions. The east facade's elevation now reads as a two-story structure, its fenestration and entry porch are asymmetrically-arranged, the roof is hipped and covered in terra cotta tile. The roughly 2,000 square foot enlargement of the proposed building pushes the east elevation approximately 20 feet into the existing groundscape of West Park in the direction of the Quadrangle Building. Fenestration of the proposed east elevation is increased in both size and number. The design of the new entry replaces the existing single wood door with a set of double French doors. Three oculi are inserted above the doorway and to either side. Two design elements of the present building are echoed in the new scheme. They are the triple arcuated opening of the east elevation's entry porch and the axial alignment of the porch with that of the Quadrangle corridor. Repeating the tripartite motif, the triple arcade of the smaller second-story porch recapitulates the colonnade of the narthex below. As is in the case of the adjacent Riviera Theater (formerly the Administrative Building), the proposed project is asymmetrically-organized and Hispanic in character.

IV SITE HISTORY

Review of existing historic maps and documents, including the U.S. Coast Geodetic Survey maps of 1870, and 1878, and the Bird's Eye views of Santa Barbara from 1877 and 1898, do not reveal the presence of structures in the project parcel. In fact, building at this location did not begin until the development of the Riviera campus in the first decade of the 20th Century.

From the initial conception of a post secondary school in 1909 until the end of the 1950s, the Riviera site was closely tied to the growth and development of education in Santa Barbara. This process began with the opening of the Anna Sophia Blake Manual Training School (Sloyd School) at 814 Santa Barbara Street in 1891. Ednah Anne Rich, who would later serve as president of the Riviera campus, was the principal at Sloyd School from 1896 until 1909³. In 1909 the State Legislature passed a bill authorizing the foundation of a two-year manual arts and home economics training school in Santa Barbara. Unfortunately, this authorization did not include funding for construction. During this hectic period, the school was guided by its president, Ednah Anne Rich, who was finally able to cajole enough monies from a reticent state legislature to begin building on the Riviera site in 1911.⁴

Four buildings formed the nucleus of the initial building program for the Santa Barbara State Normal School of Manual Arts and Home Economics; the Quadrangle, the Cafeteria, the Music Hall and the Men's Gymnasium. The Quadrangle, completed circa 1913, was the first important building to be constructed, and its design is the work of Rich and an unnamed local architect.⁵ This was followed by the completion of the Music Hall, also in 1913 and the Cafeteria circa 1914 (now destroyed).⁶ The genesis for the building of the Men's Gymnasium, in 1917, was an appropriation that same

³ Conard, Rebecca and Christopher H. Nelson. *Santa Barbara: A Guide to Pueblo Viejo*, Santa Barbara: Capra Press, 1986, p. 142; Ellwood, Theodore. *A Study of the Anna S. C. Blake Manual Training School*. UCLA doctoral dissertation, 1960, p. 192.

⁴op. cit., Rich, pp. 17-18.

⁵op. cit., Rich, pp. 17-18; Ellison, William. *Antecedents of the University of California, Santa Barbara*, unpublished manuscript, n.d., p. 1. This could likely be a reference to J. Corbley Pool. An article in the November 28, 1907 *Santa Barbara Morning Press* notes that "Soon Miss Rich's dream ... the school she planned ... for Architect Poole's plans were drawn from a clever sketch made by Miss Rich ... will be realized." In addition, Pool, along with his partner and another local architect, were mentioned in the minutes of the Santa Barbara School Board of July 16, 1907. The minutes note in regard to plans for the new Manual Training School Building "the Board proceeded to examine the plans submitted by Thomas Nixon and Pool and Pound they being the only plans on file." (Source: Santa Barbara School Board Minutes, July 16, 1907).

⁶ibid., Ellison, p. 1; Letter, J. A. B. Muncy, Business Manager, Office of the Business Manager, University of California, Santa Barbara College, to H. P. Hoefler and C. Warren Mapes, May 19, 1953, p. 2.

year by the State Legislature of \$20,000 for its construction.⁷ Despite the fact President Rich left the school a year earlier, she nevertheless participated in its design and planning.⁸ As originally constructed the building consisted of three levels. These included: a basement containing store rooms and locker and shower rooms for both men and women; a ground floor with a practice court and three small classrooms or offices; and a second floor containing six rooms of unknown use. From the date of construction, in 1917, until at least 1953, and possibly until 1959, the last year Santa Barbara Junior College used the site as a part of its school facilities, the building continued to function as a gymnasium.⁹

In 1919, the Santa Barbara State Normal School, under the direction of President Clarence Lucien Phelps, was expanded to include the instruction of elementary school teachers.¹⁰ Two years later the school became a four-year institution, changing its name to Santa Barbara State Teachers College.¹¹ Construction continued at a steady pace during the decade of the 1920s. Buildings erected during this period included North Hall and Oak Hall (1924); South and West Halls (1926); Elm hall (1927); the Administration Building (1927); and Ebbets Hall (1928-29). After a short hiatus in the early 1930s, three more buildings were constructed between 1935 and 1938. These included Pine Hall (1935); the Women's Gymnasium (1936); and Ridge Hall (1938). After the completion of Ridge Hall, no permanent structures were built on the Riviera site in conjunction with the college.¹²

In 1935 the Riviera campus became Santa Barbara State College.¹³ Three years earlier, in anticipation of the growing student enrollment, land was purchased on the Mesa as a new site for the college. Despite the fact that

⁷op cit. Ellison, p. 84.

⁸ op. cit., Rich, p. 36; In 1916, Rich married a Harvard-educated attorney and moved East (Source: Kelley, Robert. *Transformation: U C Santa Barbara, 1909 - 1979*. Santa Barbara: The Associated Students, UCSB, 1981, p. 2.

⁹op. cit., Hofer, p. 2.; personal communication, Pamela Post, July 24, 1997.

¹⁰Phelps, Waldo. "Clarence Lucien Phelps," *Noticias*, Volume XLII, Number 2, Summer, 1996, p. 25.

¹¹ibid., p. 25.

¹²op. cit., Hofer, p. 2. Five temporary buildings were erected between 1947 and 1950. All have been subsequently removed.

¹³op. cit. Phelps, p. 35.

the Industrial Arts Department moved to the Leadbetter Mesa campus in 1941, the Mesa location never served as a campus site for the college as a whole. On July 1, 1944, Santa Barbara State College became a part of the University of California system.¹⁴ Soon after this change, the Regents of the University of California announced that an alternative to the Mesa campus would be sought. Some ten years later the University moved to its present location in Goleta.¹⁵ The Riviera campus was briefly leased in the late 1950s to Santa Barbara Junior College by the University of California Regents. It finally ceased to exist as a college campus in 1959 when the Junior College transferred its physical facilities to the Mesa campus vacated by the University's Industrial Arts Department a few years earlier.

The Riviera property remained in the hands of the Regents of the University of California until January, 1962 when it was transferred to the Santa Barbara High School District.¹⁶ In January of 1964, for the first time since its development, a portion of the property was sold to a private party, Ernest Brooks. Over the next 30 years the property was sold to various individuals and corporations. The current owner, Michael Towbes, initially purchased the property as a partnership in 1973. In 1996, Towbes became sole owner.

V EVALUATION AND ANALYSIS

The Men's Gymnasium, along with all the historic structures on the Riviera Campus, is currently on the HLC Potential List for designation as a City Landmark or Structure of Merit.

The criteria to be used in determining the historic and architectural significance of buildings in the City of Santa Barbara are:

¹⁴op. cit., Kelley, p. 6.

¹⁵ibid., p. 12.

¹⁶Santa Barbara Hall of Records, January 31, 1962.

Criteria for Designation of City Landmarks. 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).

Architectural Research Consultants believes the Men's Gymnasium is eligible as a City Landmark under the following criteria established under the guidelines for Designation of City Landmarks:

- (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 Men's Gymnasium is closely associated with Ednah Anne Rich, the first President of the Santa Barbara State Normal School of Manual Arts and Home

Economics. Rich was responsible for the design and planning of the building. Her importance to the history and cultural development of the City is based on the fact that she was one of the key individuals responsible for initiating the formation of the first facility for post secondary education in Santa Barbara. The Santa Barbara State Normal School is the precursor of the University of California, Santa Barbara.

(d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; The Men's Gymnasium is one of the few remaining institutional examples of a reductive interpretation of the Mission Revival and Classical styles that enjoyed some popularity in the early part of the 20th Century. Its importance is enhanced in as much as it forms a part of a larger complex of correspondingly-designed buildings. The fact that it is one of the four original campus structures, of which only three remain, increases its importance as a component to the site originally planned by Rich. It is likely that Rich intended that these four structures form a unified whole, tied by their similarity in volume, massing and decorative treatment.

(e) Its exemplification of the best remaining architectural type in a neighborhood; It represents not only one of the best remaining architectural examples of its type, an institutional exemplar of the reductive interpretation of the Mission Revival and Classical styles, but one of the few remaining examples of its type in Santa Barbara.

(i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood; The building has been a visible feature in the neighborhood for the past eighty years. It has continued to function, in one form or another, as an institutional or educational facility since 1917. If the building is demolished, the loss will go beyond the fact that the City will be deprived of an architecturally important and historic structure, it will dramatically diminish the visual and architectural integrity of the earliest complex of buildings on the Riviera Campus.

National Register criteria for evaluation. 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.

As an individual element within a larger complex of structures, the Men's Gymnasium does not possess the sufficient historic, cultural or aesthetic qualities to meet the criteria established for inclusion in the National Register. However, the Riviera campus as a whole may meet one or more of the criteria required in order to become a National Register nominee. Such a study is beyond the scope of this report.

VI CONCLUSIONS AND RECOMMENDATIONS

The proposed plan to demolish the Men's Gymnasium creates an unacceptable impact to the integrity of the structure and potentially to the Riviera Campus as a whole.

1. The demolition of the building will remove one of the three surviving components of the original institutional complex founded by Ednah Anne Rich, an important historic figure in the cultural development of Santa Barbara.

2. The Men's Gymnasium forms an integral part of the campus site; it relates both spatially and architecturally to the Quadrangle Building which dates to the Riviera site's earliest period of construction.

3. The demolition of the building would destroy one of the few remaining examples of this reductive interpretation of the Mission Revival and Classical styles in Santa Barbara.

4. The proposed new building would change the contextual integrity of the surrounding buildings in scale, massing and ornamentation. The size, fenestration, decorative motifs and complexity of its footprint in comparison to the simplicity of the existing building would form an uneasy contrast to the remaining original structures.

We therefore recommend a Phase II Historic Structures Study be undertaken to examine possible mitigation alternatives to the proposed plan.

REFERENCES

The following archives were used in the preparation of this report:

City of Santa Barbara Community Development Department, Building Permit Files

County of Santa Barbara, Hall of Records

County of Santa Barbara Tax Assessor's Office

Santa Barbara Historical Society, Gledhill Library

University of California, Santa Barbara, Architectural Drawing Collection

University of California, Santa Barbara, Special Collections

The following published material was consulted in preparing this report:

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Santa Barbara Morning Press, as cited.

Additional Sources:

Bird's Eye Views of Santa Barbara, 1877, 1898.

Letter, J. A. B. Muncy, Business Manager, Office of the Business Manager,
University of California, Santa Barbara to H. P. Hoefler and C. Warren Mapes,
May 19, 1953.

Personal observation, Pamela Post, July 24, 1997.

U. S. Geodetic Survey Maps of 1870, 1878.

FIGURES

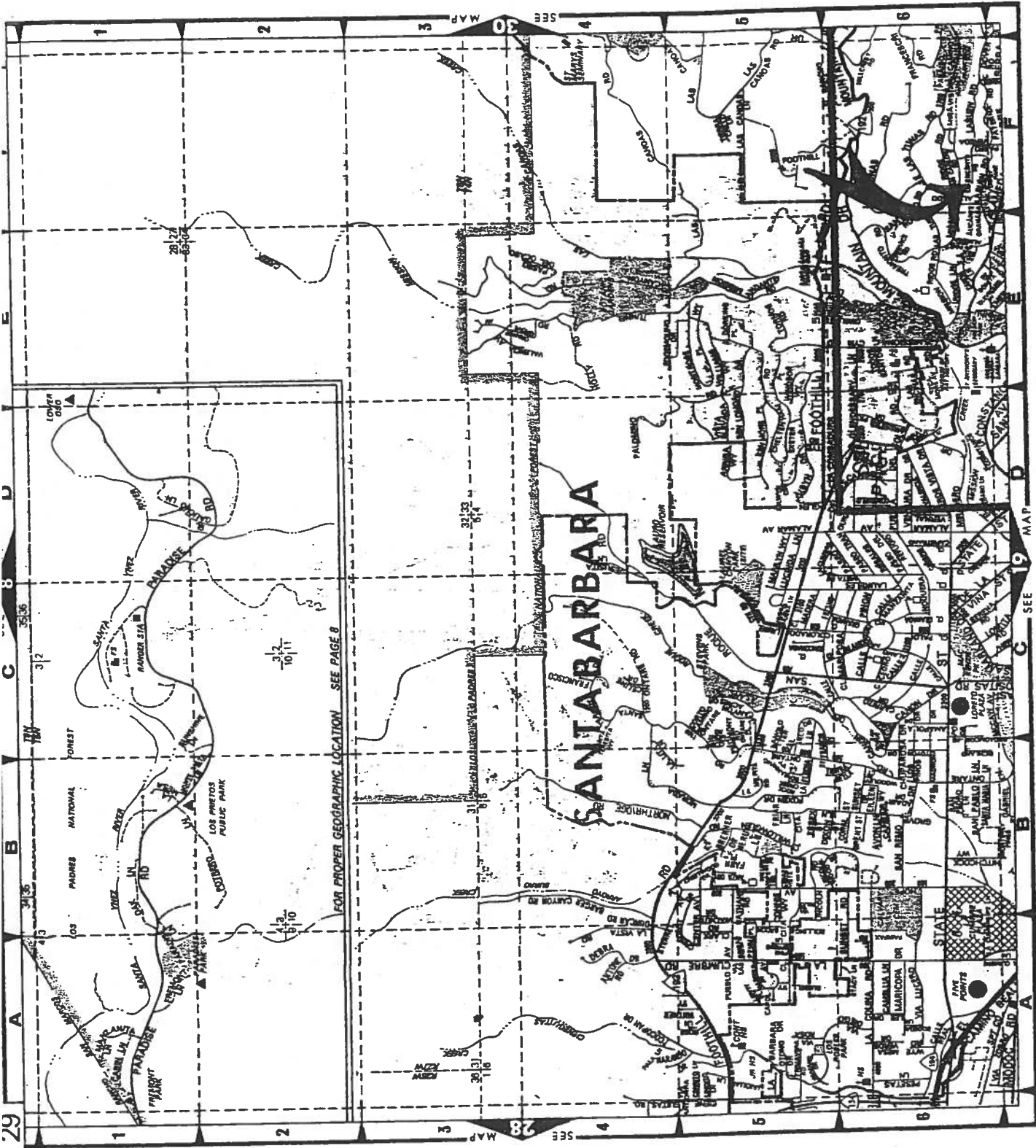


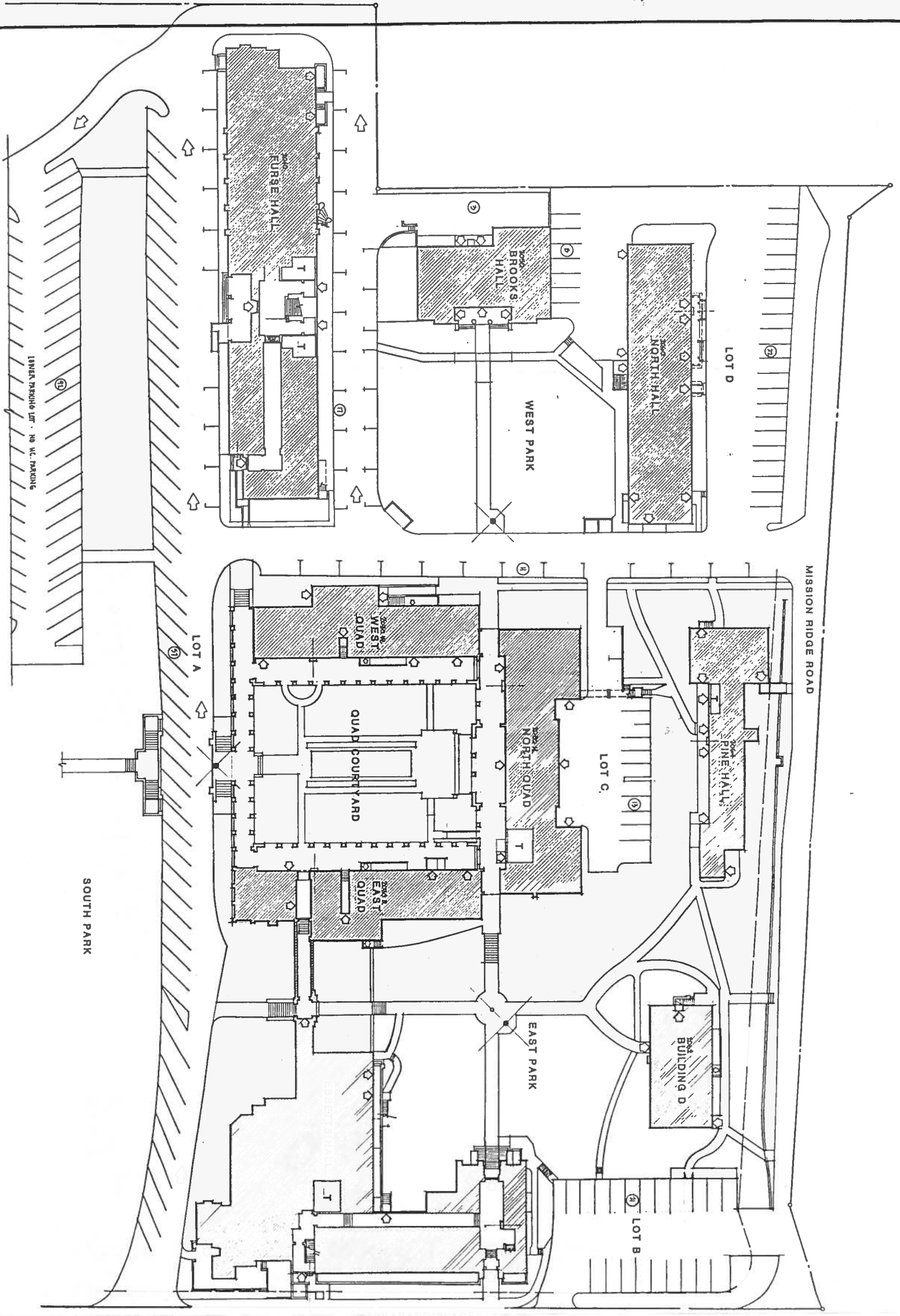
FIGURE 1 Site Location of Riviera Park (Source: Thomas Bros. Guide to S.B. County)



FIGURE 8 West Elevation (Stuccoed-covered pilasters & capitals)



FIGURE 9 West Elevation (Blind arches with inset doors)



SITE PLAN - RIVIERA PARK

FIGURE 14 Existing Site Plan



Edwards-Pitman
Architects AIA

120 East de la Guerra / Santa Barbara, California 93101 / Phone 966-1200

RIVIERA PARK
ACCESS PLAN

Job _____	Date _____
Drawn By _____	Rev. _____
Checked By _____	Rev. _____
Contractor to verify all dimensions on job	

Sheet

of

FIGURE 15 Proposed Site Plan

SITE PLAN - RIVIERA PARK

