



The Riviera Association

April 2025

www.rivieraassociation.org

P.O. Box 4235 • Santa Barbara, CA 93140-4235

Letter From the President

I hope this letter finds you well and enjoying the beauty and tranquility of our Riviera neighborhood. My husband and I moved here in 2021 with our yellow Labrador retriever, Baxter, and we have truly embraced our empty-nesting lifestyle. You'll often find us strolling through Franceschi Park, taking in the breathtaking views and open spaces. When a close friend and neighbor encouraged me to join the Riviera Association, I eagerly accepted, and it has been a rewarding

experience filled with new friendships, engaging projects, and meaningful contributions to our community. Now, over a year later, I am honored to serve as president of our thriving Riviera Association board.

The new year has been off to an energetic start, and our association has been incredibly active. Following an extensive nominating and recruiting process last fall, we welcomed a record five new board members in 2025: Julie Chapman, Dan Crocker, Bill Phelps,

Len Rosenthal, and Todd Yancey. Their diverse backgrounds and expertise are already making a positive impact. At the same time, we extend our heartfelt gratitude to outgoing board members Shelley Bookspan, our past president; Laurie MacMillan, past Fire & Safety chair; and Padric Davis, who helped with the newsletter and welcoming new neighbors. Your dedication and hard work have left a lasting mark on our community.

One of our top concerns this year is fire preparedness, especially in

Riviera Association Santa Barbara Bowl Tour & Reception

Wednesday, April 30, 5-7 p.m.

Come join us for an exclusive behind-the-scenes tour of the iconic Santa Barbara Bowl! Get a glimpse of what goes on backstage at this historic amphitheater, learn about its rich past, and see where your favorite artists prepare before they hit the stage. This is a great opportunity to experience the magic of live music in a whole new way. Don't miss out on this chance to see one of Santa Barbara's most popular and beloved venues up close and meet fellow residents over wine and appetizers!

You must be a current resident of the Riviera and a member of The Riviera Association to attend. Register at rivieraassociation.org/happenings.

Riviera Association Spring General Meeting

Sunday, May 18, 4-6 p.m.

Riviera Ridge Campus
2130 Mission Ridge Road
Shuttle service to/from
Mission Ridge & Tremonto parking lots

- Engage with your neighbors while enjoying great food & drinks.
- Hear from our featured speaker, Santa Barbara City Fire Chief Chris Mailes.
- Join or renew your Riviera Association membership at www.rivieraassociation.org or at the meeting.

light of the devastating wildfires in Pacific Palisades and Altadena. Like many of you, I spent sleepless nights worrying about both the affected residents and our own neighborhood's readiness. As a board, we have actively participated in numerous town halls, including the Roy Lee/Kristen Sneddon Town Hall on Fire Safety at the Museum of Natural History; the City of Santa Barbara Town Hall on Fire Safety and Water Systems; and the Insurance Town Hall with Insurance Commissioner Ricardo Lara, State Senator Monique Limón, and Assemblymember Gregg Hart.

In this issue, you will find two companion articles: one on fire preparedness and wildfire risk reduction, and another on key take-aways from the Insurance Town Hall and other sources, offering practical guidance for homeowners navigating insurance challenges. I encourage you to read both pieces.

We are excited to announce that our **Spring General Membership Meeting on Sunday, May 18th**, at the Riviera Ridge School will focus on Riviera Fire Preparedness. We are fortunate to have an outstanding panel of speakers, including Santa Barbara City Fire Marshal DiGuilio, Santa Barbara City Fire Chief Chris Mailes, and Wildland Specialist Mark

vonTillow. These experts have graciously volunteered their time to help us better understand how to prepare for wildfires, harden our homes, and collaborate with local firefighters. They are ready to protect us—we must be ready, too.

If you haven't attended a general membership meeting before, here's what to expect: The first hour is a social gathering with delicious appetizers, fine wines, and beverages—all included with your annual membership dues. The second hour features important association updates and presentations from our distinguished guest speakers. It's a wonderful opportunity to connect with neighbors, make new friends, and stay informed.

Looking ahead, I want to share our board's key goals for 2025 and reassure you that we are proactively addressing issues that impact our neighborhood. In addition to fire preparedness, we continue to advocate against the two Builder's Remedy projects on E. Los Olivos Street and Grand Avenue. Rest assured, we will keep you informed of any developments and mobilize the community as needed.

We are also focused on increasing membership awareness. Too often, I meet neighbors who are unfamiliar with the Riviera

Association and the many benefits it provides. To address this, we are hosting a special **Riviera Association Santa Barbara Bowl tour & reception on Wednesday, April 30th, from 5 to 7 p.m.** This exclusive event offers a behind-the-scenes look at the Bowl, including backstage dressing rooms and even a chance to stand on stage. It's open to all current Riviera Association members, and we especially encourage new members to join us. Tickets are limited, so be sure to reserve yours soon! Visit www.rivieraassociation.org/happenings to purchase your tickets.

In addition to fire preparedness, community advocacy, and membership engagement, we remain committed to maintaining a fiscally sound budget. We also want to hear from you! Later this spring, we will distribute a survey to gather your insights and ideas, ensuring that our efforts align with the needs of our community.

I look forward to seeing you around the neighborhood, at the Santa Barbara Bowl event, and at our spring general membership meeting.

Warmly,



Peg Phelps
President, Riviera Association

Riviera Association Board of Directors

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Michael Erickson, *Vice President*
Bill Phelps, *Treasurer*
Dan Crocker, *Secretary*

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Jeff Byrne
Julie Chapman
Gayle Eidelson

Paul Gertler
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Todd Yancey

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Dan Crocker
Hospitality Diana Washburn
Membership Gayle Eidelson
Newsletter/Marketing Jeff Byrne,
Len Rosenthal

Nominating Peg Phelps,
Michael Erickson, Jeff Byrne
Parks Paul Gertler
Streets & Utilities Todd Yancey
Website & Internet Michael Erickson

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Riviera Looks to Reduce Wildfire Risk Through Firewise Program

The wildfires that ravaged the Los Angeles neighborhoods of Pacific Palisades and Altadena this past January have kept more than a few residents of the Riviera awake in the middle of the night. Increasingly, residents of high fire risk areas like ours are asking themselves what they can do to protect their property if not their lives. The answer from nearly all the experts—from Cal Fire, fire scientists, and insurance companies—is the same: harden your home by increasing the defensible space or fire buffer around your property.

The key is to make sure that the area zero to five feet from the perimeter of your home is kept completely clear of **flammable plants** as well as patio furniture, barbecues, or wood piles. Not surprisingly, some insurance companies are requiring homeowners to certify that they have undertaken wildfire mitigation prior to issuing insurance coverage, as Dan Crocker points out in his companion article. An Executive Order issued by Governor Newsom in January directs the State Board of Forestry to accelerate its work to adopt regulations known as “Zone 0,” which will require an ember-resistant



Michael Eliason

Flames from the local Jesusita Fire reflected in this home's windows.

zone within five feet of structures located in the highest fire severity zones in the state.

The good news is that there are increasing numbers of resources to help us in reducing our risk from fire, many of which are free or low cost. The City of Santa Barbara Fire Department offers free defensible space evaluation, which you can arrange by contacting (805) 564-5737. The Firewise program provides both a blueprint and technical assistance for assessing your neighborhood's fire risk and creating a plan to minimize

it. As few as eight homes are required for this program, as described in detail in the SBFireSafeCouncil.org site.

There are already active Firewise communities in Santa Barbara, including in Mission Canyon and Eucalyptus Hill.

Now, a group of Riviera residents on Foothill Lane, Las Canoas Lane, Las Canoas Road, and Tierra Cielo are creating one, complete with its own website—sbfire-safelanes.org. Debbie MacInnis is one of the neighbors spearheading this effort. She says that “the risk of fire is so great that we realize that we just have to do something. This step-by-step program really makes it clear just what you need to do. And the guidance from the Firewise team is very comprehensive. It is well worth the time and investment. The unexpected upside is that we have gotten to know our neighbors and have a much greater sense of community.”

To be included in additional information about Firewise or other fire mitigation efforts in the Riviera, please send a note to fireandsafety@rivieraassociation.org.

—Julie Chapman, Chair,
Fire & Safety Committee



Michael Eliason

A view from the Tea Fire, looking down onto the city of Santa Barbara.

Home Insurance for Riviera Residents—A Challenging Landscape

Los Angeles’s recent losses from two separate wildfires continue to stagger the mind—16,000 homes destroyed, entire communities devastated and displaced, and cost estimates of damage now at **\$250 billion**. But even before this tragedy, Riviera residents have experienced what will only continue to be more of an issue—obtaining insurance.

The situation we face can be summed up in three statements:

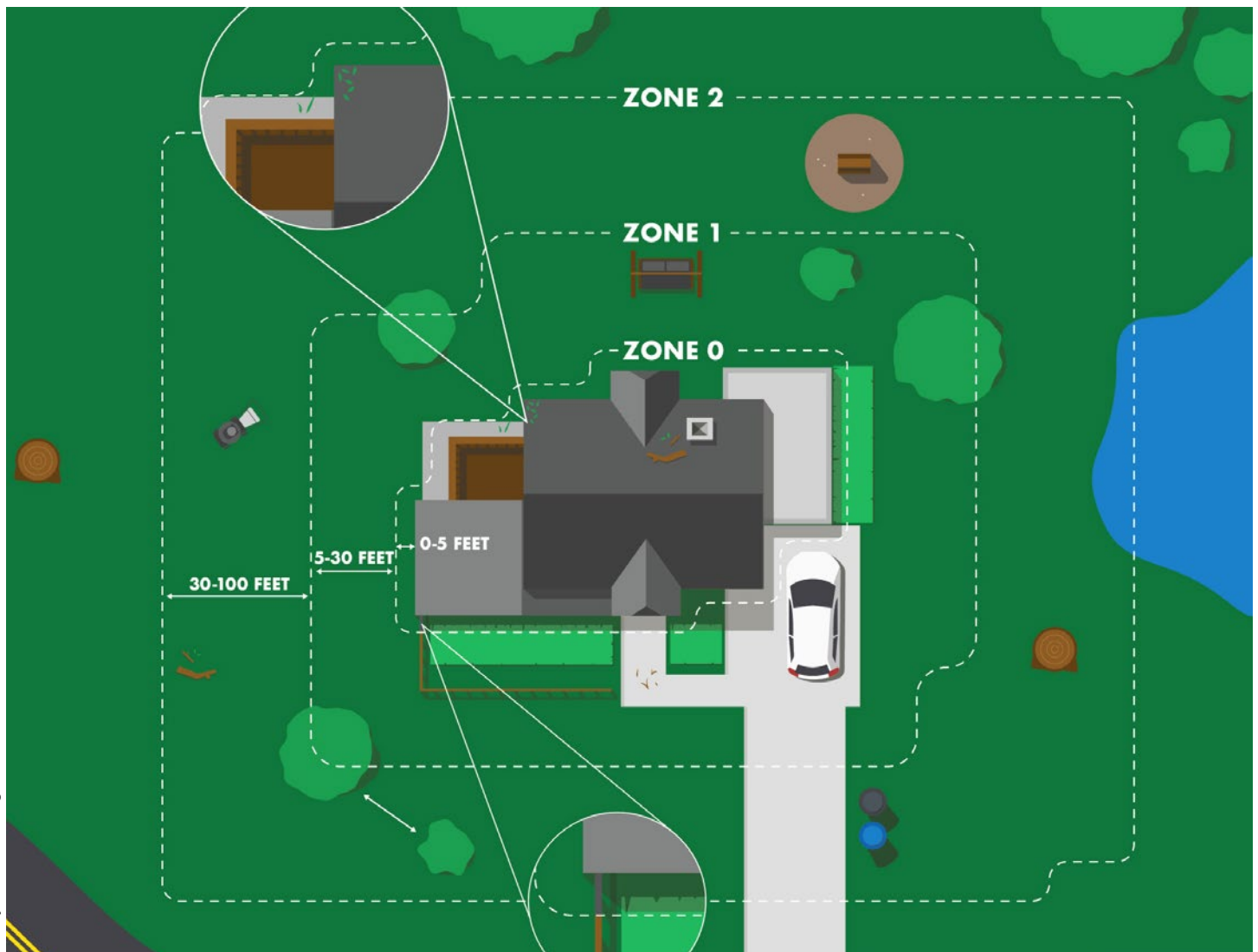
1. **Private Insurance may continue to be unavailable.**
2. **If it is available, it will cost substantially more.**
3. **Regulations will force us to harden our homes to qualify for insurance.**

The California FAIR Plan’s 400% growth over the last four years in policy issuance throughout the state gives an indication of private insurers’ withdrawal from the market. In the 93103 zip code alone—which includes

part of the Riviera—FAIR policies have increased by **270% in the last four years**.

There is a simple reason for an insurance company to deny any of us coverage—it expects to lose money if it issues a policy. State Farm, Allstate, and Farmers have **over 40% of the insurance market in California**—and all three have stated publicly that they are drawing back. This situation is a crisis for California.

There is one big factor that has led to this situation. California’s Insurance Commissioner Ricardo Lara has repeatedly denied large rate increase requests, in part under political pressure from consumer watchdog groups and in part due to constraints from **Proposition 103** passed in 1988. As a result, insurance companies have submitted 6.9% increase requests, just under a 7% trigger for extended review. Larger ones were denied or not worth submitting.



An aerial view of California’s zone protection goals for defensible space around houses. A February 2025 executive order from the governor, enforces Zone 0 defensible space.

On March 14, 2025, however, Lara belatedly agreed to a **22% rate increase** request from State Farm, which has 1.2 million policyholders in the state. Lara is now allowing insurance companies to factor in reinsurance and prospective catastrophic modeling costs—both of which presumably will justify more rate increases.

But the damage from the Los Angeles fires will drive a socialization of costs. FAIR rules require that insurance companies operating in California make its fund whole after paying out claims. The insurers will then request a rate increase to cover those new costs. And Southern California Edison (SCE), if found liable, will then petition for an adjustment to rates to cover its liabilities.

There are many factors driving the cost of issuing policies in California. Climate change is often cited, but the combination of dry seasons and Santa Ana and Sundowner winds have been well documented for hundreds of years before today's housing existed.

Insurers in the nation's largest market face the following cost drivers today:

- **Increased housing density** in neighborhoods adjacent to the wilderness interface, allowing spread.
- **Reinsurance policies**, which insurance companies purchase to insure against loss in a catastrophic event (as opposed to a single house fire).
- **Utility negligence**—not hardening transmission lines or preemptively cutting power. **SCE is now being sued by Los Angeles County**, for instance, due to credible allegations that its infrastructure sparked the fire that decimated Altadena. This negligence mirrors **SCE's proven culpability in the 2017 Thomas Fire**.
- **Vegetation management negligence** on public and private lands. Our neighborhood includes and is adjacent to state and federal park lands, where debris clearing and fire breaks can reduce spread if done regularly and proactively. Since winds carry embers, the same attention should be applied to our private property as well.
- **Increased housing values**—which in turn drive insurance replacement costs.
- **Increased construction costs**—a mix of permitting delays and new requirements, loaded labor costs, and



Fire.ca.gov

Defensible space is required around homes in the Riviera area. Santa Barbara's chief of police has publicly stated that firefighters may not try to save homes that do not comply with the governor's February 2025 executive order for defensible space.

materials that are now subject to tariffs, e.g. steel, lumber, and gypsum.

- **City and county firefighting** equipment, water, and staffing preparedness.
- **Home hardening.** Having flammable vegetation within five feet of the home, open attic vents, and wood fences are all risk factors—so much so that in February 2025 Governor Newsom issued an **executive order** enforcing Zone 0 defensible space. Santa Barbara's Chief of Police has publicly stated that firefighters may not try to save homes that do not comply with this order.

What can Riviera residents do to address these challenges?

1. As Julie Chapman notes in her companion article on page three, joining the **Firewise Program** will help with home hardening assessments and ensure that we work as a community.
2. Create a **defensible space** around your home, most importantly in the first five feet (Zone 0).
3. Shop for insurance once your home is hardened. If you must resort to FAIR, couple it with a **Difference in Conditions policy** for comprehensive coverage.
4. Document valuables exhaustively and with photos/videos and invoices/valuations.
5. Support the Riviera Association's advocacy for prioritizing funding and grants that support firefighting resources, including staffing, equipment, and vegetation management.

—Dan Crocker, Secretary, Riviera Association Board

The Santa Barbara Bowl – A Rich Part of Riviera History

Though I'm a longtime Santa Barbaran and have attended many events at the Santa Barbara Bowl over the years, I was surprised to learn about its fascinating history. And yes, the Bowl is part of the lower Riviera, tucked into the folded hillsides just above the intersection of Milpas and Anapamu Streets.

Formerly known as the Santa Barbara County Bowl, the iconic music venue was built as a Works Progress Administration project in 1936 on county-owned land. The Bowl was one of the projects envisioned by a group of community-minded citizens who led the effort to rebuild Santa Barbara following the destructive 1925 earthquake.

The Quail Canyon location had been proposed as a park site as early as 1924 by the famed Olmsted firm (designers of Central Park in New York and Golden Gate Park in San Francisco), which developed Santa Barbara's original city parks plan. The best Mexican and Italian stonemasons scoured the canyon site for sandstone and boulders to accentuate the natural beauty of the project.



R. Ziesenheime

At the beginning of the Santa Barbara Bowl's construction in the early-1930s.

The original design included a revolving circular stage and grassy arena for the Fiesta Caballeros on horseback. Horses rode up a ramp onto the stage while dancers in costumes performed with elaborate backdrops. Unfortunately, an El Niño storm washed away the revolving stage in 1939.

During the 1930s and 40s, the

3,000-seat amphitheater was the site of regular San Francisco Opera performances, a Tri-Counties Music Festival that attracted world-renowned artists, and Semana Nautica pageants. The Bowl also served as the focal point of the Old Spanish Days Fiesta. The Old Spanish Days organization controlled and managed events at the Bowl for

Join us for a Santa Barbara Bowl
"Behind the Scenes"
Tour & Reception

Wednesday, April 30; 5–7 p.m.

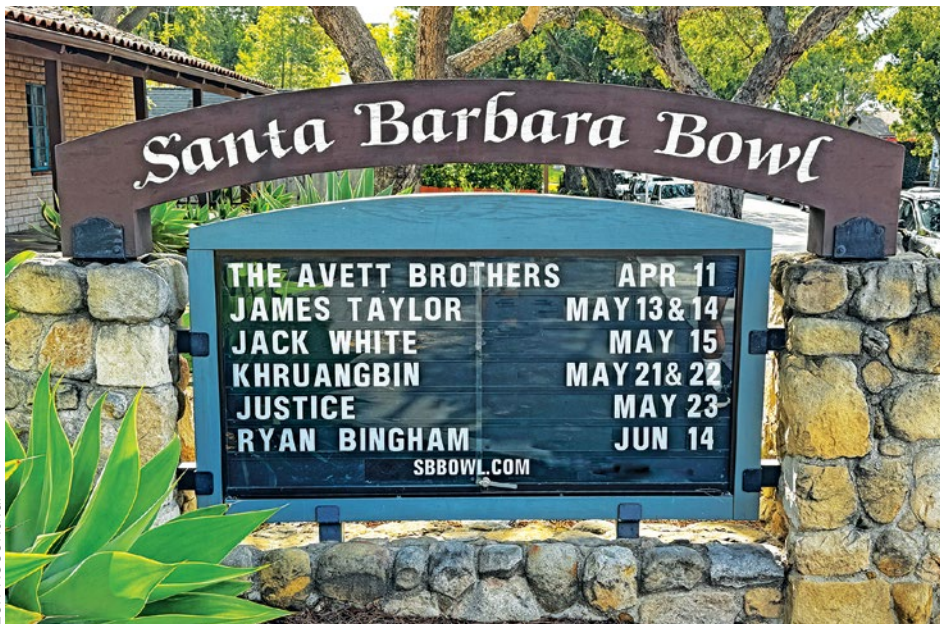
Register at

www.rivieraassociation.org/happenings
or use the QR code below



Photo courtesy of Gledhill Library, Santa Barbara Historical Museum

Early on in the Santa Barbara Bowl's construction.



This well-recognized signage greets visitors as they arrive for concerts.

many decades, finally ceding control to the Santa Barbara County Board of Supervisors in 1991.

Local schools did presentations as did local dance companies. As a matter of fact, my sixth grade class was in a four-square western dance competition. Mr. Hord, our principal at Franklin School, happened to be a professional caller for square dances, and so he taught us how to square dance. To be in a competition at the County Bowl was a thrill.

Today, the Bowl seats 4,500 people, following a number of renovations over the past fifty years. During the 1980s, a multi-phased project was put together by DesignARC and Handel Architects, including a detailed master plan finalized in 1994 to update and modernize the Bowl with the latest technology, while preserving the rustic character of the site and some of its distinctive structures. At about the same time, the Santa Barbara Bowl Foundation was created as a non-profit entity to lease the land from the County and operate the amphitheater. The Foundation has raised over \$40 million through the years to help finance the restoration

effort, which was finally completed in 2018. The upper terrace now provides sweeping views of Santa Barbara, restrooms, and a snack bar.

The Bowl is an amazing concert venue, and features several dozen performances during a season that typically runs from April to early November. Sam Scranton, renowned general manager of the Bowl from 1989 to 2009, may have put it best when he said, “The warmth of the Santa Barbara County Bowl audiences and its acoustical sweetness, consistently draw back the world’s finest musical acts.” Many famous acts have performed at the Bowl over the years, including Kenny Loggins, Bob Marley, Van Morrison, the Beach Boys, Bonnie Raitt, the Doobie Brothers, Rod Stewart, Jefferson Starship, and Katy Perry, to mention a few. If you are there on a night when the full moon appears over the hillsides, it is magical.

But wait, there is more to tell. Once upon a time, Rudolf C. Ziesenhenné’s

greenhouses stood where the ticket offices are today. Rudy was a nationally recognized begonia innovator, who researched and bred over 900 varieties of begonia. Rudy also was a photo historian; he documented the Santa Barbara Bowl’s construction during the 1930s.

Next time you are at the Bowl take a moment to read Rudy’s memorial placed on a rock where his begonias once grew. Take in the lovely setting and creatively designed entrance, and be grateful they now have a shuttle to take you up the hill. Beware of the snake (railing) as you walk past the garden!

—Diana Washburn

Sources

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Don’t miss the snake railing!

Thomas M. Storke, Santa Barbara Riviera Pioneer



Thomas M. Storke

Part One (from the Fall 2024 issue)

Thomas M. Storke (T.M.) was one of the earliest, non-indigenous residents of the Santa Barbara hillside that became the Riviera, when he was born in 1876 in a home along an unpaved buggy road, which is today Grand Avenue. His father had purchased 123 acres of the barren hillside a few years earlier at \$1.25 an acre (equivalent to \$154/acre in today's dollars), in a transaction that became known at "Storke's Folly." Local citizens at the time could not understand why anyone would want to live on a rugged, largely treeless hillside covered with boulders.

T.M. was a descendant on his

mother's side of Jose Francisco Ortega, a former commandant of the Royal Presidio of Santa Barbara; and on his father's side from early settlers of colonial Virginia.

Storke's father Charles, a Civil War veteran, came to Santa Barbara in 1872 to teach at the recently founded Santa Barbara College, later becoming a lawyer and influential citizen, serving two terms in the California State Legislature.

T.M.'s mother was fluent in Spanish, and he grew up bilingual. Young T.M. attended public schools in Santa Barbara, and with the help of his father, was admitted to the recently founded Stanford University in 1894. There, T.M. got to know Herbert Hoover and other classmates with whom he developed lifelong relationships, including a number who later went on to distinguished careers.

Following graduation, Storke returned to Santa Barbara, and took on various odd jobs, including tutoring, and managing a sheep ranch. He became a cub reporter of the *Santa Barbara Daily News* and

eventually a part owner of the struggling *Santa Barbara Daily Independent*. He started his journalistic career at the tender age of twenty-four on the first day of the first week of the new century, 1900.

In 1910, Storke sold his stake in the newspaper to a Michigan publisher to pursue a job in the fledgling oil business near Bakersfield, in what he would later refer to as the only serious mistake in his journalistic career. That oil venture eventually failed, and in 1913 Storke returned to Santa Barbara and purchased the *Daily News*, which ultimately became the *Santa Barbara News-Press*. Storke served as the owner and editor of the paper for more than fifty years, and won many journalistic awards along the way. He also took on the role of Santa Barbara postmaster to supplement his income, and during the outbreak of WWI, he became deputy director of the draft board.

Following the 1925 Santa Barbara earthquake, which destroyed many structures in the city, Storke was one of several influential city leaders calling for new earthquake-proof construction that followed a Spanish Colonial design. The City Council approved the *El Pueblo Viejo* architectural standard that became a defining feature of the city.



T.M. Storke was assisted in researching and correlating his eighty-two-year coverage of California history (called *California Editor*) by Walker A. Tompkins, a well-known Southern California author and student of early Santa Barbara County history.

Part Two

Storke had been introduced to politics by his father when he was in high school, and he became a member of national Democratic party nominating conventions in the

1920s and 30s. He played a significant role in getting FDR nominated for the presidency during the Democratic Convention in 1932, and became a lifelong member of the party. During FDR's first term, Storke lobbied for and won \$22 million in federal public works projects for Santa Barbara, worth the equivalent of about \$500 million today. Storke later served for a brief two months as US Senator representing California between November 1938 and January 1939, as the result of his friend William McAdoo's resignation.

Storke played a significant role in launching several major Santa Barbara infrastructure projects. In the mid-1950s he helped purchase over 900 acres of land from the US Government to provide the Santa Barbara College, whose predecessor school was originally founded on the Riviera, with a new campus. That institution was soon renamed UCSB. Storke Tower at UCSB is his lasting legacy, and the call letters of the campus radio station (originally KTMS) were also named after him. He became a member of the Board of Regents of the University of California, which he supported generously.

Storke's most difficult fight came in 1948-49, when in the midst of a severe, multi-year drought, he backed an effort to build a dam that would create a reservoir for water storage, along with an underground tunnel to supply water for the city. The Cachuma Project was authorized that year by the Secretary of the Interior. Construction of the dam was completed in 1953, and the affiliated six-mile long Tecolote Tunnel was finished three years later. Though the total cost of the project was the then astronomical sum of \$47 million, Cachuma reservoir has supplied a large percentage of our city's water for more than sixty-five years.

In 1961, Storke gained national

attention when through his editorials he stood up against the super right wing John Birch Society, after they launched a campaign to impeach his friend Chief Justice Earl Warren. For his efforts he received several journalistic awards, including the Pulitzer Prize, as well as praise from President John F. Kennedy. Storke eventually sold the *News-Press* in 1964 and passed away in 1971 at the age of ninety-four.

Historians have praised Storke as "Mr. Santa Barbara," based on the many and diverse contributions he made to the city during his lifetime. He lived an ambitious and courageous life, not afraid to take risks when necessary but staying true to his journalistic passion. Storke witnessed first-hand Santa Barbara's transformation from a small, isolated seaside village of about 3,000 residents at the time of his birth, to a bustling city of 50,000. Storke is probably best remembered locally for his long and influential tenure as editor of the *Santa Barbara News-Press*, always looking to represent and advocate for the best interests of Santa Barbara as he saw them. He helped to make Santa

Barbara and the Riviera the vibrant and beautiful community we continue to enjoy today. —Paul Gertler

Sources

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www.sbhistorical.org/el-encanto-hotel



Since his years as California's governor, Supreme Court Justice Earl Warren made an annual visit to the Santa Barbara Fiesta. He is shown here with Mr. and Mrs. T.M. Storke, reviewing the historical parade in August 1958.

Please Join Us!

Your membership in the Riviera Association makes a big difference. Your support and participation, together with the support of our other 300+ household members, enables the association to preserve the unique character of our district and improve the safety and beauty of our neighborhoods. Your support also allows the association to stand up for Riviera interests more effectively at the Santa Barbara City Council and with other government bodies, based on the size and strength of our membership.

As a member, you get the following benefits:

- Free admission to our spring and fall general meetings and receptions, where you will enjoy premium wines and appetizers, meet and mingle with your neighbors, and get updates from guest speakers on major issues and developments impacting our community.
- Exclusive or priority access to special events, such as organized walks exploring our local geology and the

Santa Barbara Bowl Tour & Reception being held on Wednesday, April 30. (See page six for signup details).

- The opportunity to participate in Riviera service events, such as last fall's Franceschi Park cleanup day, where members can give back and help improve our community.
- Frequent email updates on key issues facing the Riviera, along with the opportunity to make a difference by making your voice heard at City Hall and in front of other governmental and community bodies.
- Access to our informative website and twice-per-year newsletters, which your membership dues help support.

The Riviera Association succeeds based on the strength and participation of our membership. As a 501(c)(3) nonprofit organization, we rely on your support. Please visit rivieraassociation.org/join-now to join us as a new member or renew your membership for the current year.

Letter to the Editor

We encourage comments from our readers. You may submit your comments or suggestions at rivieraassociation.org/contact-us.

Mr. Gertler,

I read with interest your article about Storke in the Riviera newsletter. Unfortunately this paragraph is in error: "Following the 1925 Santa Barbara earthquake, which destroyed many structures in the city, Storke was one of several influential leaders calling for earthquake-proof construction that followed Spanish Colonial design. The City Council approved the El Pueblo Viejo architectural standard that became a defining feature of the city."

Do you have a copy of my book about how Santa Barbara came to be the way that it is, *Santa Barbara, an Uncommonplace American Town?*

In doing research for it I came across newspaper stories that showed Storke's position being quite different in the 1920s from what is said in his memoir.

Here's the section in my book from the chapter titled "Promoting Better Things" about what happened after the 1925 earthquake: "On June 29, 1925, a major earthquake struck Santa Barbara. Often described as destroying or devastating Santa Barbara, damage was less than widely reported. While many buildings downtown were badly damaged, 'Wherever good materials have been properly used and the design has been an intelligent one, slight damage or none has resulted.'

"In the earthquake's aftermath three groups—The Allied Architectural Association of Los Angeles, the Community Drafting Room, and the Associated Architects of Santa Barbara—provided

drawings for how entire individual blocks of State Street might be designed. A Spanish Colonial Revival vision of how the rebuilt Santa Barbara might look was created.

"Eleven days after the June 29th earthquake, based on the work of the Plans and Planting committee [Bernhard Hoffmann] the City Council passed an ordinance establishing an Architectural Board of Review (ABR). The ABR reviewed new building projects for appropriate design, size, and neighborhood compatibility.

"The earthquake caused facades of unreinforced masonry to crumble into the street. This made for some very dramatic photographs. The Hotel Californian had opened just four days earlier."

Thank you,
Sheila Lodge