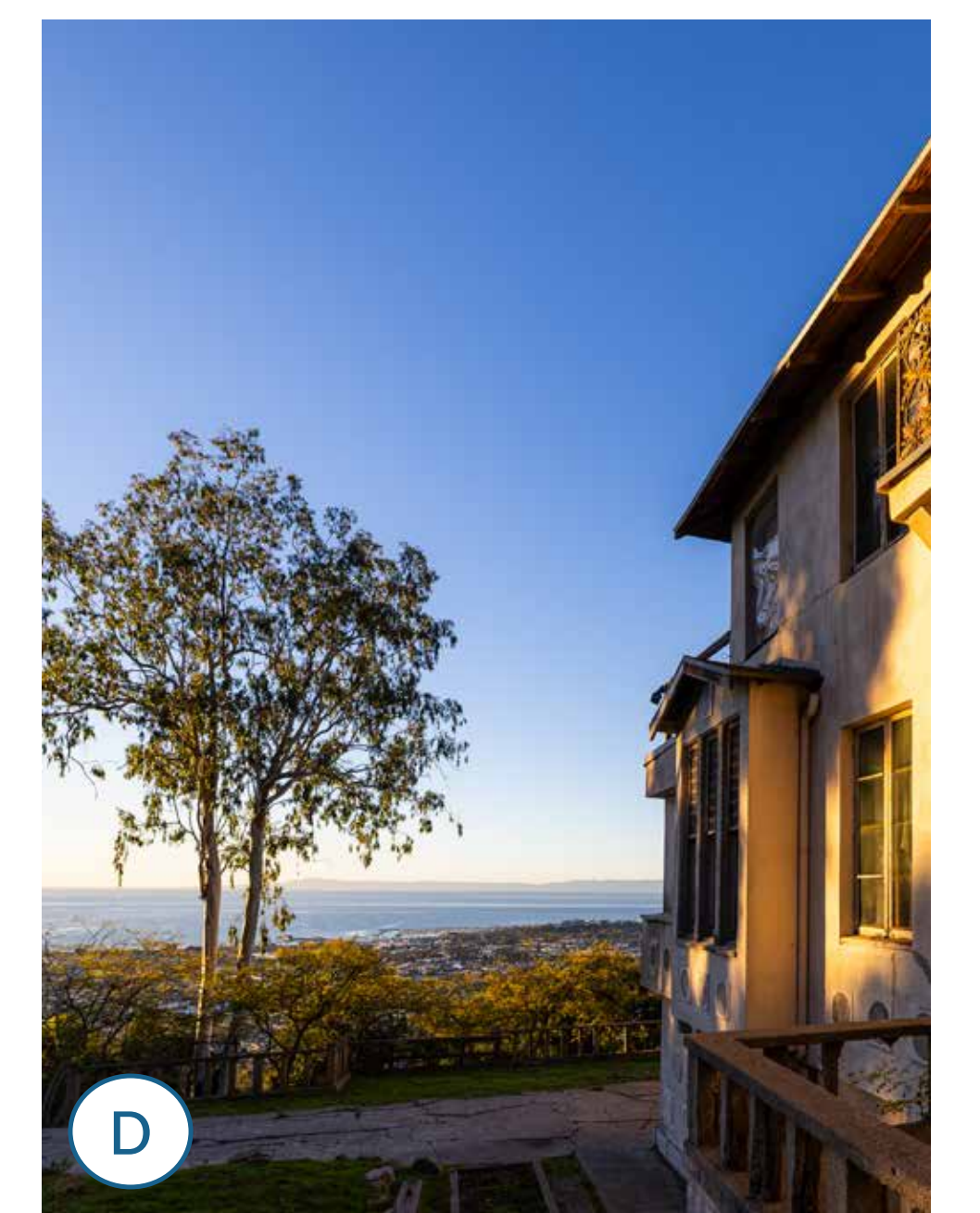
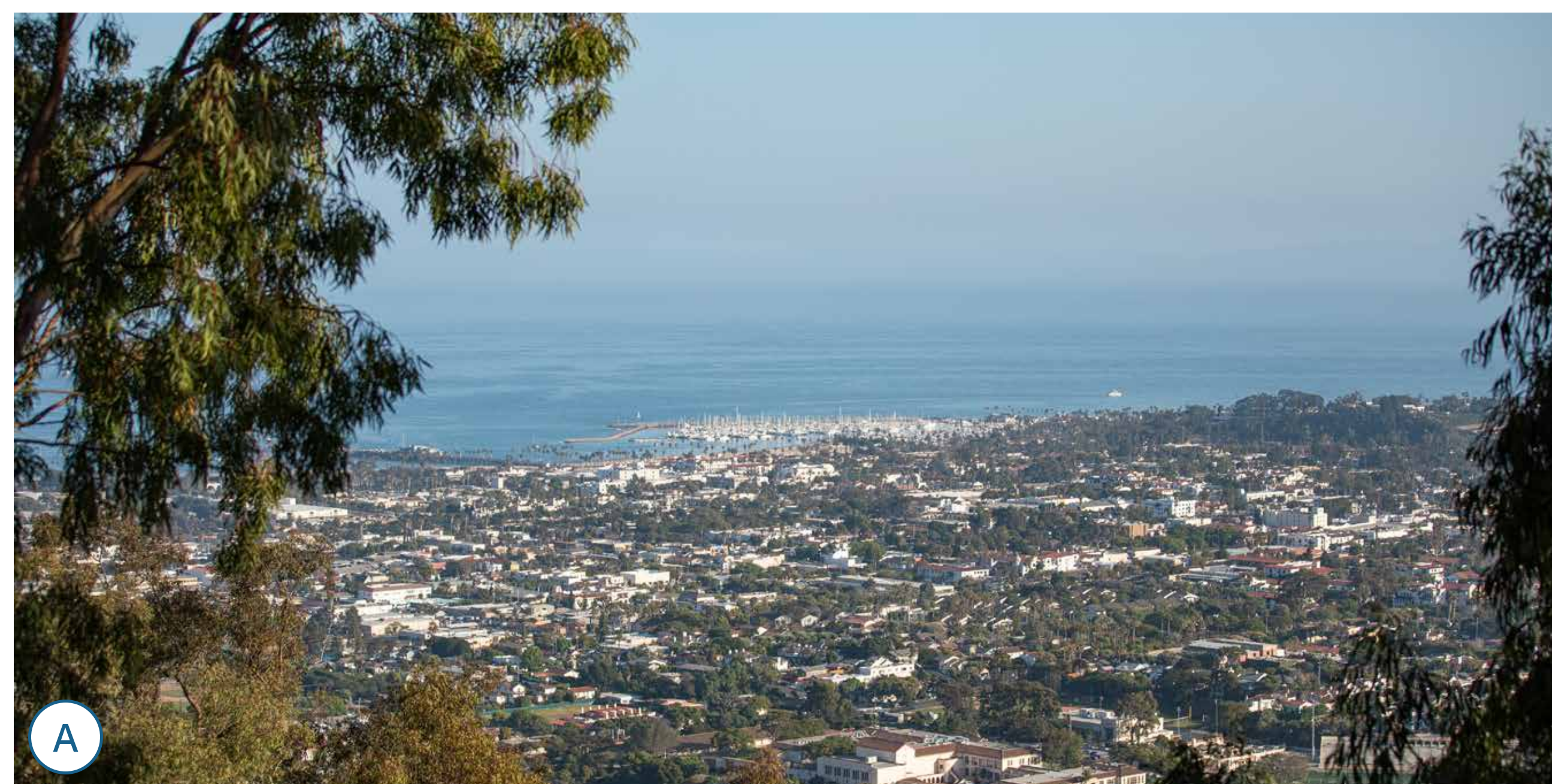
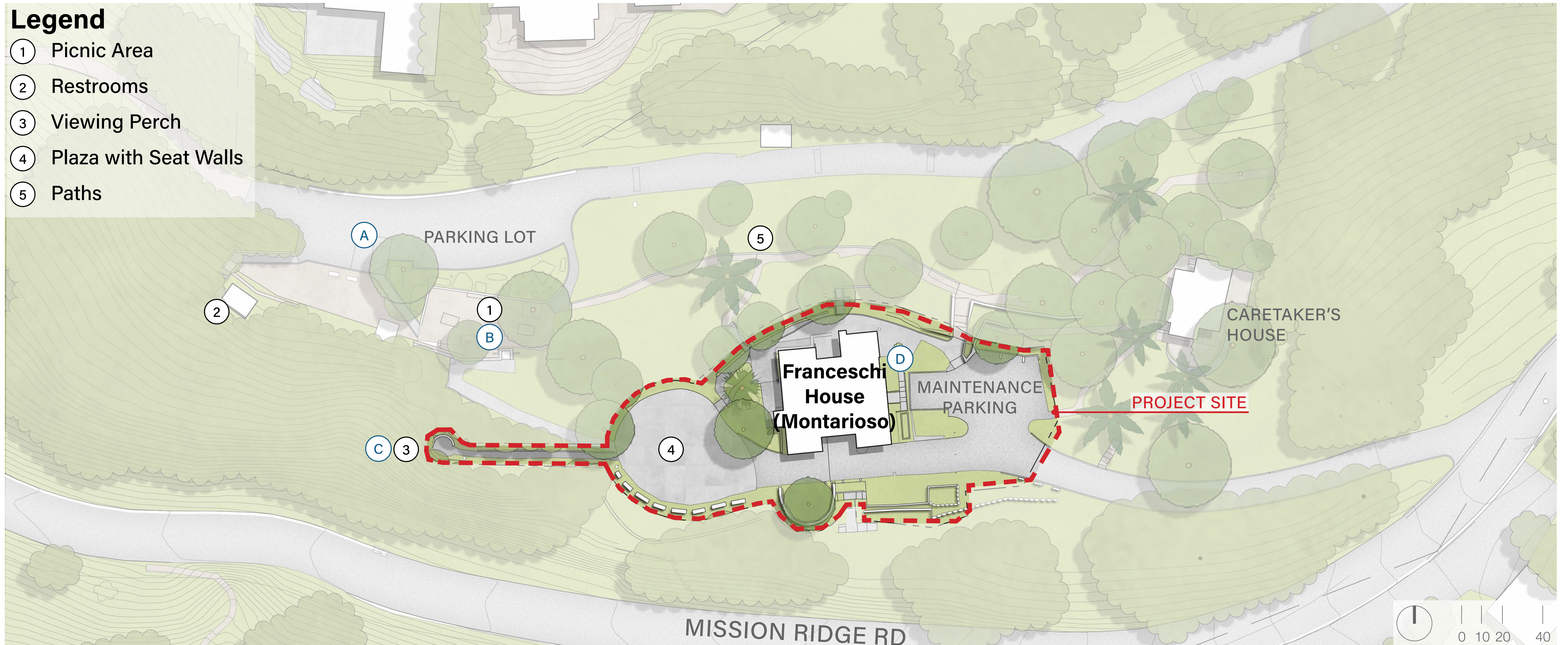
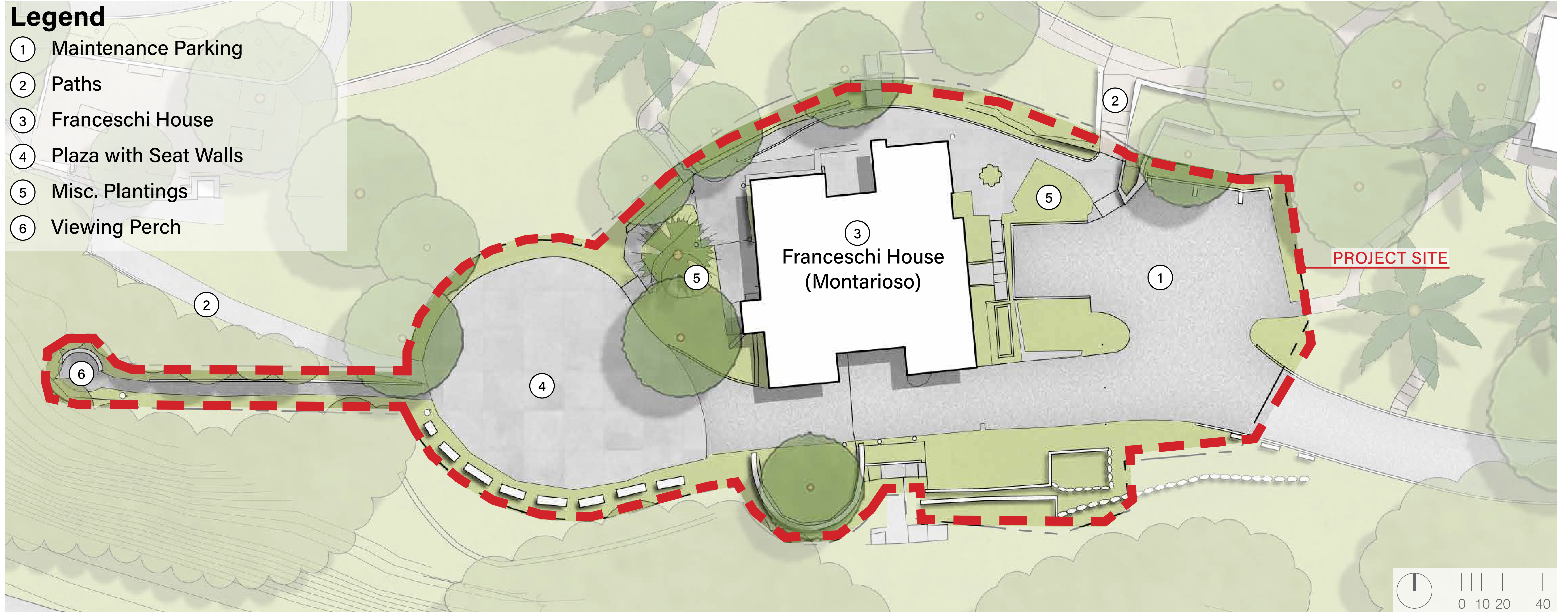


Legend

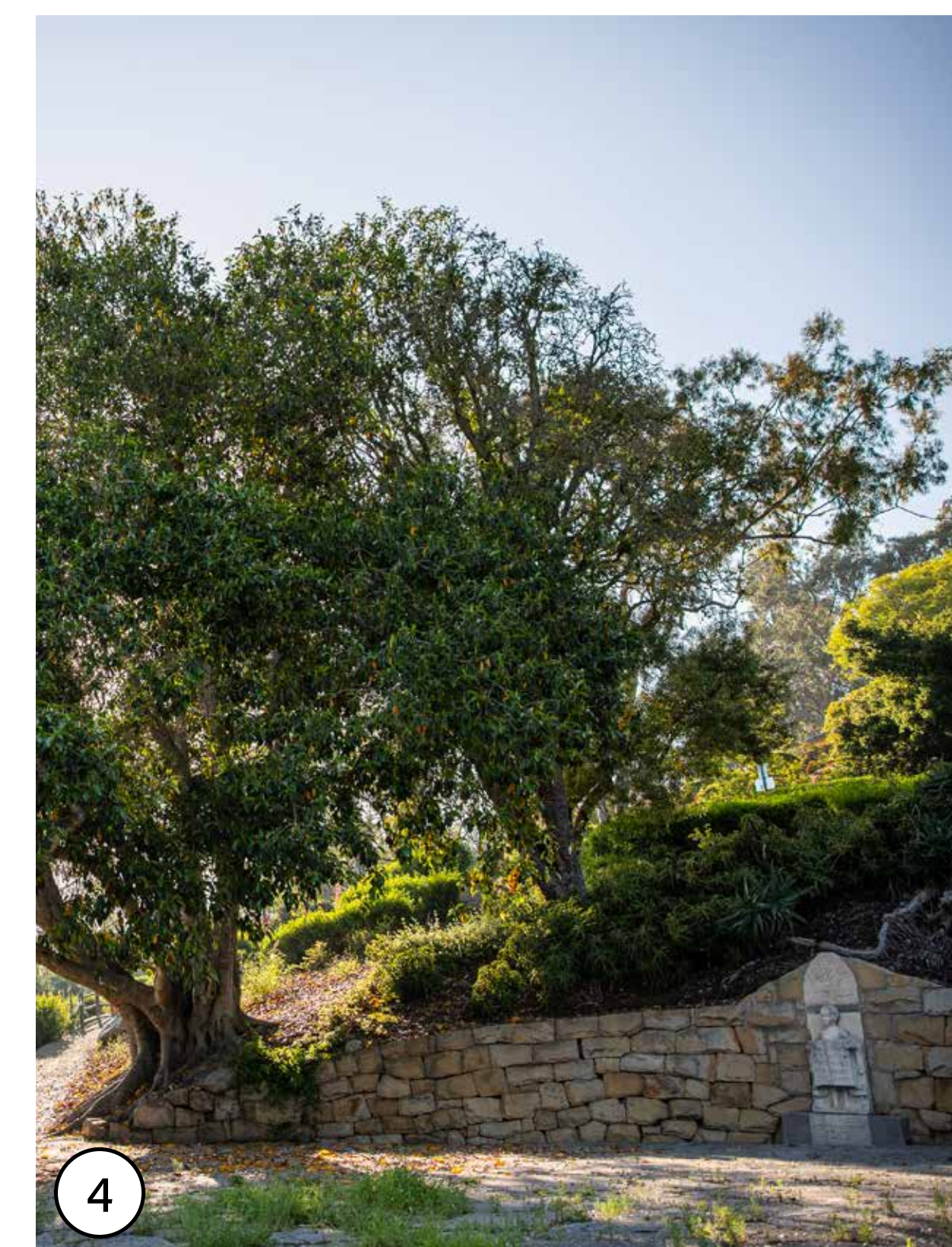
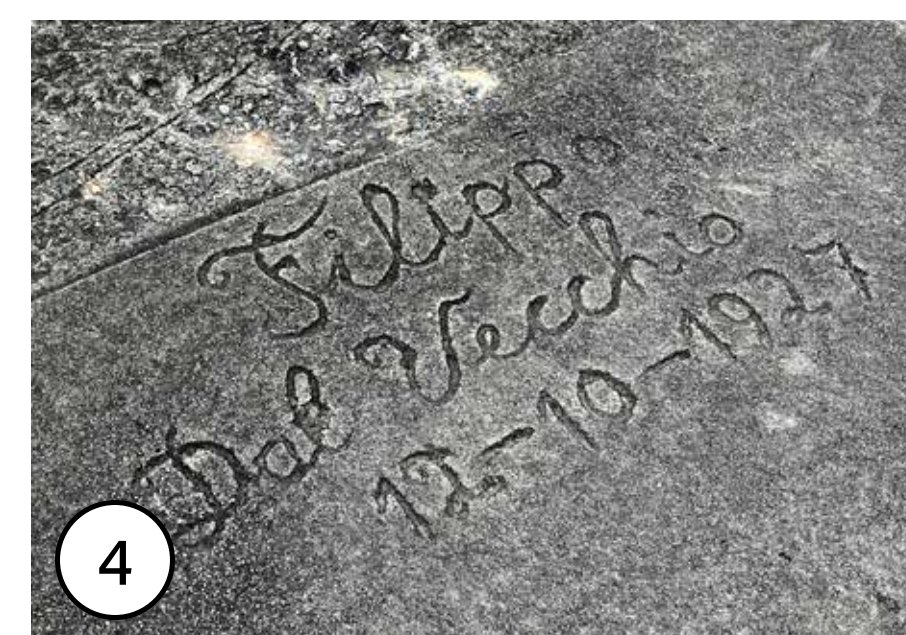
- ① Picnic Area
- ② Restrooms
- ③ Viewing Perch
- ④ Plaza with Seat Walls
- ⑤ Paths





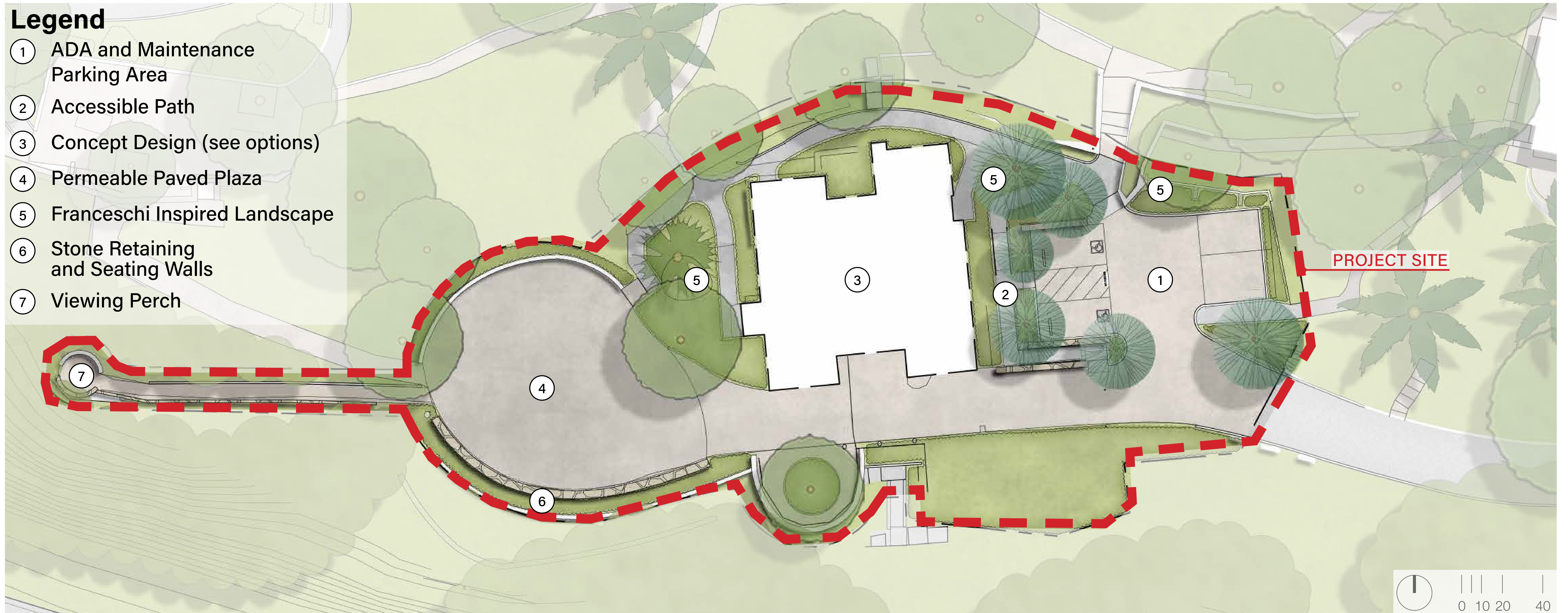
EXISTING FEATURES

The portion of the park under consideration for improvements consists of the area surrounding the Franceschi House. To the east is the driveway and the remains of a former garage. To the west is the circular plaza with the viewing perch beyond that. To the south of the house is a series of retaining walls and the remains of the trellis columns. Most of these features, including the exterior features of the house, can be traced back to the improvements made by Alden Freeman around 1927. Due to a combination of age, settlement, and vandalism many of these areas will require significant repairs or reconstruction to be a usable public space.



Legend

- ① ADA and Maintenance Parking Area
- ② Accessible Path
- ③ Concept Design (see options)
- ④ Permeable Paved Plaza
- ⑤ Franceschi Inspired Landscape
- ⑥ Stone Retaining and Seating Walls
- ⑦ Viewing Perch

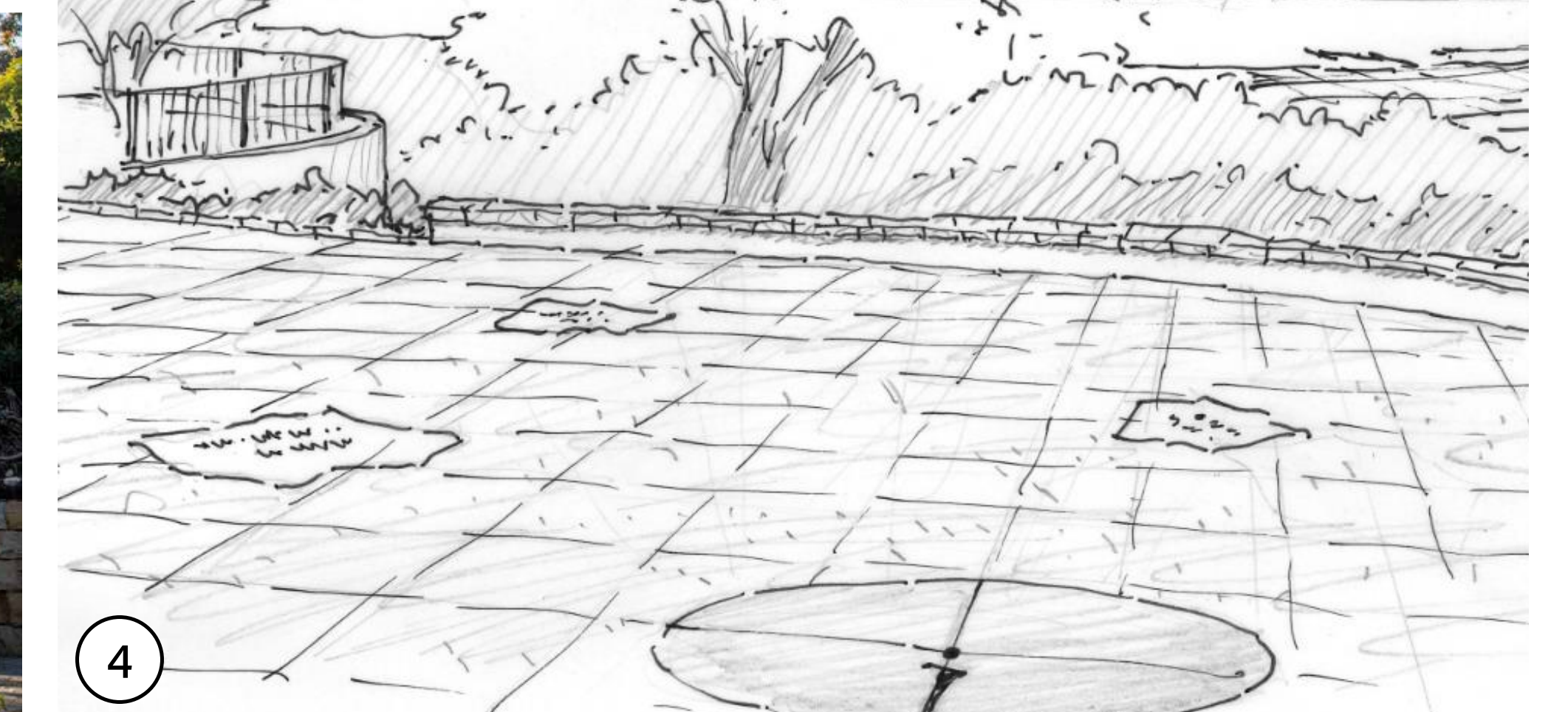
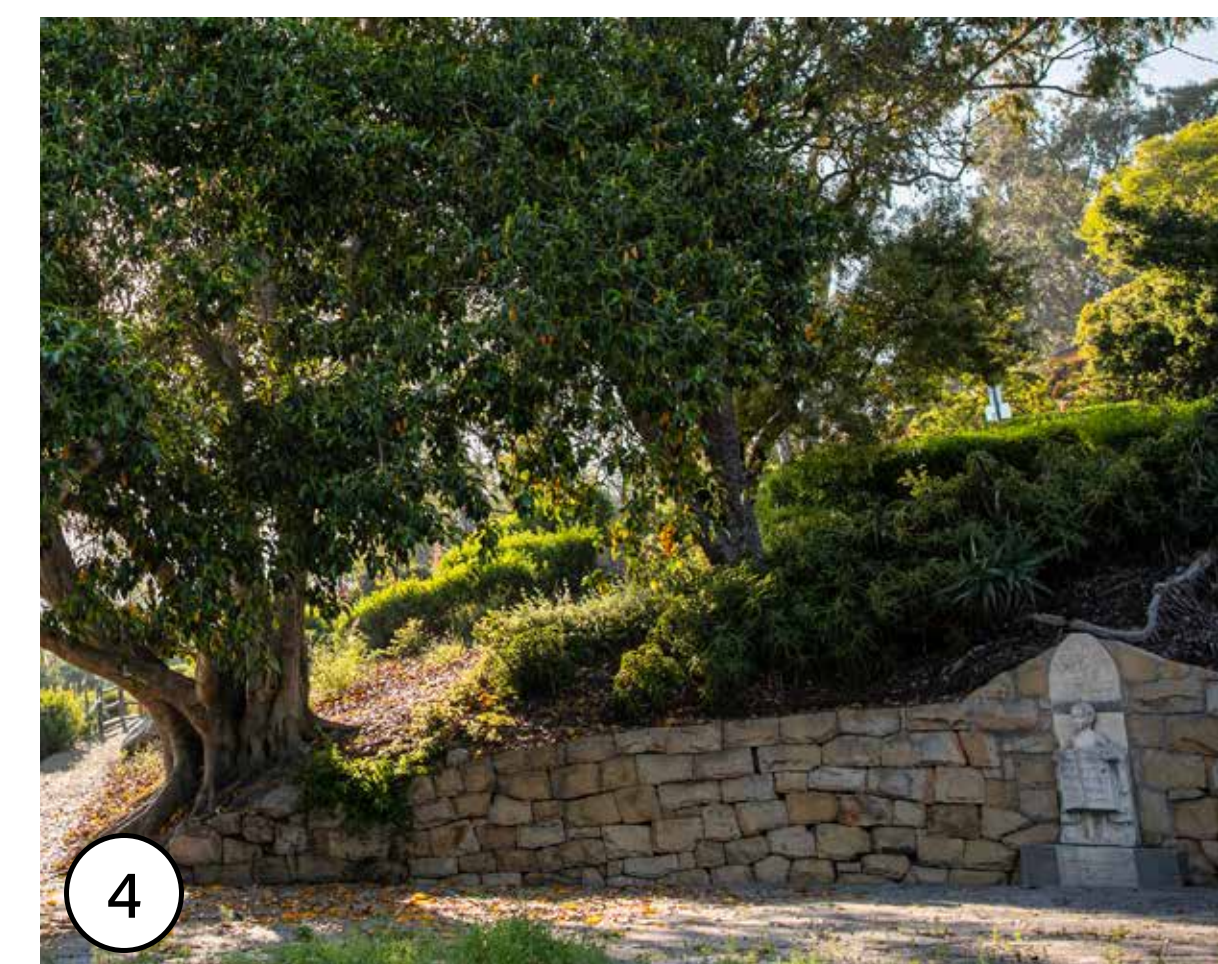
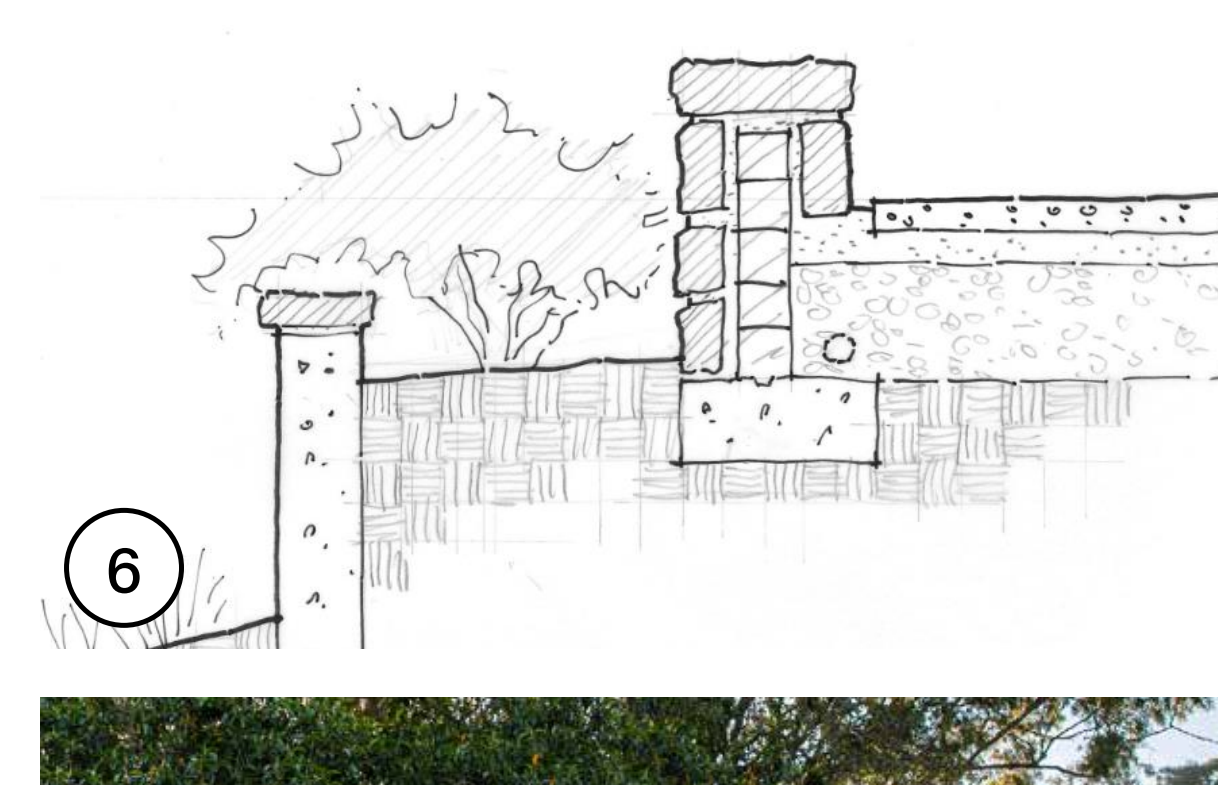
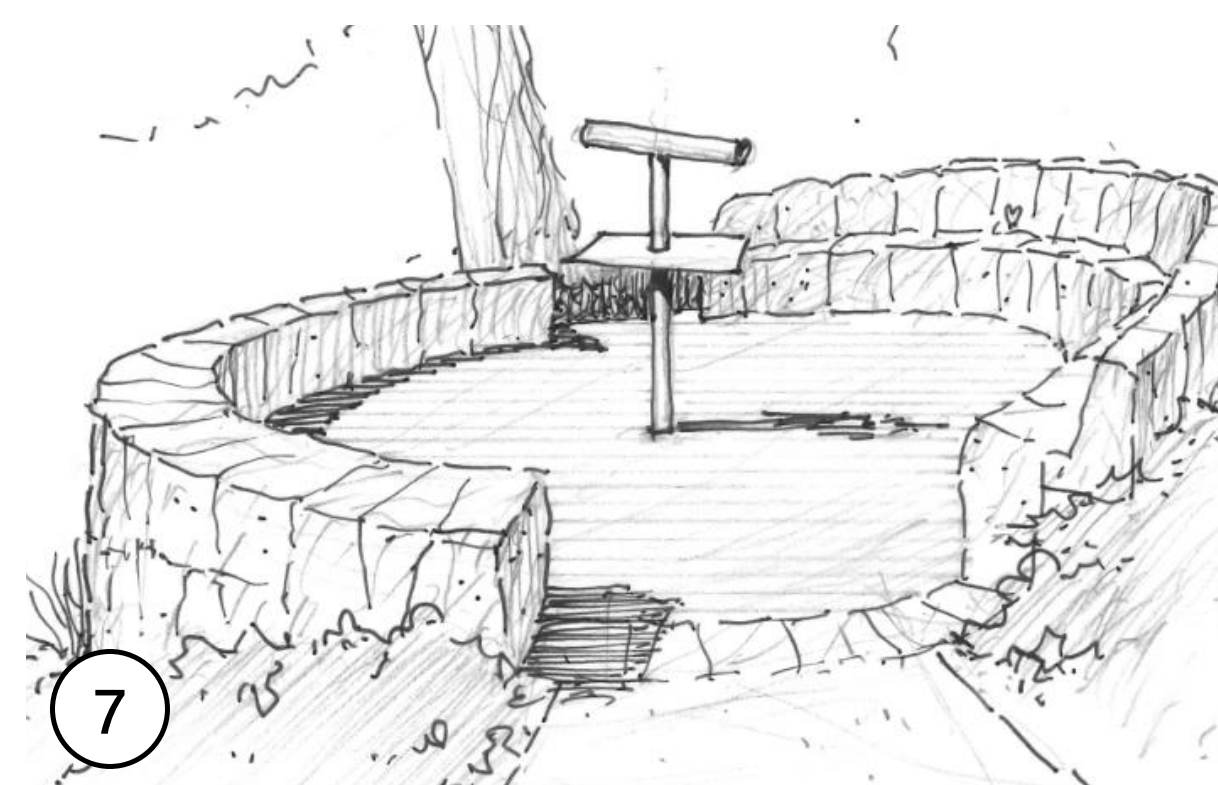


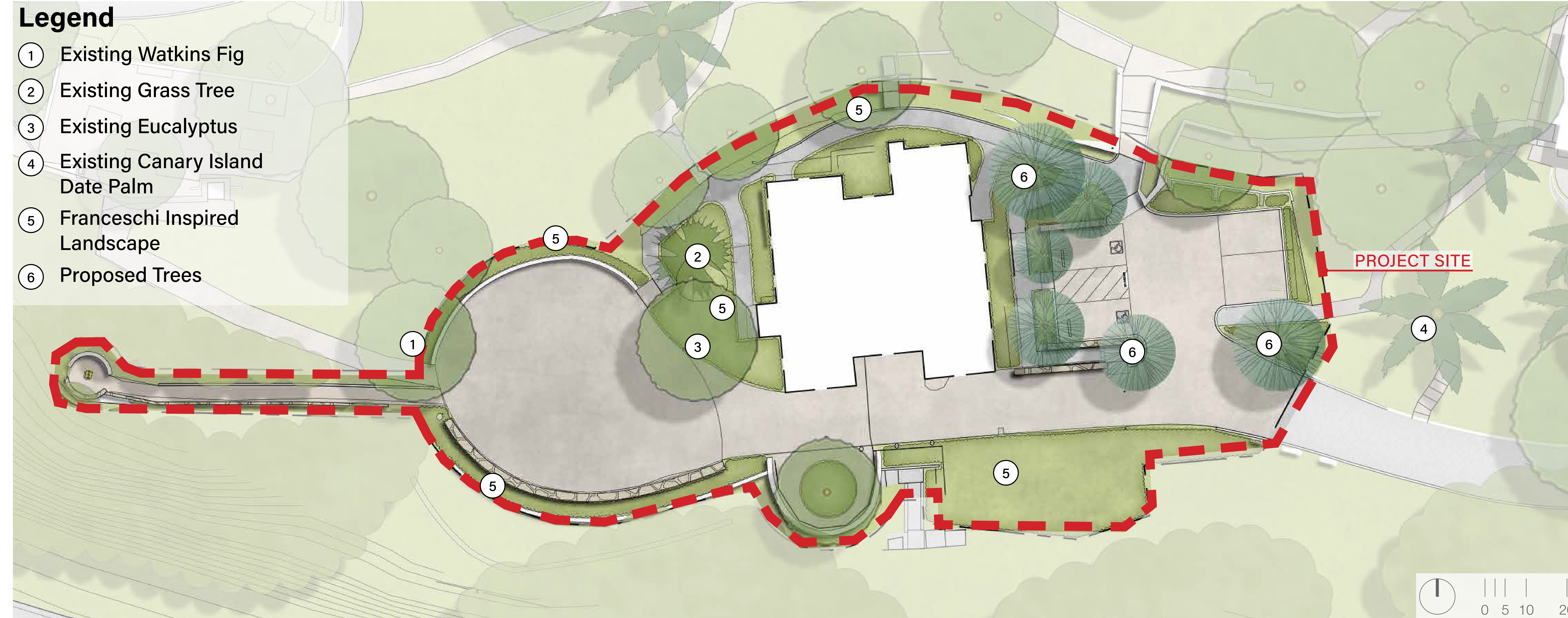
SITE DESIGN

Without substantially altering the layout and feel of the space, improvements to landscaping, stormwater, and accessibility will be added to the project site to increase functionality, safety, and resiliency.

A small parking area and pathway will be provided to the east of the house. The retaining walls south of the house will be improved. To the west, the circular plaza will be resurfaced with a smooth, pervious surface and a new stone seating wall will be added along its southern edge. Further west, the existing viewing perch will be rebuilt with an accessible path, improved seating, and viewing scope.

The surrounding landscape will be updated with a mix of native and Franceschi inspired plantings. There are four potential design concepts to commemorate the house.

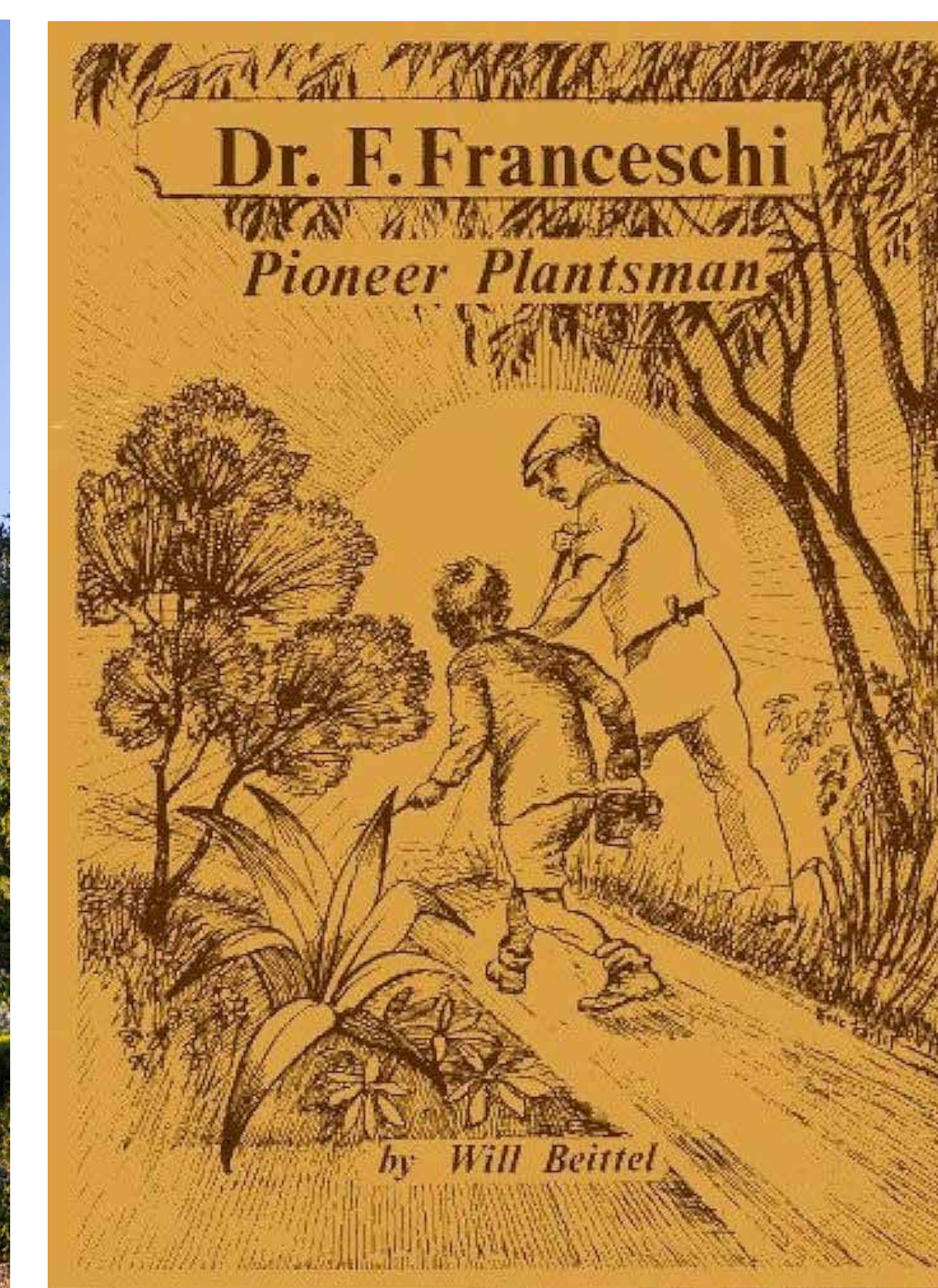
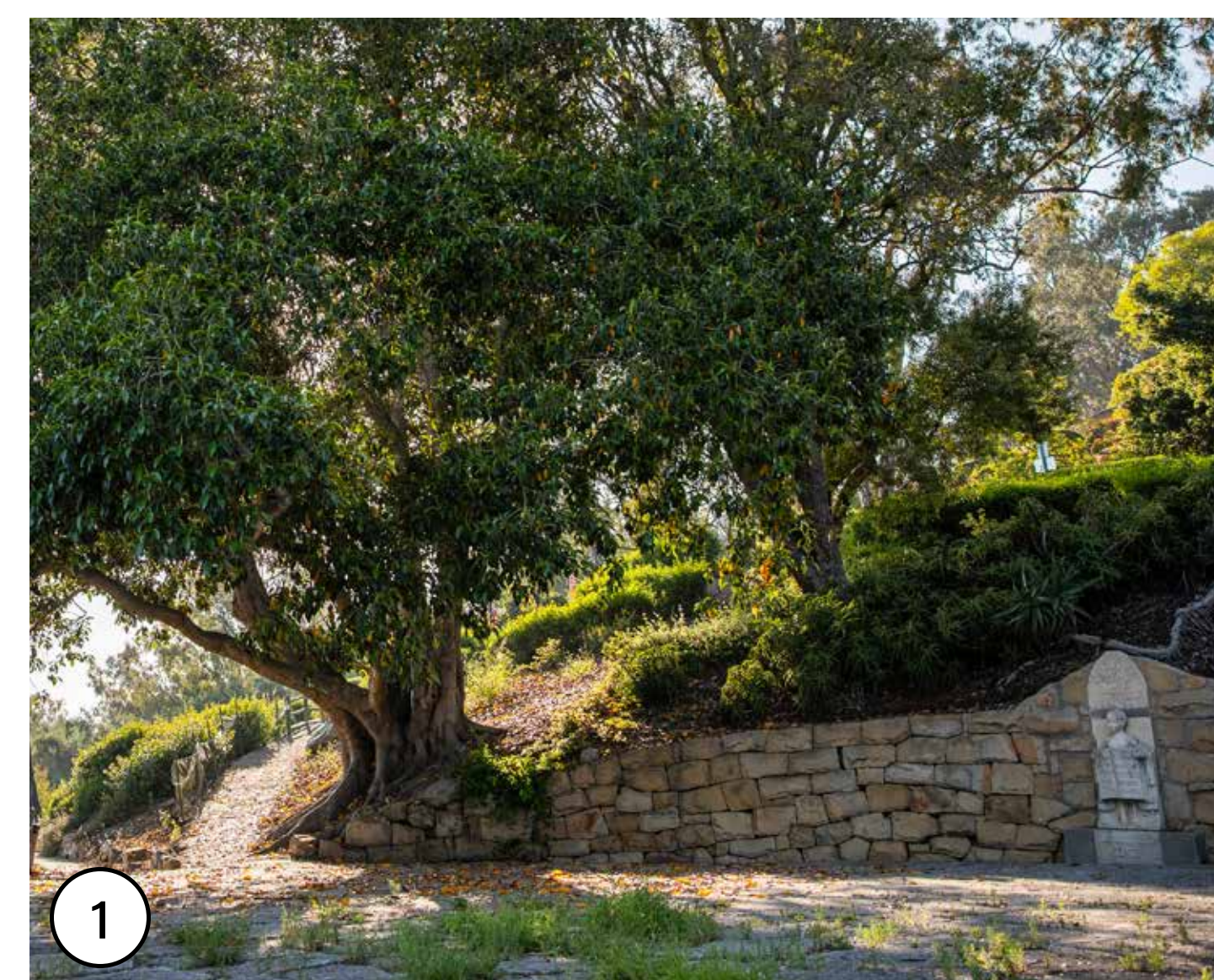




PLANTING DESIGN
Dr. Francesco Franceschi was an internationally respected horticulturalist responsible for the introduction of 800+ plants to Santa Barbara, and the American West.

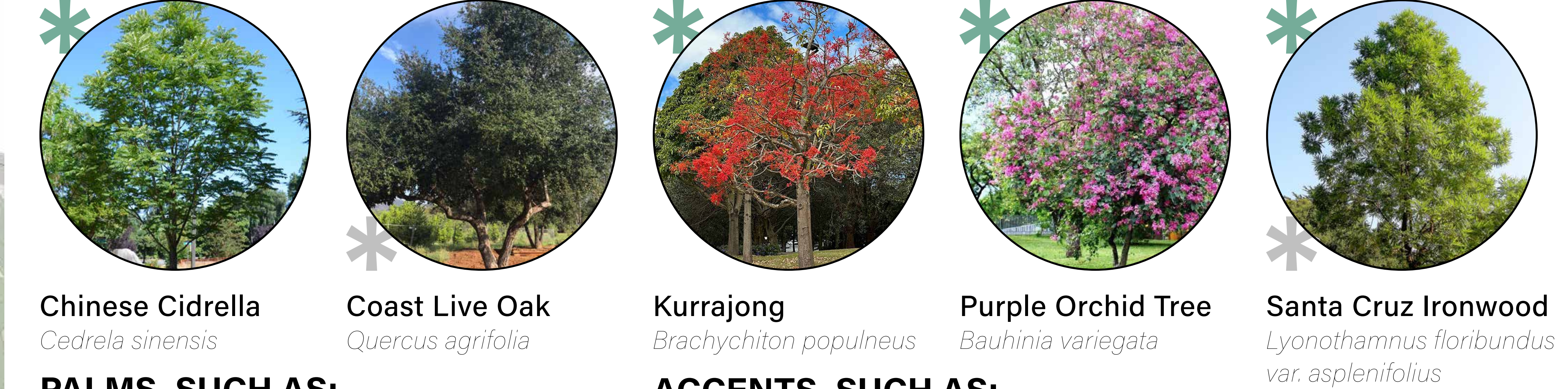
Proposed plantings will be a balance of regionally appropriate, Franceschi-introduced plants, most notably those now prevalent within the Santa Barbara landscape. These selections will be supplemented with other water-wise California natives, with the design capturing the spirit of Franceschi's historical gardens and nursery

legacy, while also accounting for the modern realities of water use, fire hazards, and long term maintenance.



FRANCESCHI INSPIRED PLANTINGS:

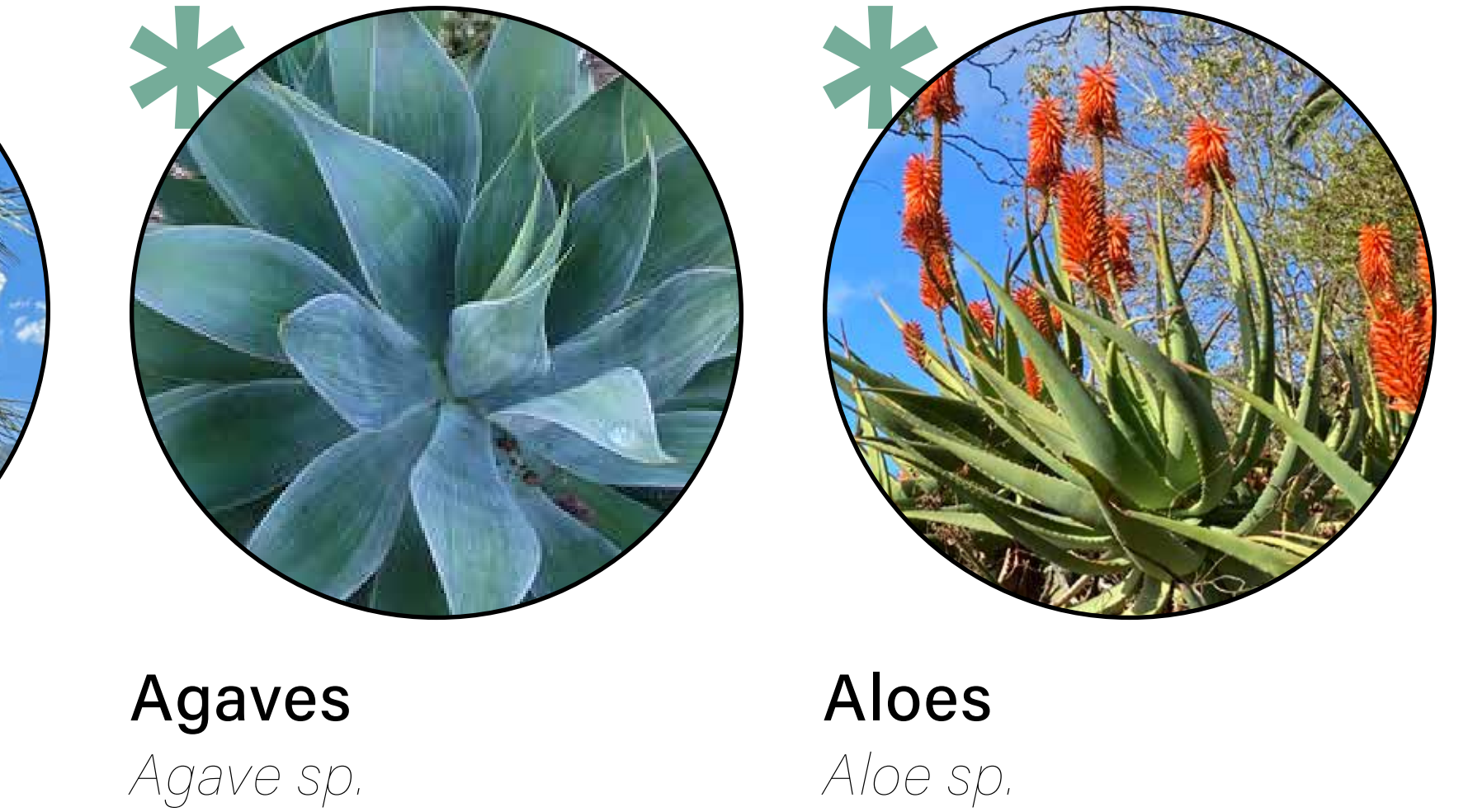
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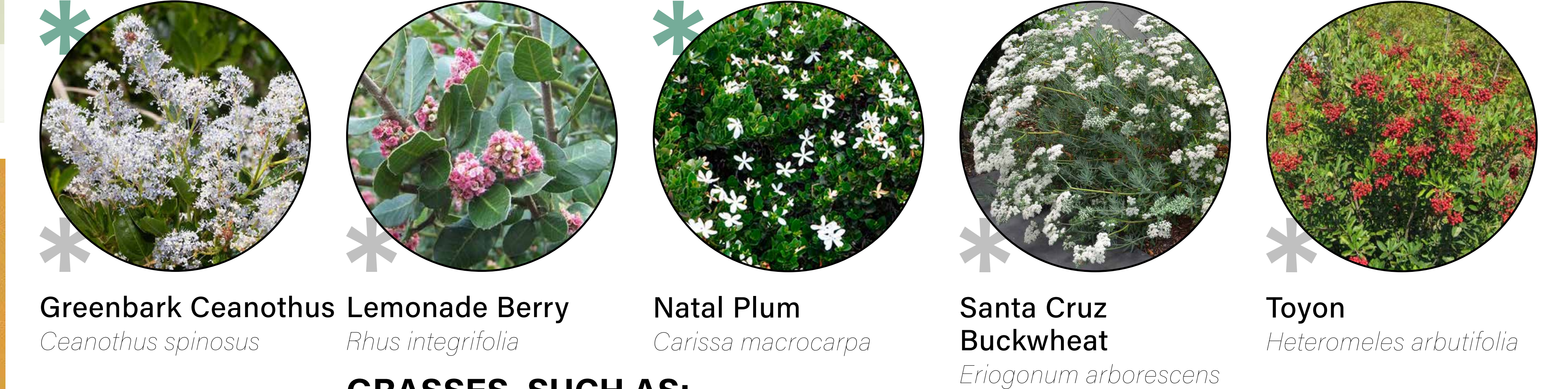
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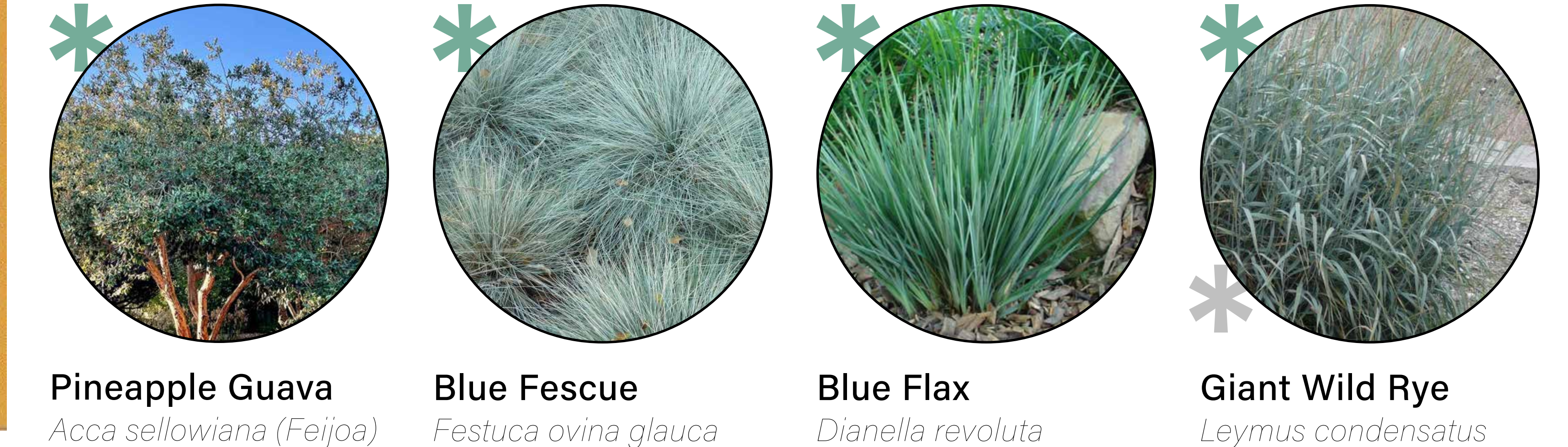
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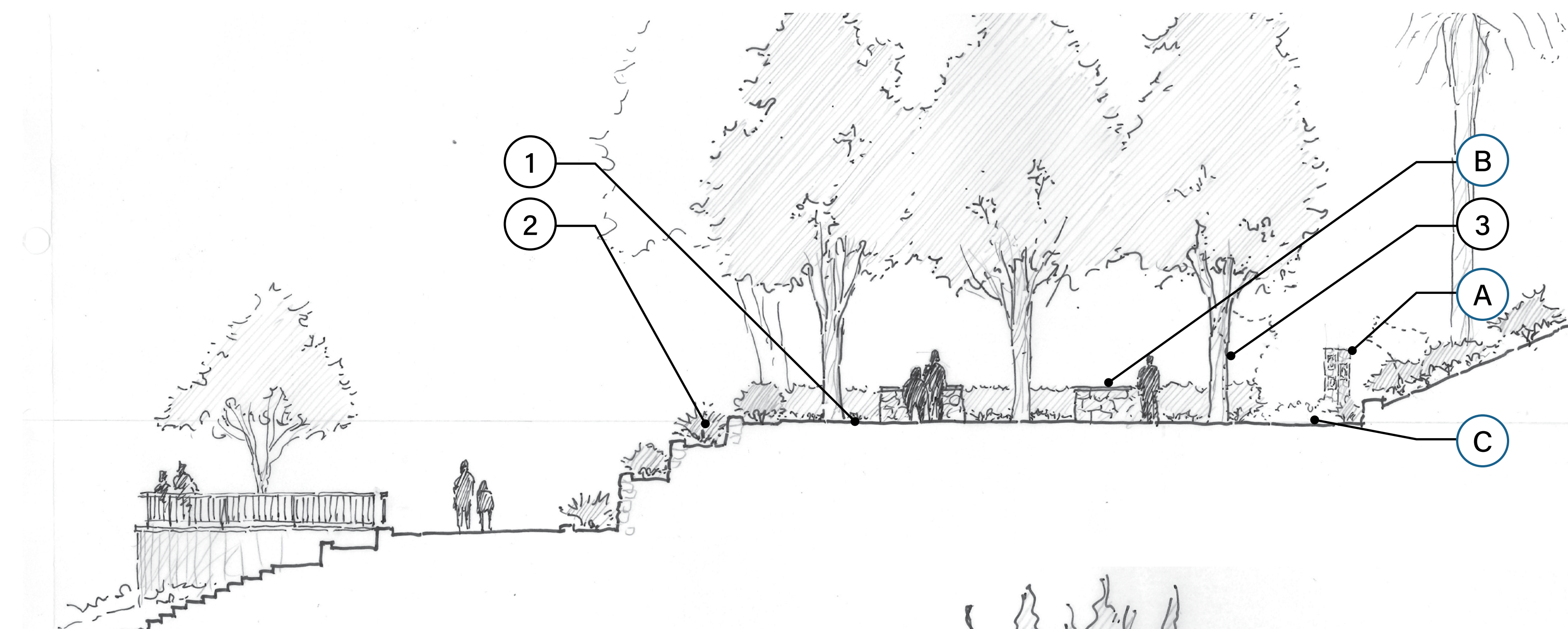
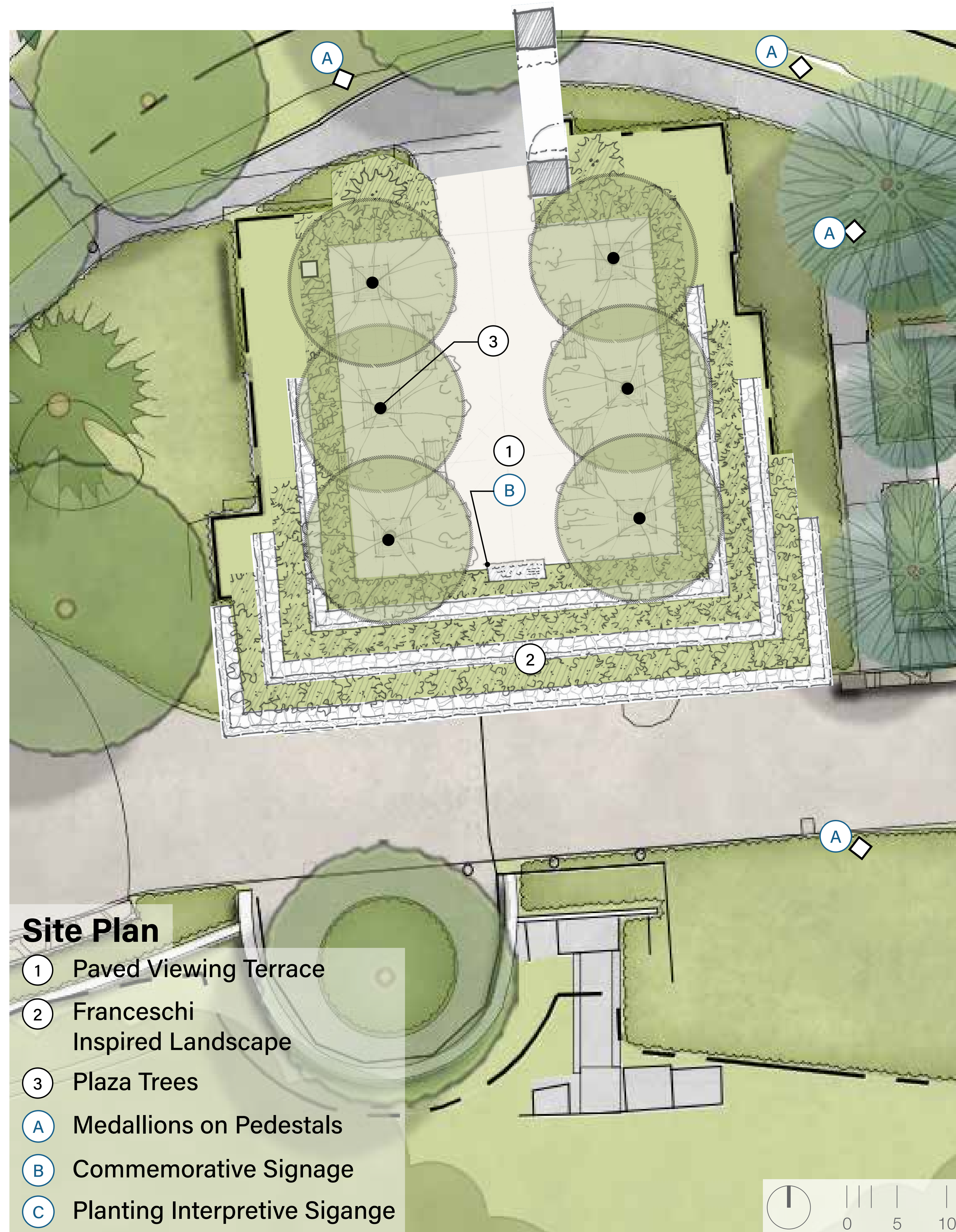
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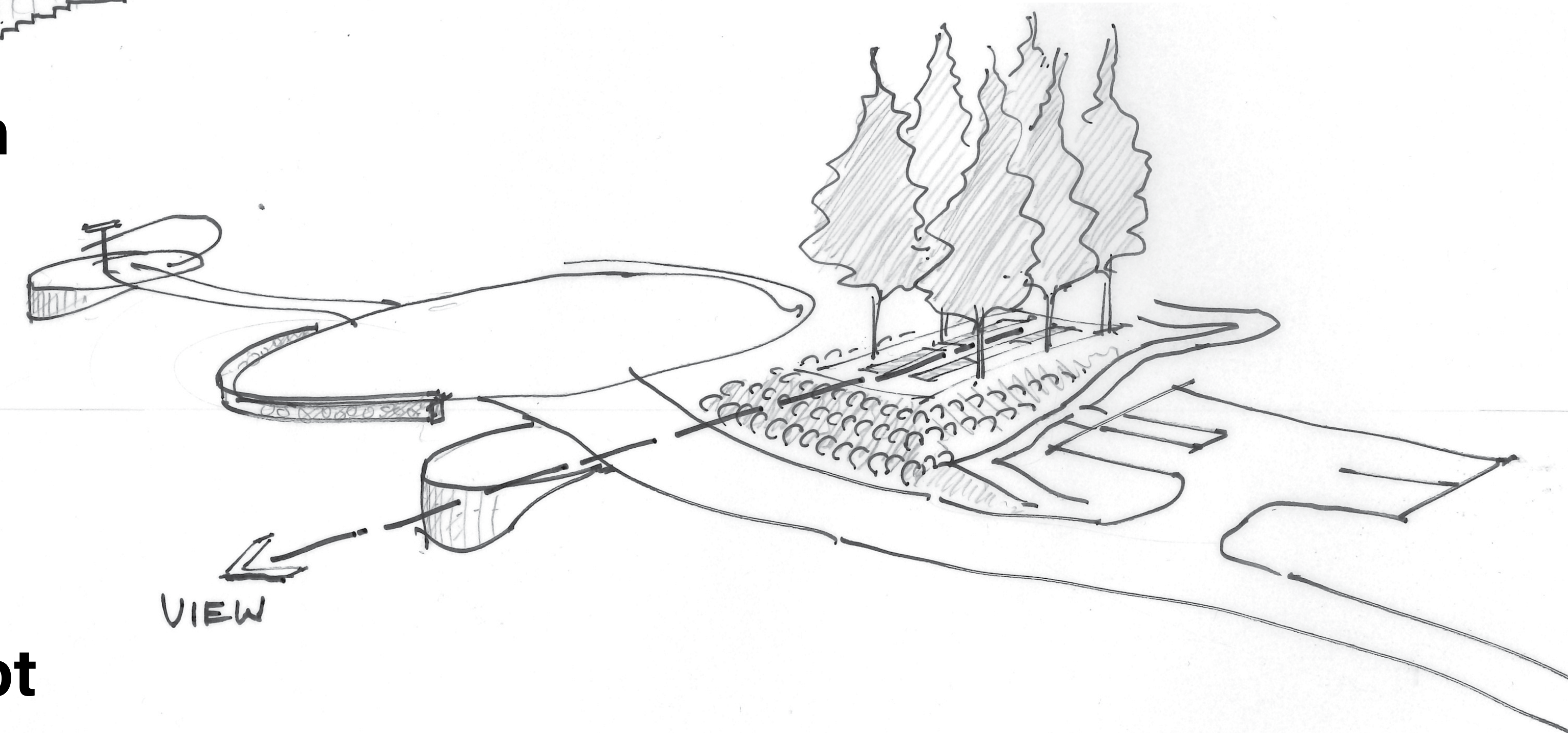
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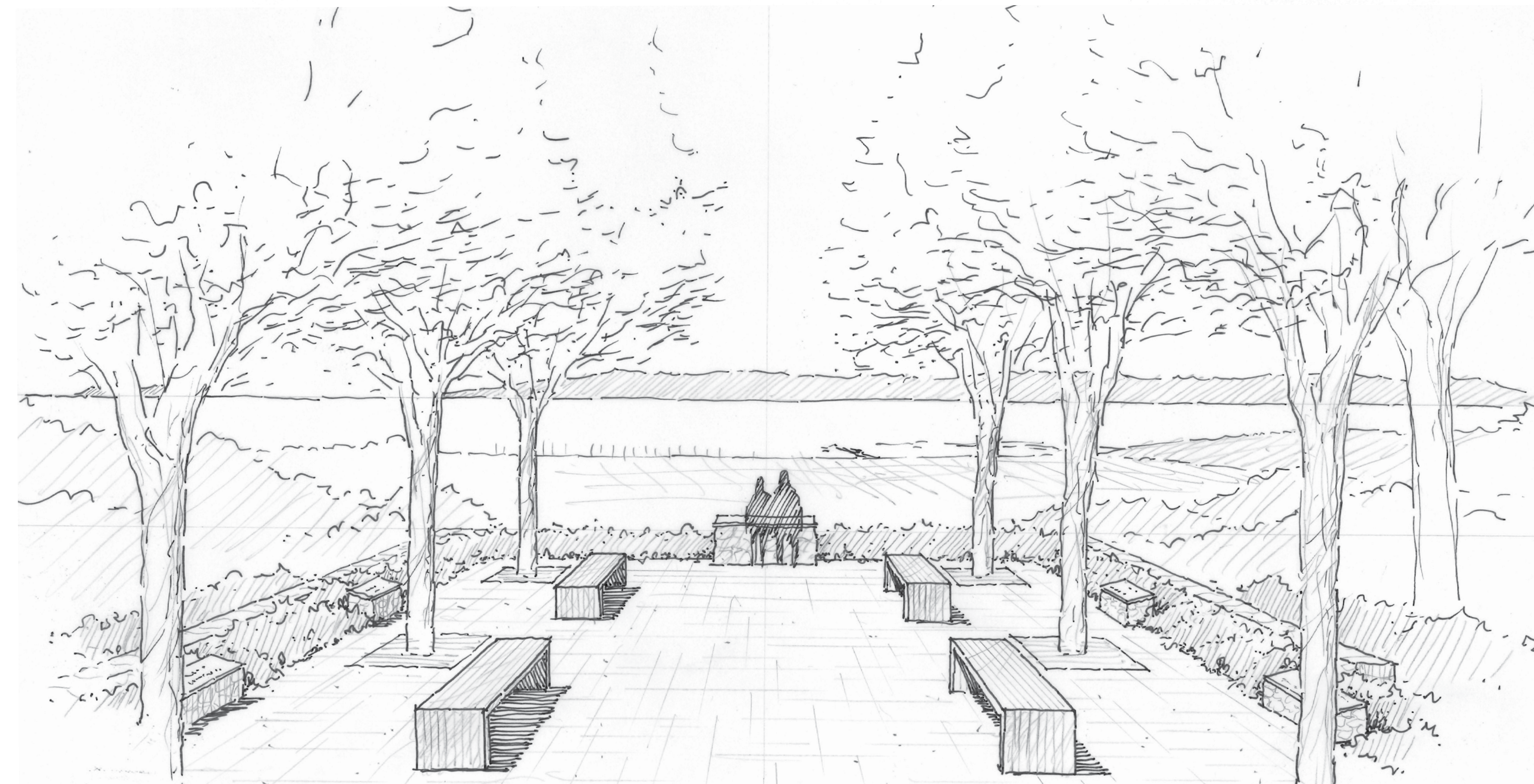
* = Franceschi introduced
* = California Native



Section



Concept

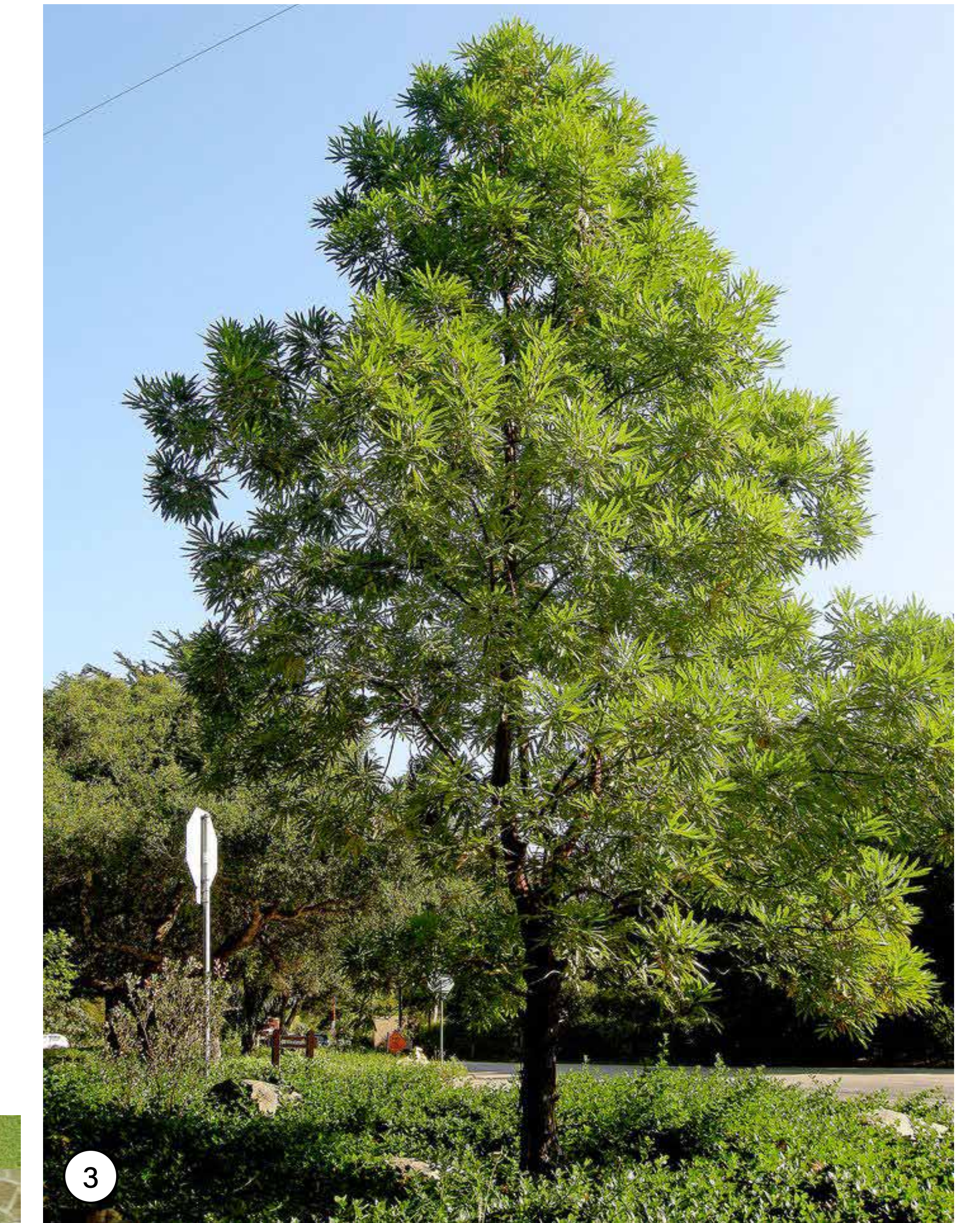


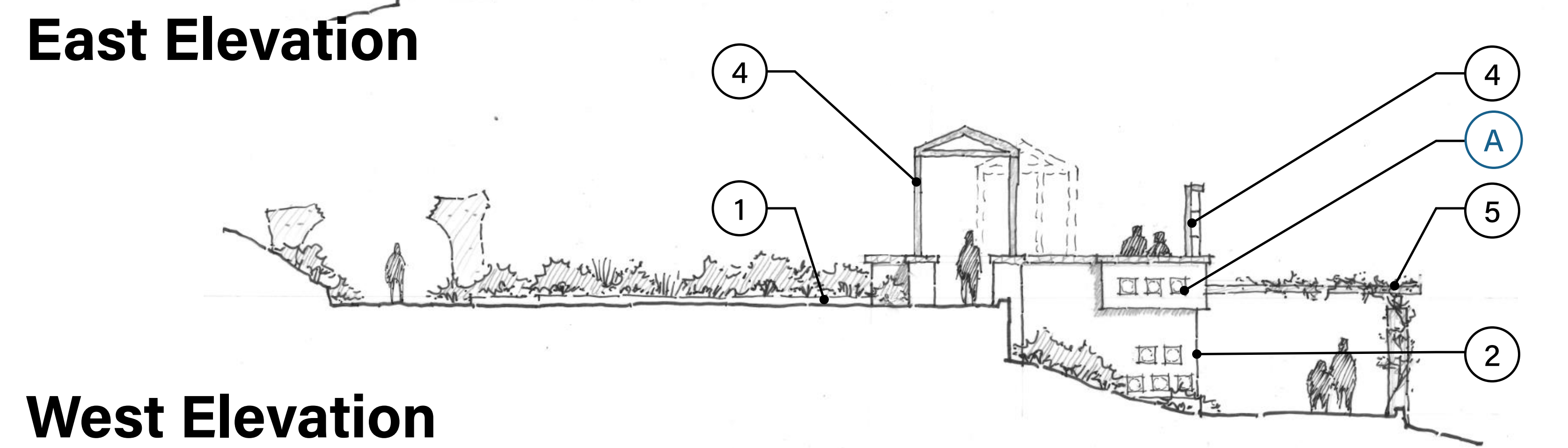
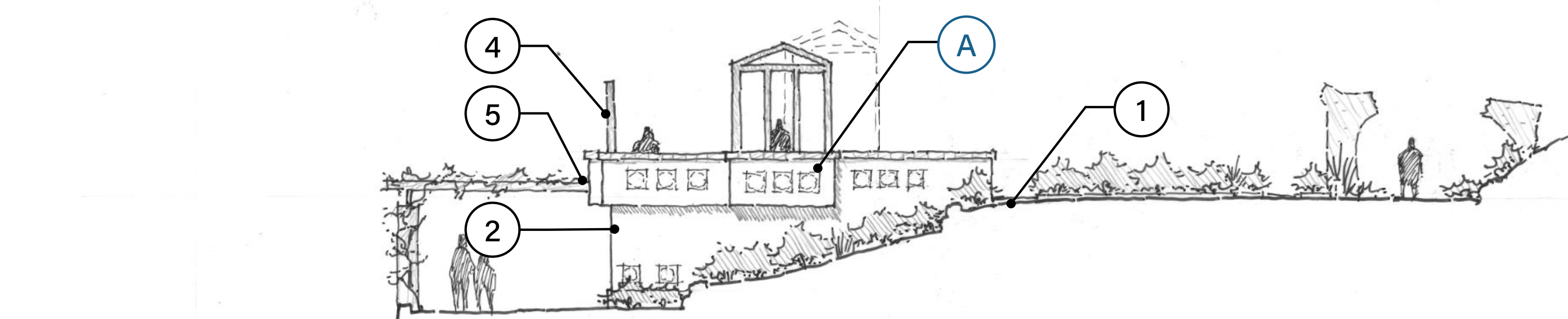
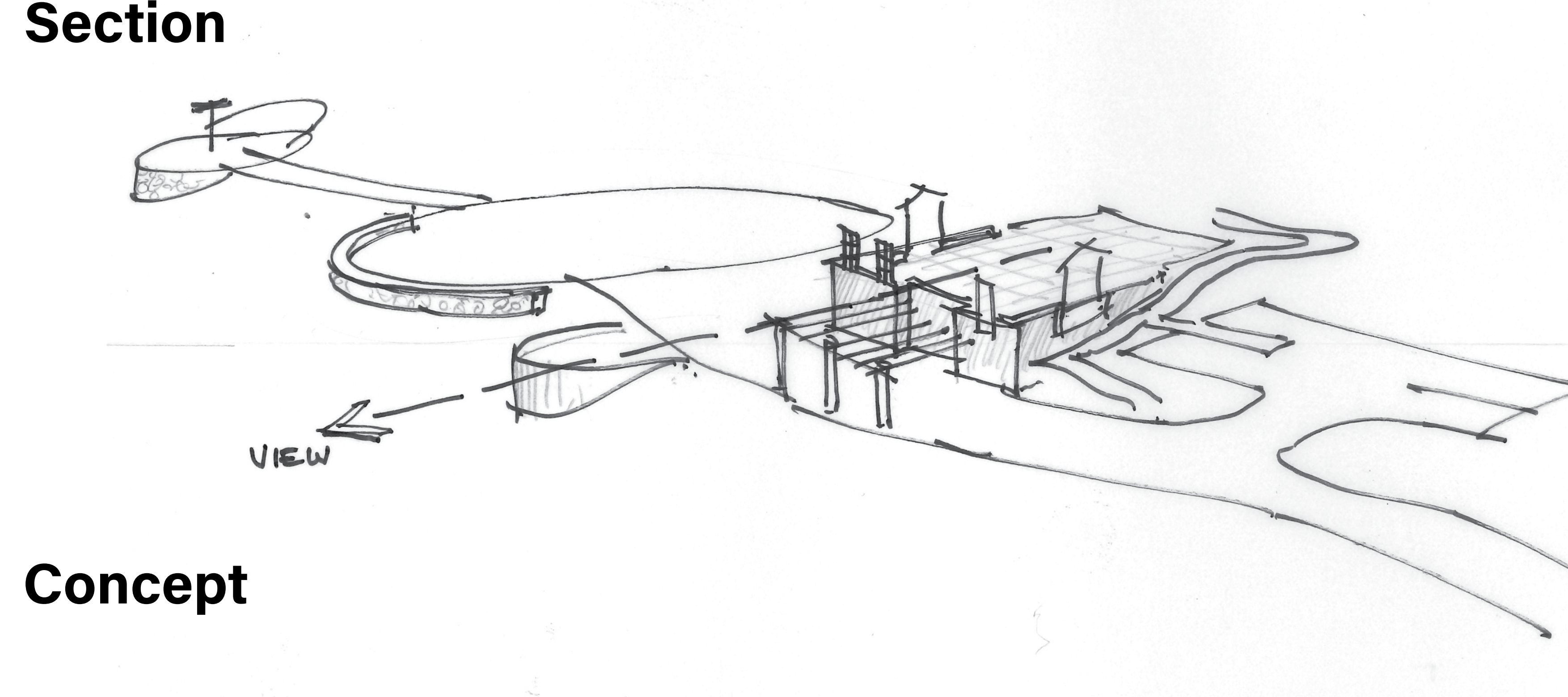
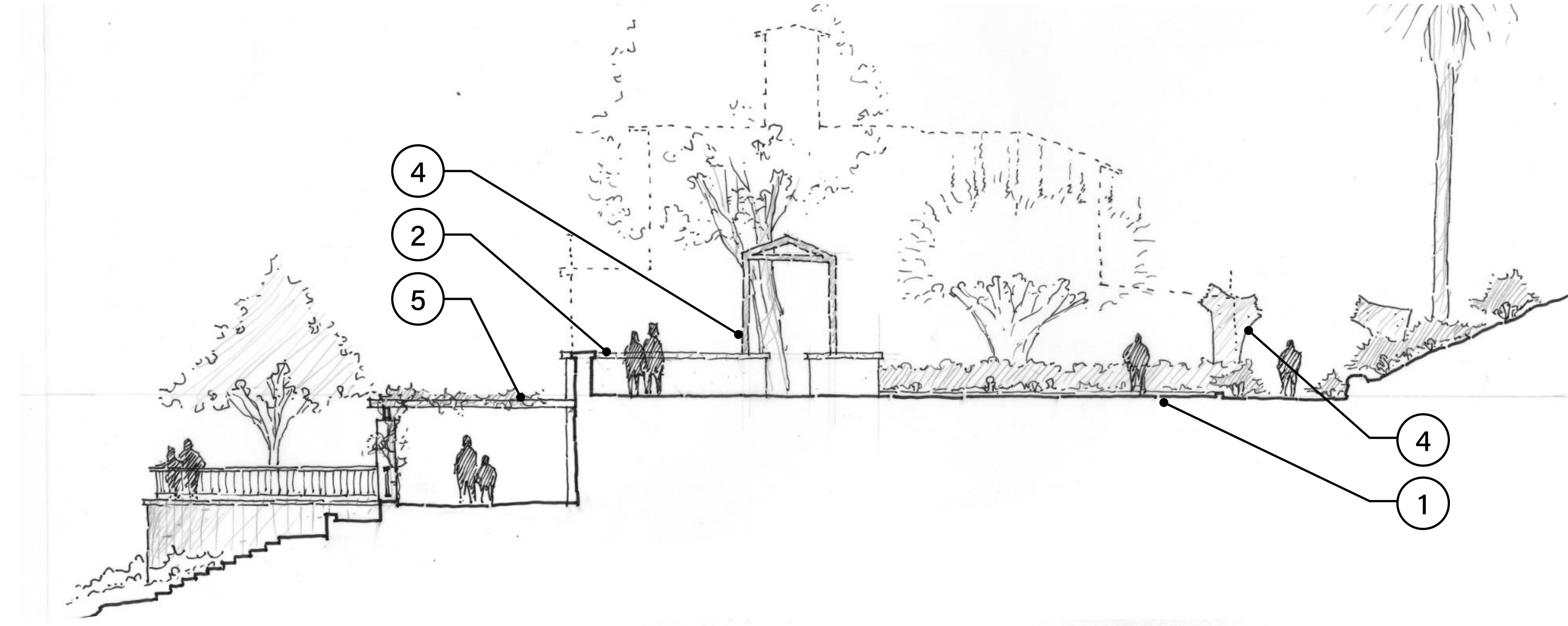
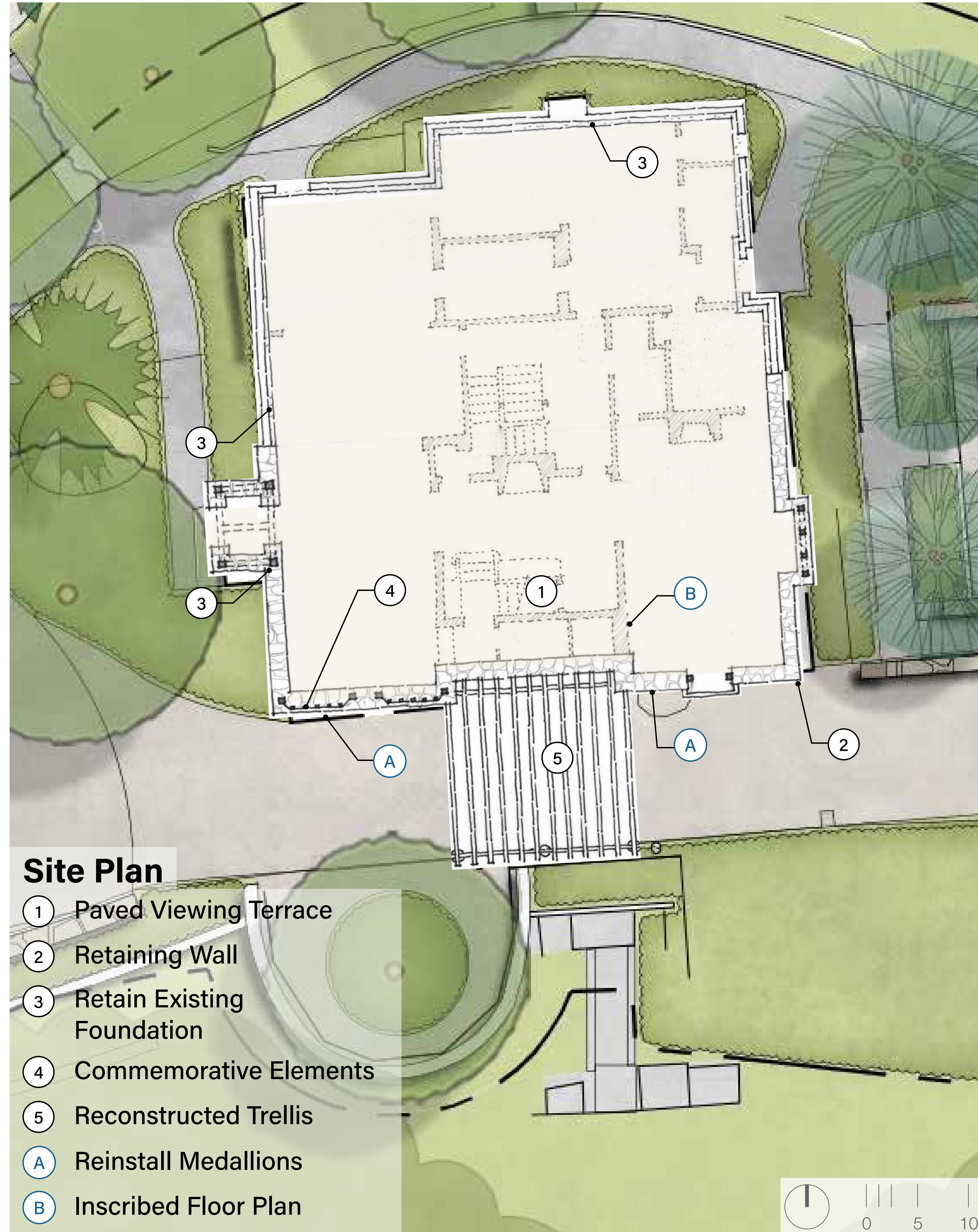
Perspective - Viewing Terrace

DESIGN CONCEPT 1

The emphasis of this scheme would be the landscape and site work. The Franceschi House would be replaced with a raised viewing terrace with an allée of trees directed towards the view. Stepped retaining walls, divided by plantings would raise the elevation of the terrace and narrow its footprint creating a feature more modest in scale. Newly landscaped areas would include a collection of plants that can be traced back to Franceschi's horticultural contributions.

Plant placards could convey brief descriptions and the history of these Franceschi-introduced plants. Some of the medallions and decorative plaques from the house could be reinstalled on pedestals located throughout the adjacent landscape to commemorate unique elements of the Franceschi House.

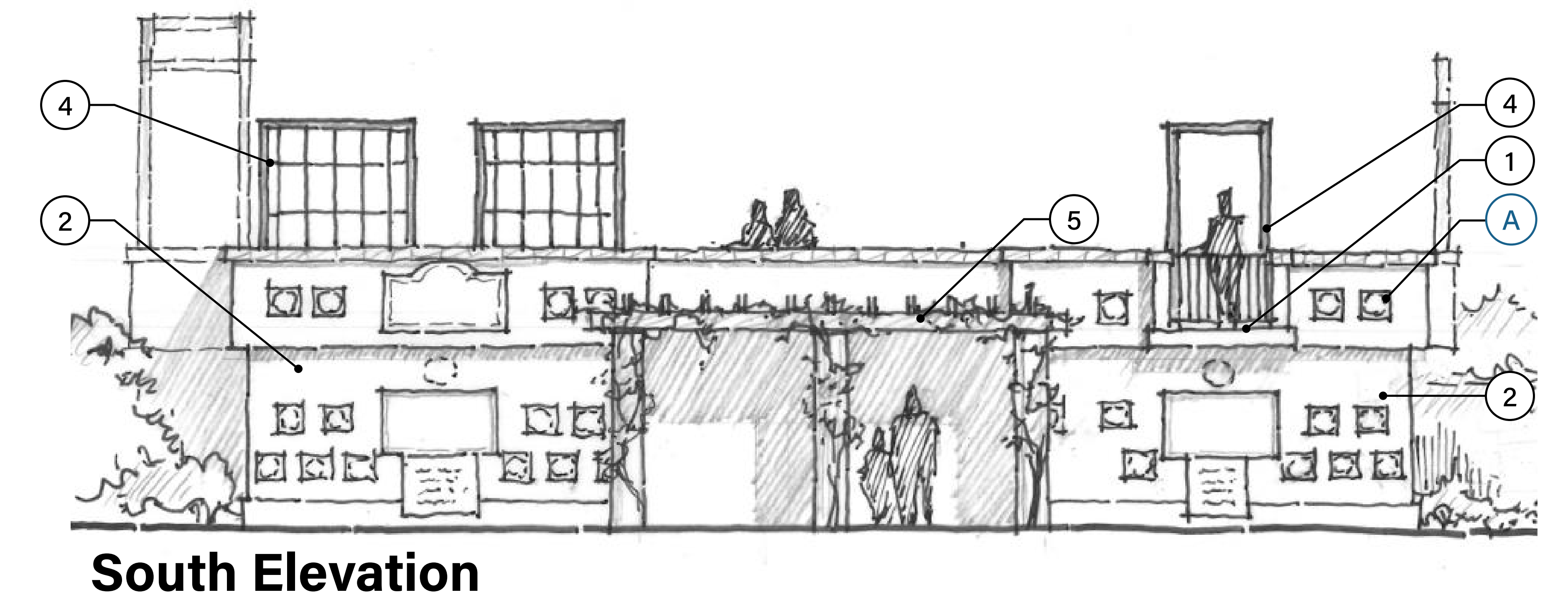


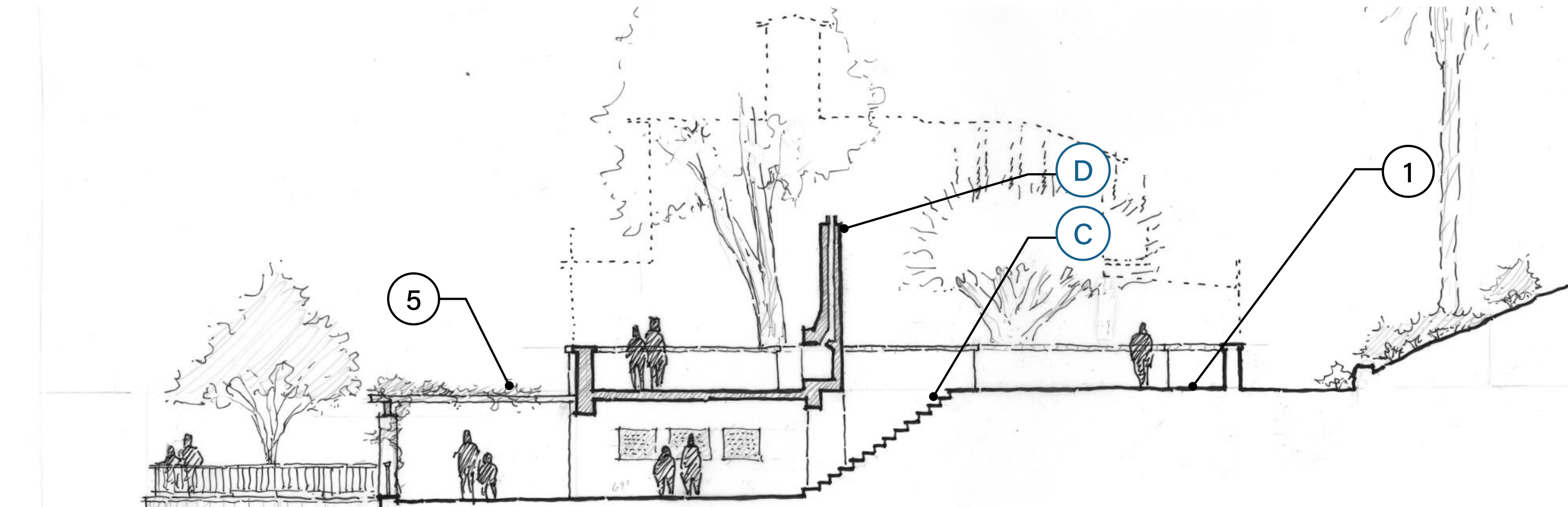


DESIGN CONCEPT 2

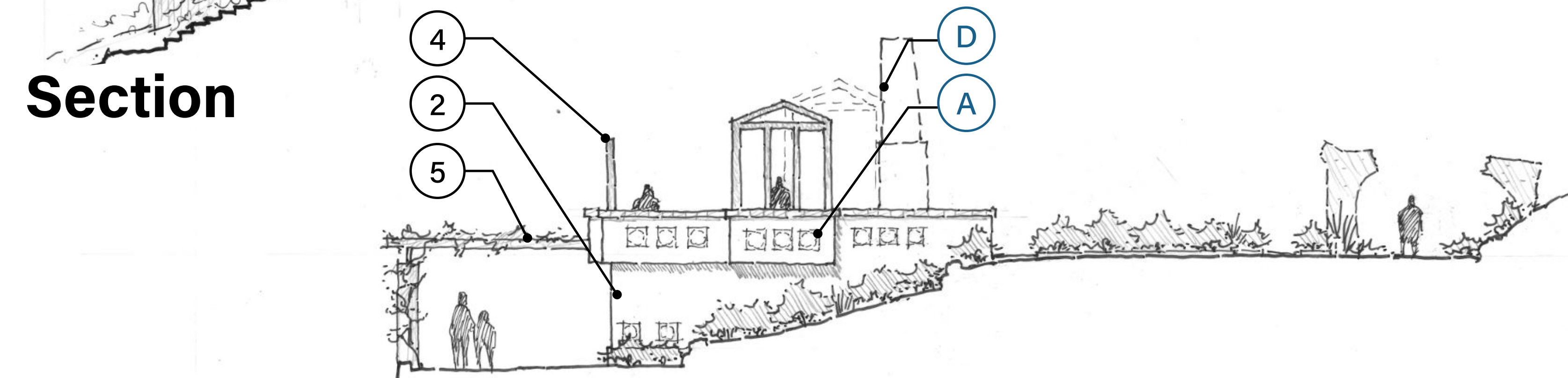
This scheme is architecturally inspired and includes more commemorative elements of the Franceschi House. The wood framing of the house would be replaced with concrete retaining walls matching the current footprint of the house. The lower level would be backfilled to form an elevated viewing terrace at the main level of the house. Most of the medallions could be reinstalled on the newly plastered retaining walls, potentially in their original locations as installed by Alden Freeman.

The terrace's ground surface would be paved in concrete and inscribed with the floor plan of the house to evoke a sense of place. Select elements of the house, such as the entry porch and windows could be reconstructed out of more durable materials to help secure the perimeter of the terrace and commemorate the original house. The landscaping surrounding the terrace would include Franceschi inspired plantings and the trellis to the south of the house would be reconstructed.

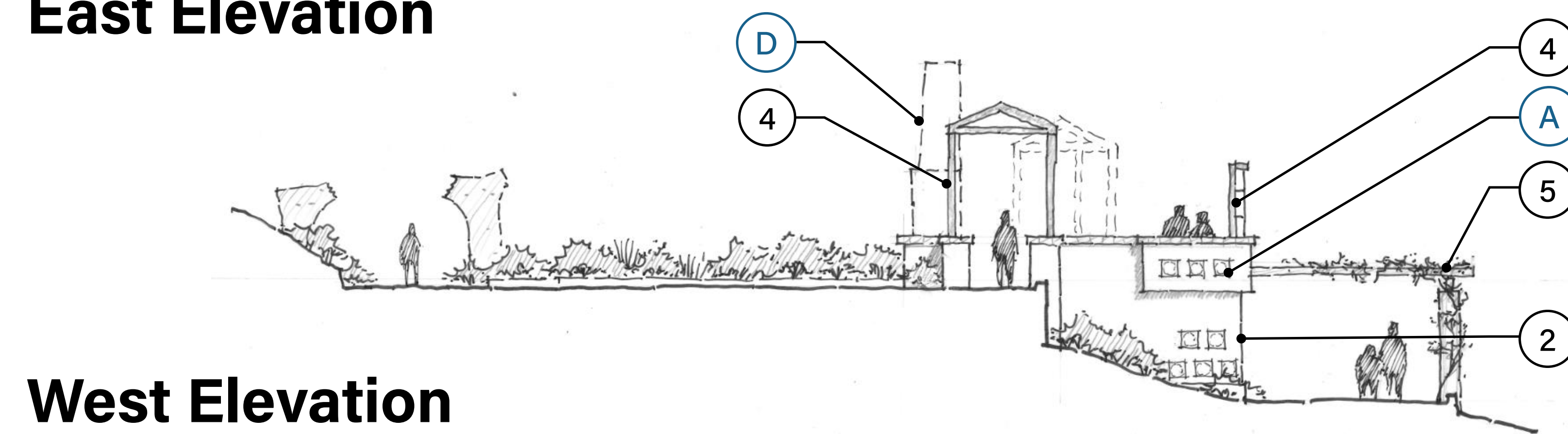




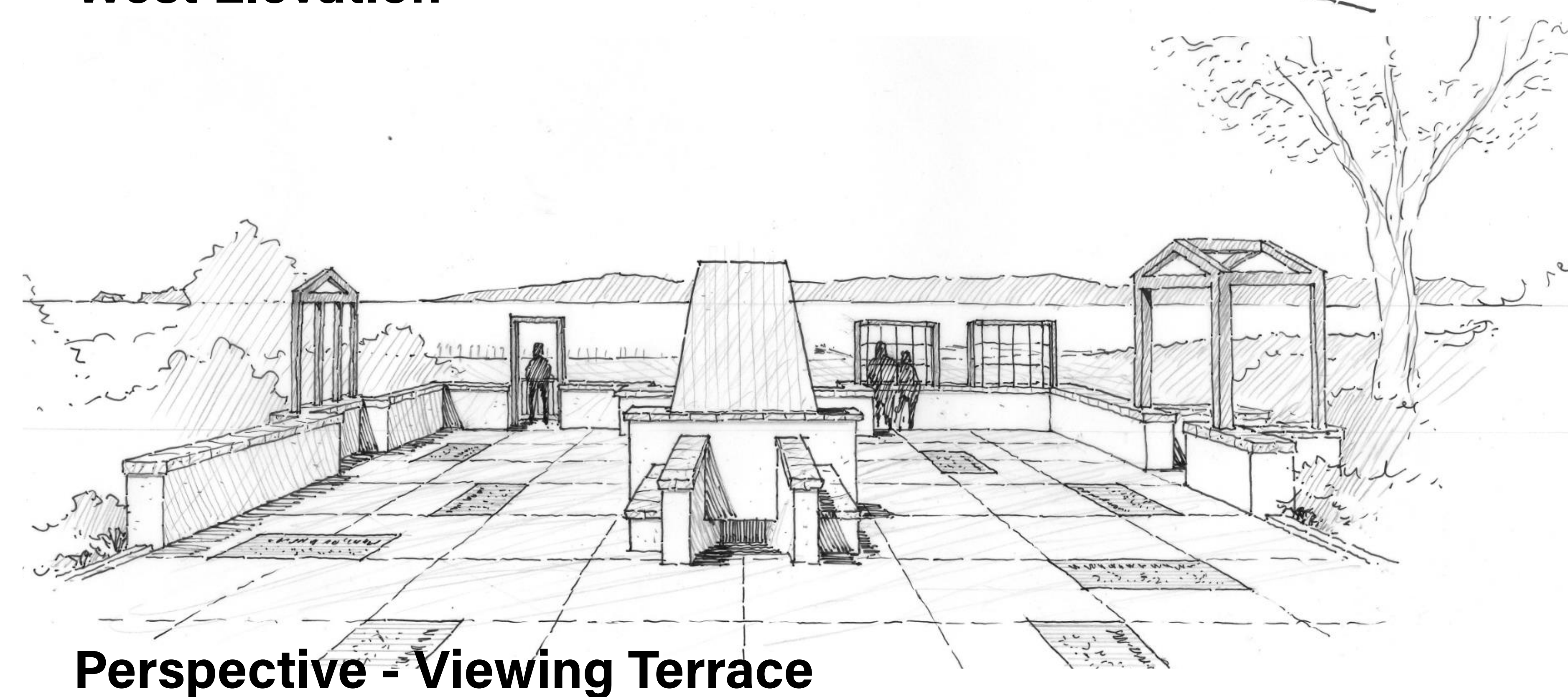
Section



East Elevation



West Elevation



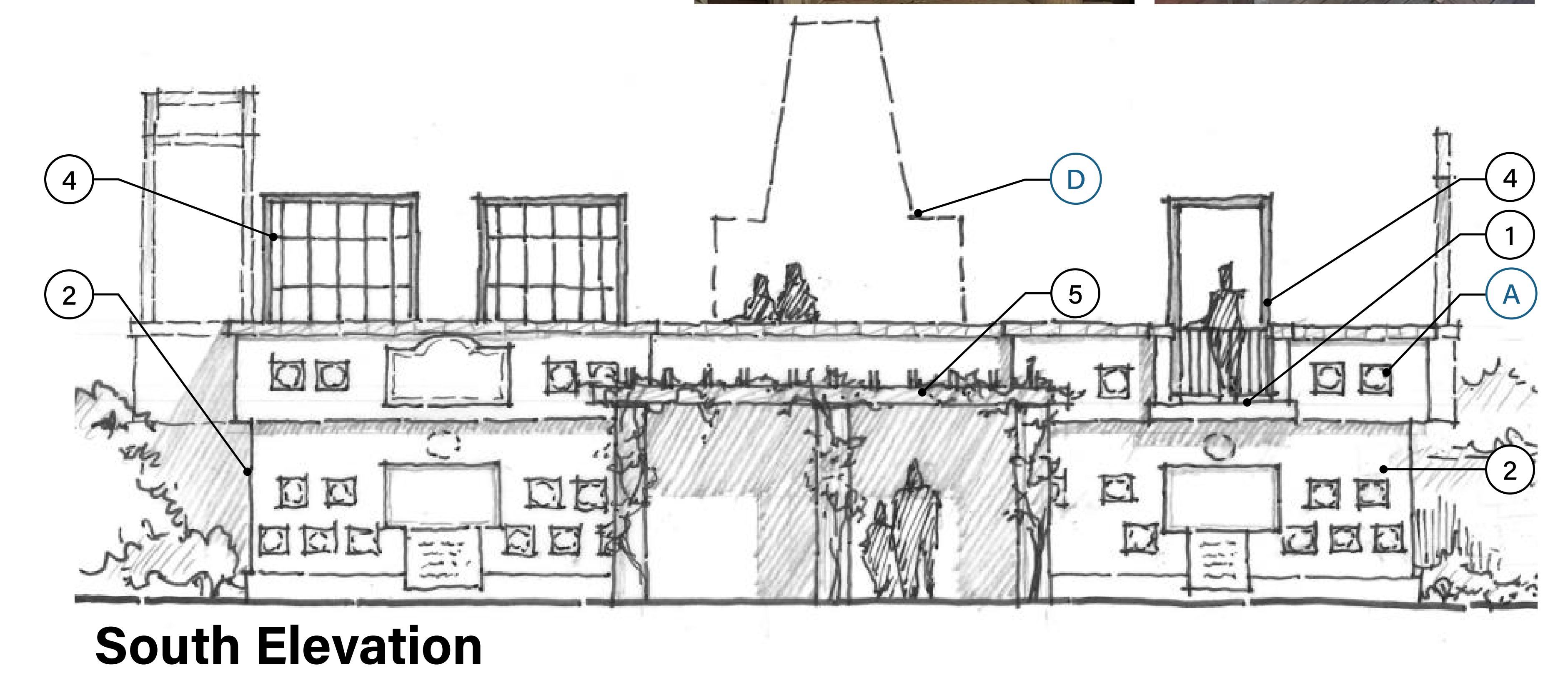
Perspective - Viewing Terrace

DESIGN CONCEPT 3

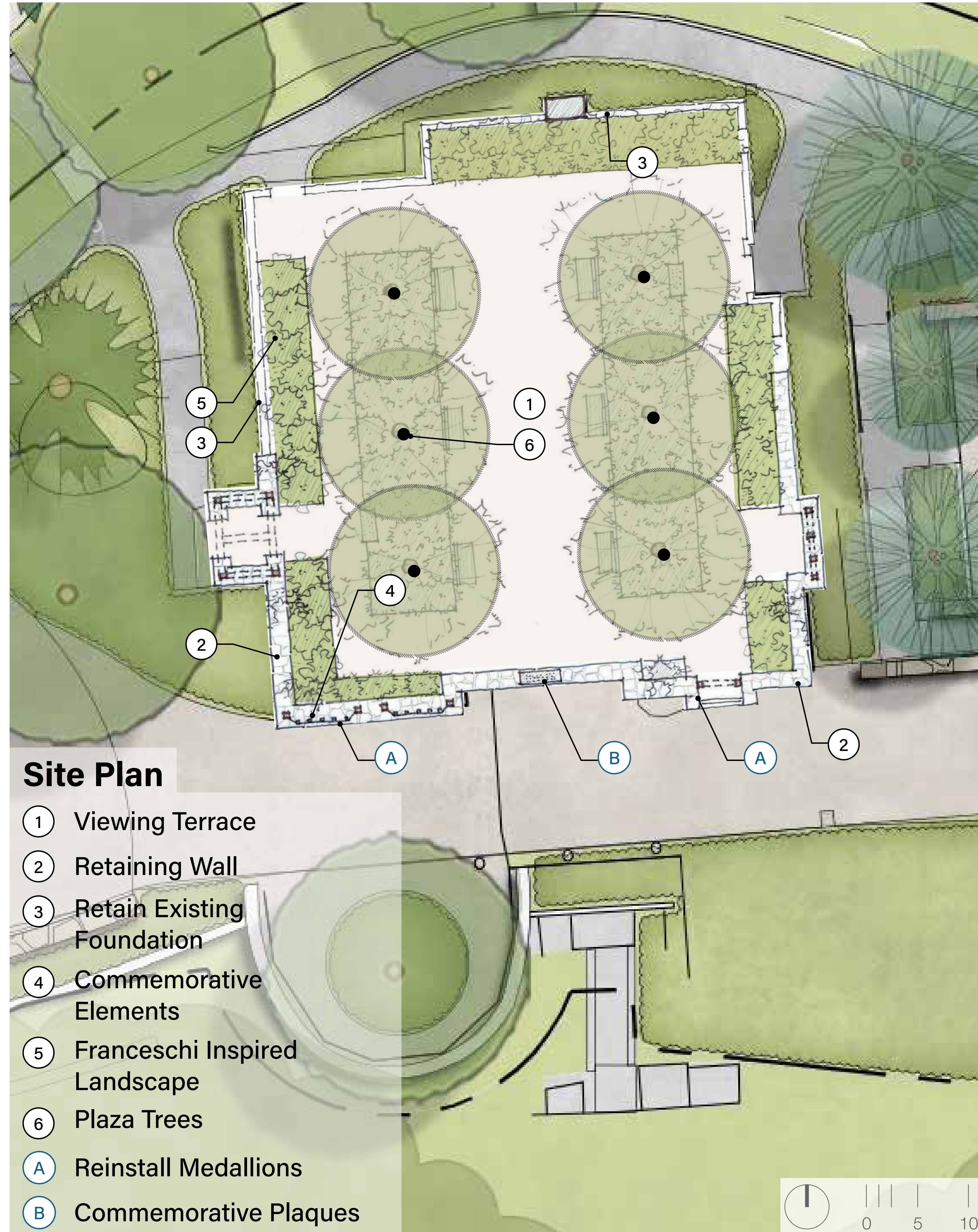
This concept is a slight modification of the architecturally inspired Concept 2. The viewing terrace would be constructed in the same manner and location of the house as in 2, but offers alternative options for the interpretive site elements.

The terrace would be paved in concrete and embedded with commemorative plaques that illustrate Franceschi's horticultural contributions and/or other historical points of interest. The fireplace and stairway to the home's lower level could be retained as unique architectural elements, although modifications would be required to ensure they do not create safety hazards.

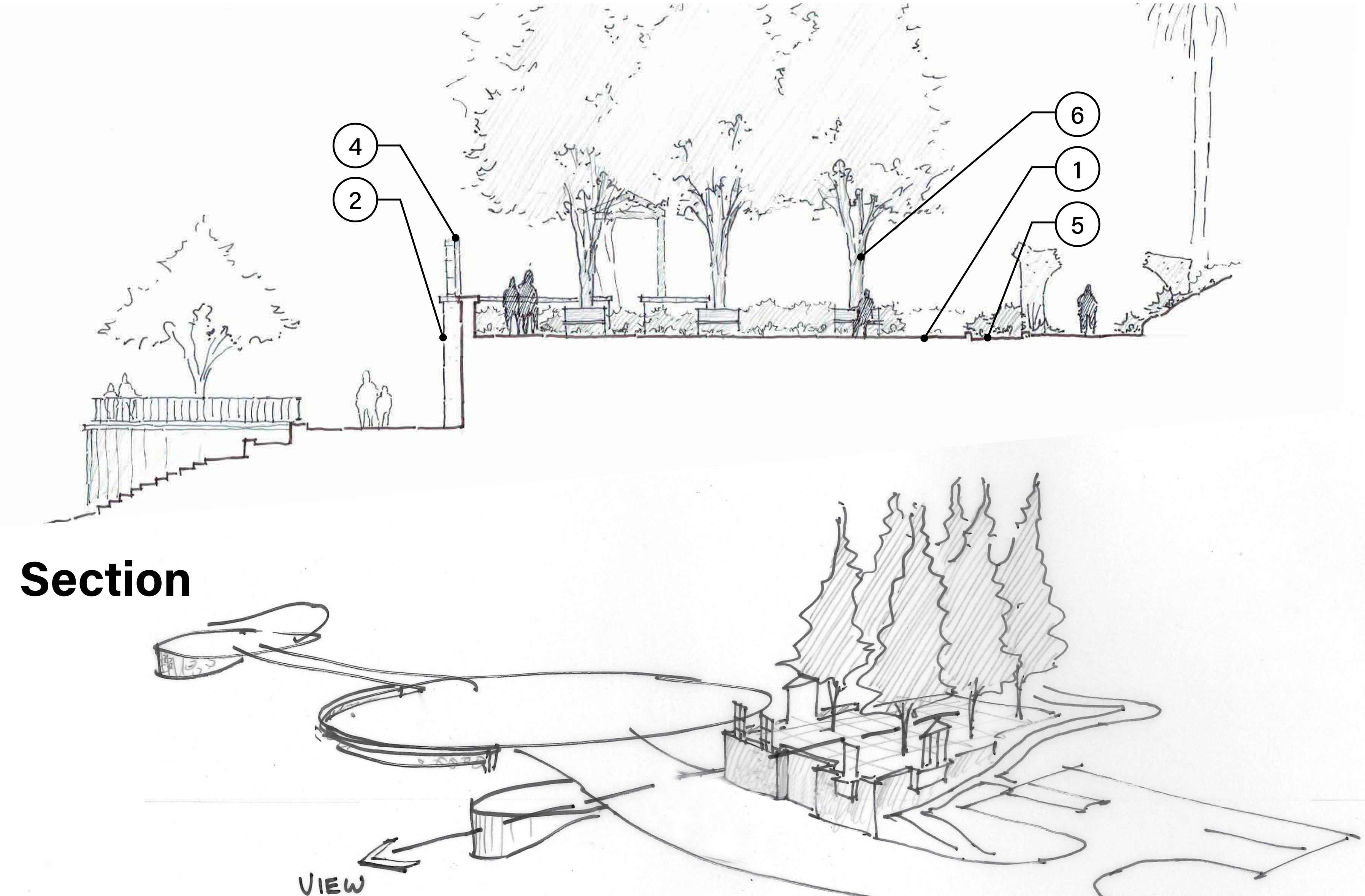
Medallions and other select elements of the original house would continue to be incorporated into the design, as well as Franceschi inspired plantings around the perimeter.



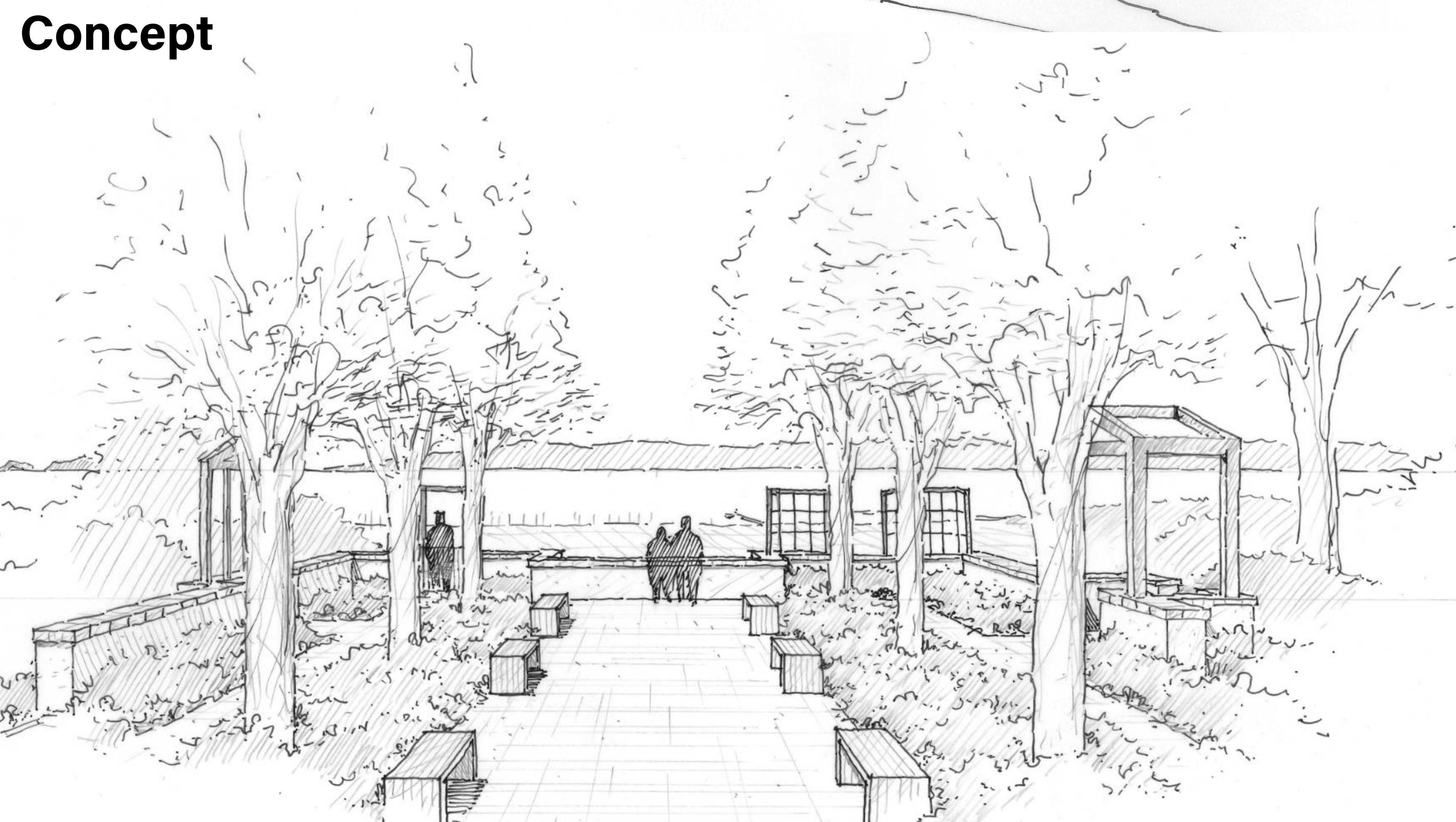
South Elevation



- Site Plan**
- ① Viewing Terrace
 - ② Retaining Wall
 - ③ Retain Existing Foundation
 - ④ Commemorative Elements
 - ⑤ Franceschi Inspired Landscape
 - ⑥ Plaza Trees
 - A Reinstall Medallions
 - B Commemorative Plaques



Section

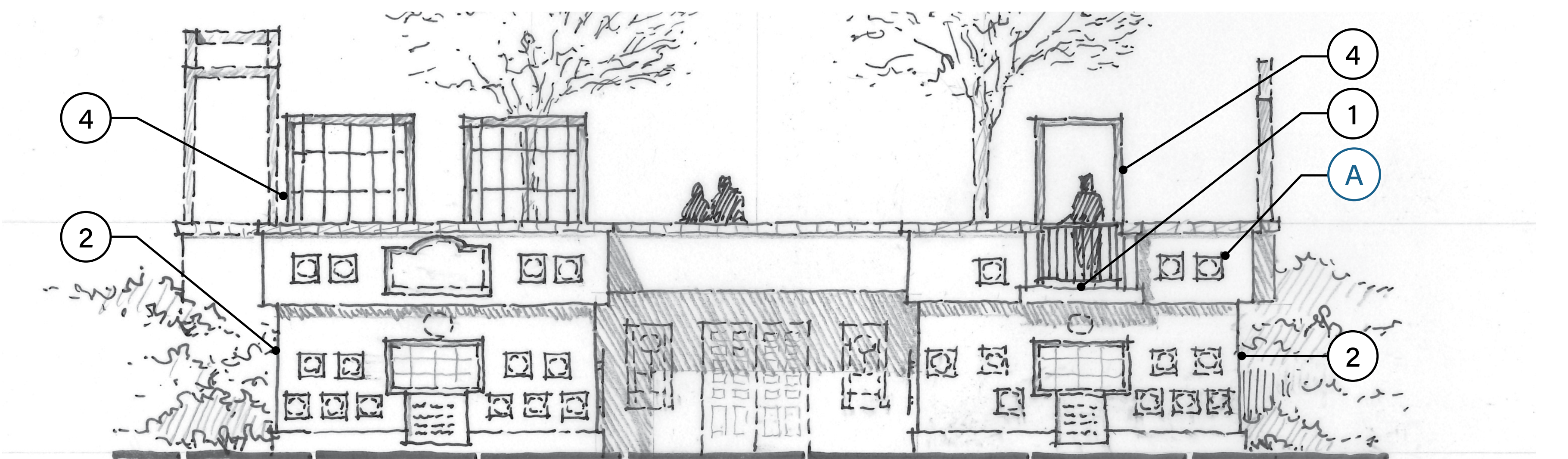


Perspective - Viewing Terrace

DESIGN CONCEPT 4

This concept would be a hybrid that blends the landscape and architectural emphasis of the prior three design concepts. The terrace footprint and construction would be similar to Concepts 2 and 3, but the openness of the floor plan would be broken up with additional landscaping similar to Concept 1.

Select elements of the house, such as the window frames could be reconstructed out of more durable materials to help secure the perimeter of the terrace and commemorate the original house. The approaching visitor would see remnants of the house and medallions, then at the terrace level experience landscaping attributed to Franceschi. Overall, the design would commemorate both Dr. Franceschi and Alden Freeman.



South Elevation