



THE CAPITAL

"Preserving Santa Barbara's historic sites of enduring community value"

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PEARL CHASE SOCIETY JULY SCHEDULED MEETINGS OF INTEREST

PEARL CHASE SOCIETY

Board Meetings are typically held the first Thursday of the month: This month is the annual meeting on July 6 at 5:30 pm, at the Santa Barbara Maritime Museum.

Preservation Committee Meetings are now held at 4 pm on the fourth Thursday of the month at Wood Glen Hall, 3010 Foothill Road. Next meeting: July 27

CITY OF SANTA BARBARA

City meetings are broadcast live on City TV channel 18 and streamed live at www.santabarbaraca.gov/Government/Video, where they are also archived and viewable on demand.

City Council Meetings are held on Tuesdays at 2 pm at Council Chambers, City Hall: July 11, 18, 25

Planning Commission Meetings are held on the first, second and third Thursdays of the month at 1 pm at Council Chambers, City Hall: July 6, 13, 20

Historic Landmarks Commission Meetings are held every other Wednesday at 1:30 pm at the David Gebhard Public Meeting Room, 630 Garden Street: July 12, 26

Architectural Board of Review Meetings are held Mondays at 3 pm at the David Gebhard Public Meeting Room, 630 Garden Street. Full Board meets on July 3, 17, 31

COUNTY OF SANTA BARBARA

County Board of Supervisor Meetings and Planning Commission meetings are broadcast live on CSBTV20. They are also streamed at www.countyofsb.org/ceo/media02.aspx, where they are also archived and viewable on demand.

County Board of Supervisors Meetings are held on three Tuesdays of the month at 9 am. The first and third meetings are held in Santa Barbara in the Board of Supervisors Hearing Room, 105 East Anapamu St., 4th Floor. The second meeting is (typically) held in Santa Maria at 511 East Lakeside Parkway. July 11 & 25 (SB), July 18 (SM)

County Planning Commission Meetings are held three Wednesdays of the month at 9 am. The first and third meetings are held in Santa Barbara at 123 East Anapamu Street, Room 17, and the second meeting is (typically) held in Santa Maria at 511 East Lakeside Parkway: July 5, 26 (SB), July 12 (SM)

County Historic Landmarks Advisory Commission Meetings are held the second Monday of the month at 10 am at 123 East Anapamu, Room 17 (unless specified otherwise): July 10

Society News and Notes *by Kelly Mahan Herrick*

We hope to see you at this year's Pearl Chase Society Annual Meeting! The meeting is on Thursday, July 6, from 5:30 pm to 7:30 pm at the Maritime Museum. Guest speaker Betsy Green will speak on the topic of Santa Barbara in 1916: the year the Lockheeds set up their seaplane business, young ladies' swimsuits caused a scandal, a "Flying A" stuntman drove a car over an abyss, a major crime occurred at the Potter



DON'T MISS IT!
The Pearl Chase Society Annual Meeting is
Thursday, July 6, at the Maritime Museum,
5:30 pm to 7:30 pm.

Hotel, a "human fly" climbed a clock tower, mysterious whangdoodles sailed through the air, and much, much more. Please join for the lively talk as well as food and wine from Arnoldi's.

In lieu of a normal board meeting in June, the Board was treated to a tour of Franceschi House with Santa Barbara Parks & Recreation director Jill Zachary. See president Steve Dowty's notes about the tour on page 3.

In other Society news, the PCS petition to halt new AUD projects continues, with nearly 500 signatures as of press time. To sign the petition, visit www.pearlchasesociety.org/save-santabarbara. The Board of the Pearl Chase Society, whose mission it is to preserve Santa Barbara's historic structures and sites, respectfully requests that acceptance of new AUD projects by the Planning Department be halted pending evaluation of the Program.

Another PCS win: the temporary pedestrian bridge on Cabrillo Blvd was removed in June, in part due to a plea from PCS. In January, the Board sent a letter to the City asking for the removal of the bridge. The, in part, read: "This utilitarian prefabricated bridge was plunked down across

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PEARL CHASE SOCIETY
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Please direct inquiries
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PRESERVATION WATCH

By Kellam de Forest

(Initiated by popular request, Preservation Watch informs Pearl Chase Society members of community projects that may disturb historical structures and features, explains community preservation efforts, and/or lists opportunities for public input for those concerned with a particular issue.)

AUD Projects: The proposed three-story AUD project for the northwest corner of De La Guerra Street and Santa Barbara Street returned to the Historic Landmarks Commission after a year's absence. Its size and bulk is little changed. It still is a 23-unit three-story apartment house plunked down in a historically sensitive area of Santa Barbara less than a block from the Presidio.

Developer architect Jan Hochhauser has given the building a Spanish Revival facade and has split the structure into two buildings split by the historic paseo that runs from Santa Barbara Street to the fountain in front of the Soule and Murphy Neighborhood House. The 35-foot-tall, three-story elements are to the rear but still impact the adjacent one-story Anacapa School.

The Letter Addendum to the Historic Structures/Sites Report concluded that the project meets the Secretary of the Interior's Standard number 9 for rehabilitation in that "the project shall be compatible with the historic materials, features, size, scale and proportions of the surrounding structures" was accepted by the HLC. Although the materials and features are somewhat compatible, the size and scale are not. In my opinion the proposed large apartment house is incompatible with the one and two-story structures in the immediate neighborhood. HLC accepted the report, but thankfully felt that the design needed more refinement. It will return to the HLC in four weeks.

The look of Santa Barbara continues to be plagued by overly tall and bulky buildings. The 50-unit AUD proposed for 835 West Canon Perdido will include 26 two-bedroom units, 4 one-bedroom units, and 20 studio units. At 35 plus feet with podium parking, this building will dwarf the one-story homes in the neighborhood. The 35-foot-tall proposed supermarket with an attached parking structure on the corner of Garden and Yanonali will block mountain views. So will a proposed 45-foot-tall hotel slated for 925 Indio Muerto Street near Milpas, as well as one proposed for 302-311 West Montecito Street. It would be 56,000 sq. ft. and three stories. An important point is that this site is adjacent to the Ambassador Tract/West Beach historic area, and there are at least three Landmarks nearby (railroad station, Trussell-Winchester Adobe, and Fernald House). Even the developers at the corner of Coast Highway and Olive Mill insist that their project can only be feasible if the height of their condo building is increased.

Mo Masson writes "Since I'm the person receiving the renewal checks, I'm also reading all notations from PCS members. Many, many people are concerned with what our HLC, HLAC, Planning Commission and City Council are allowing to happen to our city (large skyline buildings). We have even heard from Pearl Chase's niece who made a substantial donation towards this cause. This is what the PCS is all about! We have become too complacent."

—continued on next page.

Newsletter

Kelly Mahan Herrick, *editor*
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Franceschi House Tour

by Steve Dowty, PCS board president

The PCS Board of Directors' meeting for June was held on the grounds of the Franceschi House. The Santa Barbara Parks and Recreation Department gave a very informative tour. Director Jill Zachary, along with George Thomson and Santos Escobar, explained the current conditions of the building and grounds, and what was being done to address various concerns on structural deterioration and public safety.

Last year the City Council directed a joint SBP&R Department and PCS team to come up with a plan for the Franceschi House. Team meetings have been held, which have led to three proposed project options. The first option would be a complete restoration. The second option would be to preserve the exterior of the house. The third would be to selectively demolish and reconstruct the house, creating a "pavilion" with educational displays focusing on the property's history and the attributions made by two former owners, Dr. Franceschi and Alden Freeman.

During this year's planning study, SBP&R hired a geological consultant to report on the underlying conditions of the house. It was determined that major structural problems are present in both the house and site slopes at the retaining walls. To correct the house's structural deficiencies would render options 1 and 2 cost-prohibitive. The team has thus focused on project option 3.

Parks and Recreation has also hired a civil engineering consultant to do a preliminary design for two major retaining walls. One wall is directly above the house and will replace an existing rubble stone gravity wall. This wall will maintain a rubble-look on the exposed face. The other retaining wall replacement is below the house. Both walls will

preserve the configuration of the land around the house by protecting it from erosion. The walls and reconstructed guardrails will add to public safety. A pathway, extending along the top of the lower wall, will provide level access to the city overlook at the far-western end.

Some sketch concepts have been developed by the team for option 3. This would involve saving significant architectural elements of the house including the "medallions." Concept option 3 would be a park-like setting within a delineated footprint of the house. Exterior elements such as the portico, and interior elements such as the concrete stairway and fireplace would be restored and reinforced in situ to maintainable, out-of-doors, condition. Connecting walks and ramps (all ADA compliant) would weave through the room outlines of the former residence, enabling park-goers to experience the house's idiosyncratic design elements, magnificent views of Santa Barbara, unique sculptures and bas-relief medallions. The option 3 concept is a pre-design suggestion, which could help to define a scope for a professional design study. In the near future SB P&R will likely issue a request for proposals to design firms to produce such a study.

PCS member Rick Closson spoke at the meeting about the "medallions." He described the background on Alden Freeman's commissioning for the works, which represent some important historic personalities. Rick brought along quite a few related reference books and artifacts. His knowledge and his collection of reference materials will be great assets to support the project design and development.

To see a video clip of the tour, visit our Facebook page.

Moody Cottage: The Moody Cottage at 170 Middle Road is again looking for a new home. Charity Masters and her husband hoped to relocate the cottage to their property at 2233 Camino del Rosario just off Romero Canyon Road, but were blindsided by Santa Barbara County Environmental Health Services. To put the cottage on their parcel would require a new separate septic tank and drain-field. There is no room on the property for an additional drain-field. Email Trish Davis of the Montecito Association (bdavisharmony@aol.com) if your property's septic system can accommodate an already built accessory dwelling unit.

Rocky Nook Park: Fran Galt's nomination to designate Rocky Nook Park in Mission Canyon as a Landmark is to be heard by the County Parks Commission on June 22. You can read all 95 pages of the nomination that is attached to 06.22.17 PC Agenda Packet. It is the most comprehensive one I have seen. The nomination then goes to the Board of Supervisors for enactment. Our thanks to Fran for her exhaustive research.