



# THE CAPITAL

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

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## PEARL CHASE SOCIETY NOVEMBER SCHEDULED MEETINGS OF INTEREST

### PEARL CHASE SOCIETY

**Board Meetings** are typically held the first Thursday of the month at the MacVeagh House on the grounds of the Natural History Museum. Next meeting: November 2

**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: November 16, in order to accommodate the Thanksgiving holiday.

### CITY OF SANTA BARBARA

City meetings are broadcast live on City TV channel 18 and streamed live at [www.santabarbaraca.gov/Government/Video](http://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: November 14, 21.

**Planning Commission Meetings** are held on the first, second and third Thursdays of the month at 1 pm at Council Chambers, City Hall: November 2, 9, 16

**Historic Landmarks Commission Meetings** are held every other Wednesday at 1:30 pm at the David Gebhard Public Meeting Room, 630 Garden Street: November 1, 15

**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 November 6, 20

### COUNTY OF SANTA BARBARA

County Board of Supervisor Meetings and Planning Commission meetings are broadcast live on CSBT20. They are also streamed at [www.countyofsb.org/ceo/media02.aspx](http://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. This month: November 7 (SB), November 14 (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: November 1 (SB), November 8 (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): November 13

## Society News and Notes *by Kelly Mahan Herrick*

**A**t October's Pearl Chase Society Board meeting, plans moved forward on hosting next year's Historic Homes Tour in the Hedgerow neighborhood of Montecito. Board member Marcella Simmons gave an update on evolving plans, which include visiting five homes, one of which is a George Washington Smith. A tour date has yet to be announced.

The Society board has appealed an Historic Landmarks Commission decision to allow a change to a Moody Sisters cottage on Rosemary Lane. The change includes the as-built replacement of two pairs of diamond-shaped windows with square, divided-light windows. The owner of the residence reports that the diamond casements in question were in disrepair, deteriorated, and required replacement and that he attempted to restore the original but was unsuccessful. The appeal will be heard by the City Council on November 14.

The Board voted to support the Parks & Rec proposal to the City Council regarding the Franceschi House. The vote was to authorize funds to hire a consultant to provide a concept design that will be an interpretive park-like scheme incorporating certain portions of the original house.

The date of the Pearl Chase Society's appeal of the Historic Landmarks Commission's design approval of the three-story mixed use AUD apartment house at 800 Santa Barbara Street has been changed to January 23, 2018. PCS members are encouraged to attend the meeting. The grounds for the appeal are that the project's design does not conform to the El Pueblo Viejo Guidelines, and it impacts historic resources, especially the Presidio. The project's location within the EPV District is not appropriate for high-density residential use. The project is within 250 feet of the historic Rochin adobe and abuts the original footprint of El Presidio de Santa Barbara.

The objections by PCS members and others to the design for many AUD projects have had an impact. See Kellam's Preservation Watch report on page 2 for more on AUD projects. The next PCS board meeting is scheduled for Thursday, November 2.

AUD Appeals Update,  
see Preservation Watch, p.2

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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.)*

Preservation Watch is watching the appeals that have been made by the Society and loyal members to reverse decisions that negatively impact Santa Barbara's historic sites made by various boards and commissions. Pearl Chase Society members are encouraged to attend the appeal hearings.

The appeal by the Pearl Chase Society to overturn the design approval of a three-story apartment house on the corner of Santa Barbara Street and De La Guerra Street has been postponed to January 23 of next year at the applicant's request.

The hearing of the appeal of the Planning Commission's approval of a proposed four-story 111-room hotel has been withdrawn due to the applicant's promise to reduce the number of rooms and bulk of the building. Revised plans are to be reviewed by the Architectural Board of Review.

The appeal to overturn the City of Carpinteria's Planning Commission to allow a modern flat roof, two-story residence at 5157 8th Street in the middle of an area of mostly one-story historic bungalows was not successful. Donna Schroeder made an excellent presentation, but it and the comments of concerned citizens were not able to sway the five member Carpinteria City Council. The vote was three to two. The project still needs final design approval from the Carpinteria Architectural Review Board.

Although not an appeal hearing, the objections by PCS members and others to the design for the proposed AUD apartment house at 835 East Canon Perdido had an impact. Architect Detlev Peikert reduced the size and number of units of the proposed apartment house. He lowered the height through the use of stack parking. More importantly, he changed the design to Spanish Revival using peaked roofs rather than parapets. From street level it provides a more pleasing view and actually exposes more background, including mountain views. The ABR finally bestowed conceptual approval.

The architect for the three-story hotel project proposed for the property at 302 and 311 West Montecito Street is still trying to get the ABR to grant conceptual approval for his blocky, too tall contemporary design. The ABR is deadlocked. Maybe this architect can follow Mr. Peikert's example and come up with a smaller project with a design suitable for Santa Barbara.

The Average-unit Density Incentive Program Task Force is yet to decide when the cap would start. There are 19 pending AUD apartment projects with more on the way as of October 1.

**Mission Creek Bridge:** The City has drawn up a contract with the Wallace Group, a planning, design, and engineering firm in

**Newsletter**

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# Medallion Miscellany: Nan Britton

by Rick Closson

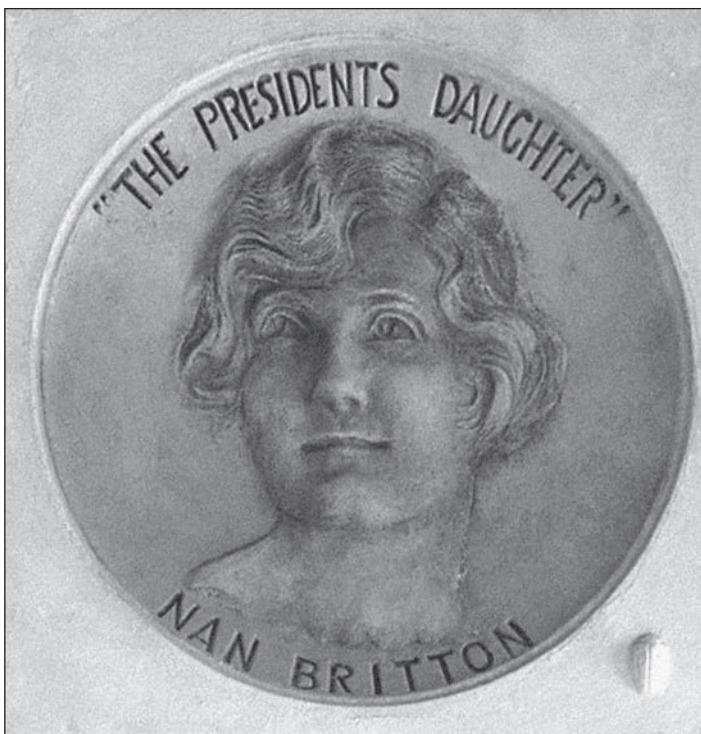
## Presidential Trysts: The President's Daughter

**I**t seems to me that a leading question ought to be: do the American people want a common libertine for their president?" As topical as this question may seem, it's not a quote from the recent campaign despite what you may think. It's the lead sentence from a 2013 article in *Smithsonian Magazine* referring to a 19th century American election. The paragraph concludes, "So wrote a preacher from Buffalo, New York, to the editor of the *Chicago Tribune* on the eve of the 1884 presidential election." The then-candidate (and ultimately, president – twice) was Grover Cleveland.

Thirty-six years later, the 1920 campaign of Warren Harding escaped similar scandal headlines because his paramour became pregnant only after his election. Nan Britton

was the mother of "The President's Daughter," also the title of her book written after Harding's death in office when the president's family refused to acknowledge or provide for the child. DNA evidence has confirmed the child to have been Harding's.

Alden Freeman, donor of Franceschi House and Park to Santa Barbara in 1931, supported Britton's cause and funded the publication of her tell-all book and national speaking tour. Freeman commissioned and mounted a 1927 plaster medallion in honor of Britton on the exterior of Franceschi House. That full story was told in a 2001 issue of *The Capital*. A 1930 edition of the medallion was mounted in the courtyard of Casa Casuarina (aka the "Versace Mansion") in Miami Beach.





**The Pearl Chase Society**

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## **Preservation Watch** — *continued from page 2*

San Louis Obispo, to design a safe and code compliant Mission Canyon corridor. The Mission Creek Bridge is a City Landmark. The project, when designed, will be reviewed in its entirety by the City Historic Landmarks Commission. An architectural historian has been retained, and an Environmental Impact Report will be prepared.

**Parker Family Hotel:** Architect Robert Glazier at the HLC hearing of October 18 presented a new plan for the Parker Family Hotel on the corner of Cabrillo Boulevard and Calle Cesar Chavez. The new plans call for a 54-room hotel. It will be three stories, in Spanish Revival style, that incorporates design elements of George Washington Smith, Reginald Johnson and others. The Commissioners praised the design as being a potential major addition to Santa Barbara.

## **MEMBERSHIP REPORT**

*by Maureen Masson*

### **Pearl Chase Society Membership Renewals for September 2017**

Jay Parker  
Joan & Geoff Rutkowski  
Betty Ferry  
Dolores Hartnett  
Patty West, SCFAC

### **Membership Renewals for October 2017**

Kellam de Forest  
Laura Wilson  
Holly Sherwin  
Barbara Boyd & Dale Bennett

*Note: Membership in the Pearl Chase Society provides the opportunity to be a part of an important organization dedicated to preserving sites of enduring value in and around Santa Barbara.*