

THE CAPITAL

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

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OCTOBER MEETINGS OF INTEREST

PEARL CHASE SOCIETY

Next Board of Directors meeting at the Santa Barbara Carriage and Western Art Museum, 129 Castillo Street, October 2 at 3:30 p.m.

CITY OF SANTA BARBARA

City meetings are broadcast live on City TV channel 18 and streamed live [HERE](#), where they are also archived and viewable on demand.

City Council

Tuesdays at 2 pm at Council Chambers, City Hall. [HERE](#). OCTOBER 7, 14 (only meetings scheduled)

Planning Commission

First, second and third Thursdays of the month at 1 pm at Council Chambers, City Hall. [HERE](#). OCTOBER 2, 9, 16

Historic Landmarks Commission

Every other Wednesday at 1:30 pm at the David Gebhard Public Meeting Room, 630 Garden Street. [HERE](#). OCTOBER 8, 22

Architectural Board of Review

Alternate Mondays at 3 pm at the David Gebhard Public Meeting Room, 630 Garden Street. [HERE](#). OCTOBER 13, 27

COUNTY OF SANTA BARBARA

County Board of Supervisor Meetings and Planning Commission meetings are broadcast live on CSBT20. They are also streamed live [HERE](#) where they are also archived and viewable on demand.

County Board of Supervisors

Three Tuesdays of the month at 9 a.m. The first and third meetings are held in Santa Barbara in the Board of Supervisors Hearing Room, 105 East Anapamu Street, 4th Floor. The second meeting is (typically) held in Santa Maria at 511 East Lakeside Parkway. OCTOBER 7 (SB) 14 (SM), 21 (SB)

County Planning Commission

Three Wednesdays of the month at 9 a.m. 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. OCTOBER 1 (SB), 8 (SM), 29 (SB)

County Historic Landmarks Advisory Commission

Second Monday of the month at 10 a.m. at 123 East Anapamu Street, Room 17 (unless specified otherwise). OCTOBER 13

News and Notes

By Cheri Rae

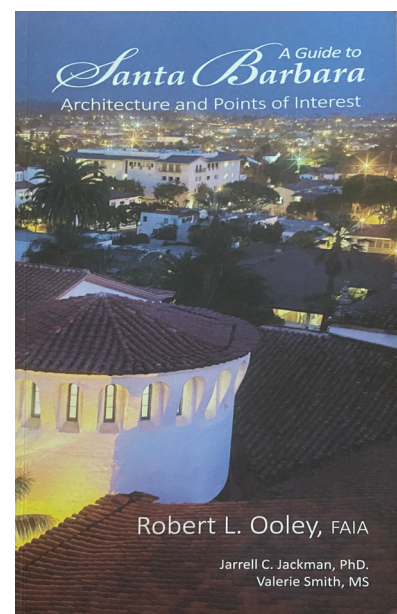
Who better to write a book, *Santa Barbara Architecture and Points of Interest*, than Robert Ooley? The accomplished architect, longtime Santa Barbara resident and admired community member committed to historic preservation and is also a Board Member of the Pearl Chase Society.

His new publication, complete with a foreword by architectural historical Jarrell Jackman and a convenient fold-out map, encourages the exploration of Santa Barbara, neighborhood by neighborhood. The guide notes, "Each neighborhood chapter has a short introduction that illustrates its history, character, general architectural style, or styles to be discovered, and any essential feature worthy of highlighting." Written in an accessible style, the informative guide contains numerous photographs and charming hand-drawn neighborhood maps that add to its appeal.

The book also includes a short chapter, "The Small Homes Movement," by Valerie Smith. Smith spoke on the subject at the annual meeting of the Pearl Chase Society in 2022, and the addition of her knowledge about the local movement led by Pearl Chase, is most welcome.

Santa Barbara City Historian Nicole Hernandez endorsed the book as "an engaging resource for exploring the city's architectural and cultural treasures. With its thoughtfully curated insights on neighborhoods, historic landmarks, and notable architects, it offers a captivating journey through Santa Barbara's rich heritage and hidden gems."

We are pleased that Ooley will be the presenter for the next of our Kellam de Forest Speaker Series events on Friday November 7. Mark your calendars now for an entertaining talk from this author, architect, and man about town—and to claim your own autographed copy of his new book, just in time for holiday gift-giving.



Robert L. Ooley, FAIA

Jarrell C. Jackman, PhD,
Valerie Smith, MS

Want to get involved, or have submissions for
The Capital? Email us at PCS@pearlchasesociety.org.

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High Praise is Accorded Santa Barbara's Efforts in Preserving the Spanish Traditions

NOTE: Just three months after the earthquake devastated Santa Barbara's downtown—and made international news in the process—the world began to take notice of community's rebuilding efforts. This article, from the Saturday Evening Post, was published on the front page of The Morning Press, September 25, 1925. It is a timely reminder of how the city's resilient spirit in purposefully preserving its historical and architectural beauty been appreciated for more than a century. ~ CR

The determination of Santa Barbara's citizens to rebuild the ruined portion of their city is fitting in a peculiar sense. Much has been written about their confidence in the future, the cheerful courage and resoluteness with which they have gone to work. But these qualities we have learned to expect upon such an occasion. Deserving of praise in the little California city, or wherever shown, they are neither new nor exceptional in the long record of man's endurance.

What is peculiar in the rebuilding of the building center of Santa Barbara lies in the fact that the city has already had experiences in adapting modern construction to historic and appropriate architecture. It has already made a little progress in staying the hand of prevailing monotonous standardization and vulgarization of cities. It has been successful in retaining a modicum of its romance and the sudden necessity of wholesale rebuilding in its business center should give potent impetus and carrying out of the work already started.

The Southwest is not the only land of romance. New England, Virginia, the haunts of William Penn, even the few remains of Knickerbocker New Netherlands—these too make an appeal commingled of history and charm. But the Southwest has a quality of its own because of its Spanish founding.

The most tangible segment, as it were, of Southwestern romance consists of the mission, most of which are in California, with a few in Arizona. For years they were neglected, but gradually numbers of them have been saved from actually falling to pieces, and the Santa Barbara Mission will arise from its recent partial destruction by earthquake. Yet the quality of the Southwest is more than the missions alone; it is a composite of geographical, climatic and ethnological conditions and the architectural response of the pioneering Spaniards to the natural physical needs of man in such a region.

Where population begins to pile up, even on the most moderate scale, beauty tries its best to fly out the back door. Only foresight beyond the average will keep modern office buildings from banishing the last lingering suggestion of Spanish days and an ocean front bestrewn with oil tanks, railroad tracks and truck-filled highways mars the impression of the most superb location, or the loveliest of homes and gardens.

Only the most conscientious civic devotion can reconcile even a slight touch of the craze for bigness with any retention of the glamour, charm and beauty of what made the country distinctive.

NewsletterCheri Rae, *editor*Lisa DeSpain, *graphics*

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With its little network of Spanish-American streets and buildings round the central plaza of the town and attached to the historic Casa De la Guerra, Santa Barbara has had for several years a charming center "clean and gleaming," wholly in keeping with the history and atmosphere of the place. Here is a maze of little shops and courtyards, with little shops opening upon them; cunningly contrived of what was left of the earliest buildings and of harmonious new construction. To this center the earthquake was fairly

merciful and from it will radiate the idea that nothing can ever be gained by destroying the last remaining values of natural, regional distinction and beauty.

The Southwest is not alone in the need of holding fast to such values, or necessarily the leader in so doing. But the contrast between a gleaming Franciscan mission and the needless, heedless ugliness of so much modern development is perhaps more vividly illustrated here than elsewhere.



Photos of the earthquake-damaged Mission were seen around the world. Credit: Santa Barbara Public Library/ Edson Smith Collection.

But for the Quake: An Editorial that ran in the Morning Press, September, 1925

Note: An interesting perspective about the positive aspect of the earthquake, written three months after the earthquake, a century ago ~ CR

We have been attributing all our troubles to the earthquake—blaming everything to the earthquake or to conditions that followed the earthquake. But we have forgotten some of the things the earthquake brought us.

If it hadn't been for the earthquake—

When would we have had a new and creditable Catholic church structure?

When would State Street ceased to have been a collection of village stores and become artistic Estado?

When would we have had a courthouse suitable to a city of the beauty and size of Santa Barbara?

When would we have had a police force adequate for the city?

When would we have ceased erecting dangerous firetraps for buildings?

When would we have abandoned that old unsafe Junior High School?

When would we have discovered the defects in our building code?

And when would we have learned of the bigness of some of our citizens and the smallness of some others?

Preservation Report—A round-up of recent preservation actions and issues of interest.

PLANNING COMMISSION

Veterans' Memorial Hall, 112 West Cabrillo Boulevard

The noted architectural partnership of Winsor Soule and John Frederic Murphy, Soule and Muphy, renovated this building to its existing exterior appearance in 1935. Proposal is for new wall-mounted mechanical equipment on the rear elevation, as well as like-for-like repair and replacement of mechanical louver and windows.

The screening should completely screen the mechanical equipment and the paint color should match the existing shade.

HISTORIC LANDMARKS COMMISSION

AUGUST 13, 2025

Sears Site, 3845 State Street (a portion of La Cumbre Plaza)

The proposed project would demolish two existing commercial structures (the former Sears department store and auto center) and the surrounding parking areas. The proposed project does not contain a historic resource.

The project proposes construction of a 443-unit rental housing development and proposes to divide the legal lot into two parcels, creating a site for the new development while the existing development would remain on the adjacent parcel.

The project would include 31 studio, 189 one-bedroom, 200 two-bedroom, and 23 three-bedroom units in two four-story buildings. A total of 477 vehicle parking spaces in a combination of surface, tuck under, and structured parking would be provided; and 443 bicycle parking spaces would be provided.

The project also includes an approximately 10,000-square-foot, one-story leasing and amenities building; courtyards and other common outdoor areas provide open yard areas for residents. Sidewalks and improvements to existing access points and a multi-use path along Arroyo Burro Creek on the eastern side of the property are proposed.

The project is proposed to be constructed in two phases.

NOTE: A complete view of the City's timeline and scope of La Cumbre housing proposals [HERE](#)



HISTORIC LANDMARKS COMMISSION

AUGUST 27, 2025

Santa Barbara Museum of Art Installation, 1130 State Street

The original Federal Post Office Building, was constructed in 1912–1914, and the Santa Barbara Museum of Art was constructed in 1941 in the Mediterranean style.

The Museum of Art will be wrapping the stairs with temporary artwork, in conjunction with “The Impressionist Revolution: Monet to Matisse” exhibit that is coming to the Museum of Art from October 5, 2025, through January 25, 2026. The Museum of Art will also be trimming hedges to match historic photographs from 1950 and 1975, which will allow more visibility for the community to see the Museum of Art building.

Commissioners Ensberg, Lenvik, and McClure opposed the motion because they couldn't make the Project Compatibility Analysis Findings and do not find that the project meets the El Pueblo Viejo Guidelines.

1315 State Street

Constructed in 1926, in the Spanish Colonial Revival style commercial building by Edwards and Plunkett was drastically altered in 1948–1955. The proposed project adds a 1,019-square-foot addition at the second floor of the existing commercial building. Project includes remodel of 2,113 square feet of commercial space on the second floor into five residential units, remodel of 3,090 square feet of commercial space on the first floor, and restoration of the storefront.

Staff City Historian Nicole Hernandez summarized the history of and alterations to the existing building and recommended that the HLC discuss if the building still retains historic significance given the altered front façade.

The Commission was extremely supportive of the project, noting the applicant had done a great job increasing the structure's historic integrity through both bringing back a lot of the original charm and adding to it. The Commission believed this to be a great model for the Adaptive Reuse Ordinance.



COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION

AUGUST 11, 2025

The potential places of Historic Merit or Landmarks include the Old Coast Highway and Our Lady of Mount Carmel Church which is being researched as a potential Historic Landmark or site of Historic Merit.

Resolutions were passed for the County of Santa Barbara Places of Historic Merit: El Rancho Tajiguas (Main House), Tunnell-Brown House, Glen Oaks Stable Carriage House, and the Lydia Davis House.

Rocky Nook Park Dedication and installation of a bronze placard at the entrance of Rocky Nook Park, which was also blessed by a member of the Chumash tribe.

A list of County Historic Landmarks [HERE](#)

A list of County Places of Historic Merit [HERE](#)