

# THE CAPITAL

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

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## JANUARY MEETINGS OF INTEREST

### PEARL CHASE SOCIETY

Next Board of Directors meeting at the Santa Barbara Carriage and Western Art Museum, 129 Castillo Street, January 8 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](#). Dates unavailable at press time

#### Planning Commission

First, second and third Thursdays of the month at 1 pm at Council Chambers, City Hall. [HERE](#). January 8, 15

#### Historic Landmarks Commission

Every other Wednesday at 1:30 pm at the David Gebhard Public Meeting Room, 630 Garden Street. [HERE](#). January 14, 28

#### Architectural Board of Review

Alternate Mondays at 3 pm at the David Gebhard Public Meeting Room, 630 Garden Street. [HERE](#). January 20

### COUNTY OF SANTA BARBARA

County Board of Supervisor Meetings and Planning Commission meetings are broadcast live on CSBTv20. 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. January 13 (SB), 27 (SM)

#### 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. January 14 (SM), 28 (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). January 12

## News and Notes

### *Greetings from Pearl Chase Society President Christine Neuhauser*

Dear Members,

All of us at the Pearl Chase Society send our best wishes for the New Year.

We are grateful for your support in 2025. Although it has been a topsy-turvy year, we do have some small wins. And we must celebrate them!

Early last year, Pearl Chase Society members were responsible for keeping the designation of Italian stone pines on East Anapamu Street as the official street tree. The City Historic Landmark trees are a much beloved part of our community. The City Council wisely decided to uphold the appeal brought forward by the members who objected to the Parks and Recreation Department's decision to change that designation to oak trees instead. Although the city moves at a slow pace we have been assured that the young Italian stone pines will be planted by springtime. Tenacity is in order.

*Continued on page 4*



**Want to get involved, or have submissions for  
The Capital? Email us at [PCS@pearlchasesociety.org](mailto:PCS@pearlchasesociety.org).**

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Please direct inquiries  
and comments to:

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**Newsletter**Cheri Rae, *editor*Lisa DeSpain, *graphics*

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# PRESERVATION WATCH

**While the nation struggles to comprehend the sudden destruction of the White House's East Wing annex, our own UCSB quietly is erasing its architectural history.**

**T**he University of California, Santa Barbara is an elemental institution of the community. Most locals have some connection to the campus, either personal or indirectly.

**Historical Context**

After the Regents acquired the land, two permanent buildings were subsequently constructed, the Library and the Physical Science building, designed in 1952 by prominent local architects Chester Carjola and Winsor Soule, respectively with the landscape architect Ralph T. Stevens.

A year later in 1953, the architectural firm of Pereira and Luckman of Los Angeles as well as landscape architect Eric Armstrong were chosen to create a master plan for the University.

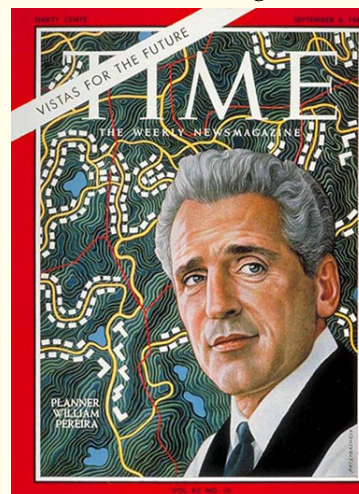
The resulting design of Santa Rosa Hall by William Pereira marked the establishment of a distinct architectural vocabulary, consisting of patterned pink-toned concrete block (colored by volcanic ash) and flat tile roofs, intended to reflect the spirit of International Design: a blending of modern building materials and methods of concrete and steel with the vernacular typology of the European settlers buildings: adobe masonry, tiled roofs, courtyards and arcades.

It was followed by the Arts Complex, Residence Halls, Dining Commons, Music Building, and Library additions. There are 14 campus buildings that reflect this vocabulary.

There have been nine subsequent Campus Master plans undertaken to guide its growth; each turned away from its previous plan and architectural style, which continues today: a beautiful mess, a sort of architectural corral, held in by the natural surroundings of ocean and bluffs.

**Housing Developments**

The campus is moving forward with the East Campus housing



*Architect and visionary planner of UCSB (and later, Pepperdine, UC Irvine, and the distinctive Geisel library at UC San Diego), William Pereira was once so prominent he was featured on the cover of TIME Magazine, where he was referred to as "The Architect of Success." Read the cover story [HERE](#)*



*Artist rendering of the new San Benito residence hall tower. Credit: UCSB Housing, Dining and Auxiliary Enterprises*

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project which will demolish the existing Santa Rosa Residential Hall and Ortega Dining Commons, the first and original of William Pereira's designs for campus, and be replaced with three apartment buildings of six, seven and eight stories tall.

The East Campus housing project is imagined as an infill and redevelopment effort on the east side of UCSB main campus, and add new buildings within the existing community of five residence halls, commonly called the Channel Islands Five, the only original "set-piece" composition by William Pereira remaining on campus.

The University currently has the first phase under construction, San Benito, on the former site of the Facilities Management. Two of the Marine Corps Air Station (MCAS) buildings which preceded the University were demolished for this project. There are less than a dozen of more than 75 MCAS structures remaining and no plan to preserve any of them.



*Designed by Mary McLaughlin Craig, the historic barn and house are in need of care and attention.*

These two residential development projects are meant to address the campus's critical housing shortfalls, long delayed by the controversial and now abandoned Munger Hall proposal.

### Historic Buildings in Peril

The Campbell Ranch House is a large Spanish-Colonial style estate designed by Mary McLaughlin Craig, built in the early 1920s for Colonel Colin Campbell at Coal Oil Point. The house was also known as Devereux Hall in a previous ownership.

The property at Coal Oil Point on UCSB's West Campus near Devereux Slough/Sands Beach was purchased in 2007. The house, a master work collaboration between Colonel Colin Campbell's widow Nancy Leiter and Mary McLaughlin Craig, herself the widow of James Osborne Craig, the noted architect of El Paseo and the restoration of Casa de la Guerra in Santa Barbara. The Craigs were early proponents of the style and influential disseminators of it, and masters of the Spanish-Colonial style.

The Campbell Ranch House and adjacent Red Barn are 100 years old and have been completely neglected since ownership transferred 18 years ago. The barn is near collapse. The house is desperately in need of care and attention and finding a new use within the university's life, or it will be soon lost to time and degradation.

### The Need for Stewardship of Historic Treasures

While the design community values the most highly regarded repository of drawings and artifacts of Southern California architects and designers in the Art, Design & Architecture archive, the University steadfastly resists a policy for the preservation and conservation of its own buildings. While the U.S. Congress has created the National Trust for Historic Preservation to preserve historic buildings, there is no equivalent by UCSB for the protection of their own architectural history.

UCSB should preserve its architecture because the campus is not just an assembly of containers for learning; it is a physical record of California's educational, cultural, and environmental history. The university's World War II-era structures, the mid-century modern buildings designs of William Pereira, and historic sites like the

Campbell Ranch house together create a distinctive sense of place that cannot be replicated by generic new construction.

Preserving UCSB's does not mean freezing the campus in time. It means stewarding a unique architectural legacy while accommodating growth, ensuring that future generations inherit a campus that is both forward-looking and recognizably, unmistakably UCSB.



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In another minor triumph, a discouraging fake-gate that denied public access to Franceschi Park was removed, after phone calls to the city, which resulted in increased visibility for access. We must see that as positive.

The modifications of the Franceschi House, which are coming, are in the public eye. We and others have questioned the removal of the restrooms and the picnic benches and insist that the city keep those basic accommodations.

We find our Kellam de Forest Speaker Series continues to be a successful and informational series which brought like minds together and encouraged new members to join in the quest for the preservation of the look and feel of Santa Barbara. This past year our speakers included Sue Adams and Barbara Lowenthal, who recounted how their preservation efforts evolved into the Pearl Chase Society; Cheri Rae presented on the Hoffmans influence before and after the 1925 earthquake; Ted Bosley, the Gamble House expert spoke about the positive effects landmarked houses have on preserving a neighborhood; and Robert Ooley offered an entertaining and informative talk on an architectural neighborhood tour. We have some exciting speakers we hope to schedule for this next year's inspiration.

Speaking of tours, people continue to ask when will the Pearl Chase Society's Historic House Tours resume, but we are at a loss for enough people who want to open their homes and share them with the public. Help us if you can!

Everyone can see that Santa Barbara is changing rapidly and the skyline is being obliterated by oversized buildings in the name of "community benefit" and how legislation from Sacramento has changed the rules long held sacred in our community.

It isn't just the Mission that is threatened, but also how the intimate view of Santa Barbara's Riviera, seen from Milpas Street which is on calendar to become a luxury, available only to those facing east. Sadly, and with lost appeals to developers, the view from Milpas must be enjoyed today for it will be gone tomorrow.

There is much work to be done which calls for all members to be engaged via letters, phone calls and emails, and showing up in person to City Council as well as our boards and commissions. If you don't like something, say something, write something. Omission is perceived as acceptance.

City officials need to hear your voice about many issues of long-term importance, including State Street, Milpas Street, the proposed project adjacent to the Mission, the present and future of downtown, changing traffic patterns, and the protection of Santa Barbara neighborhoods.

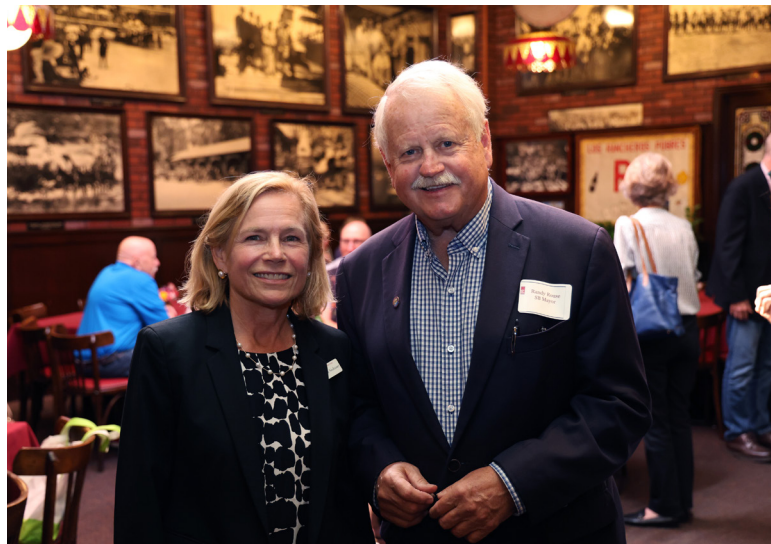
Historic preservation isn't a walk in the park, but it weaves the past with the present, and when done thoughtfully, lends beauty that is a community benefit for everyone!

Gratefully and with much admiration for my fellow board members,

Christine Neuhauser

President, Pearl Chase Society

Stay in the Know: Members may want to sign up for newsletters, information about events, and notices about pending projects in the City [HERE](#)



*Pearl Chase Society President Christine Neuhauser along with Mayor Randy Rouse at the Society's annual meeting in July. The proposed development adjacent to the Mission was the hot topic of discussion — and it figures to be again in 2026.*



**City of Santa Barbara**  
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## NOTICE TO NEIGHBOR

The City of Santa Barbara **Historic Landmarks Commission** will hold a public hearing on a design review application that may affect your property or neighborhood. Scan the QR code below for more information on this application:

<b>Project Address:</b>	1501 Franceschi Road
<b>Assessor's Parcel Number:</b>	019-101-009
<b>Zoning Designation:</b>	P-R (Park and Recreation)
<b>Application Number:</b>	PLN2025-00155
<b>Applicant / Owner:</b>	Holly Garcin, Parks and Recreation / City Of Santa Barbara
<b>Project Description:</b>	Demo Franceschi House building. New hardscape & landscape throughout park.
<b>Staff Contact:</b>	Barbara Burkhardt, BBurkhardt@SantaBarbaraCA.gov, (805) 564-5470
<b>Hearing Date:</b>	Wednesday, January 14, 2026 at 1:30 PM (Full Commission)
<b>Hearing Location:</b>	David Gebhard Public Meeting Room, 630 Garden Street



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