

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**THE SANTA BARBARA CLUB  
1105 CHAPALA  
SANTA BARBARA, CALIFORNIA  
APN 039-222-024  
MARCH 26, 2014**

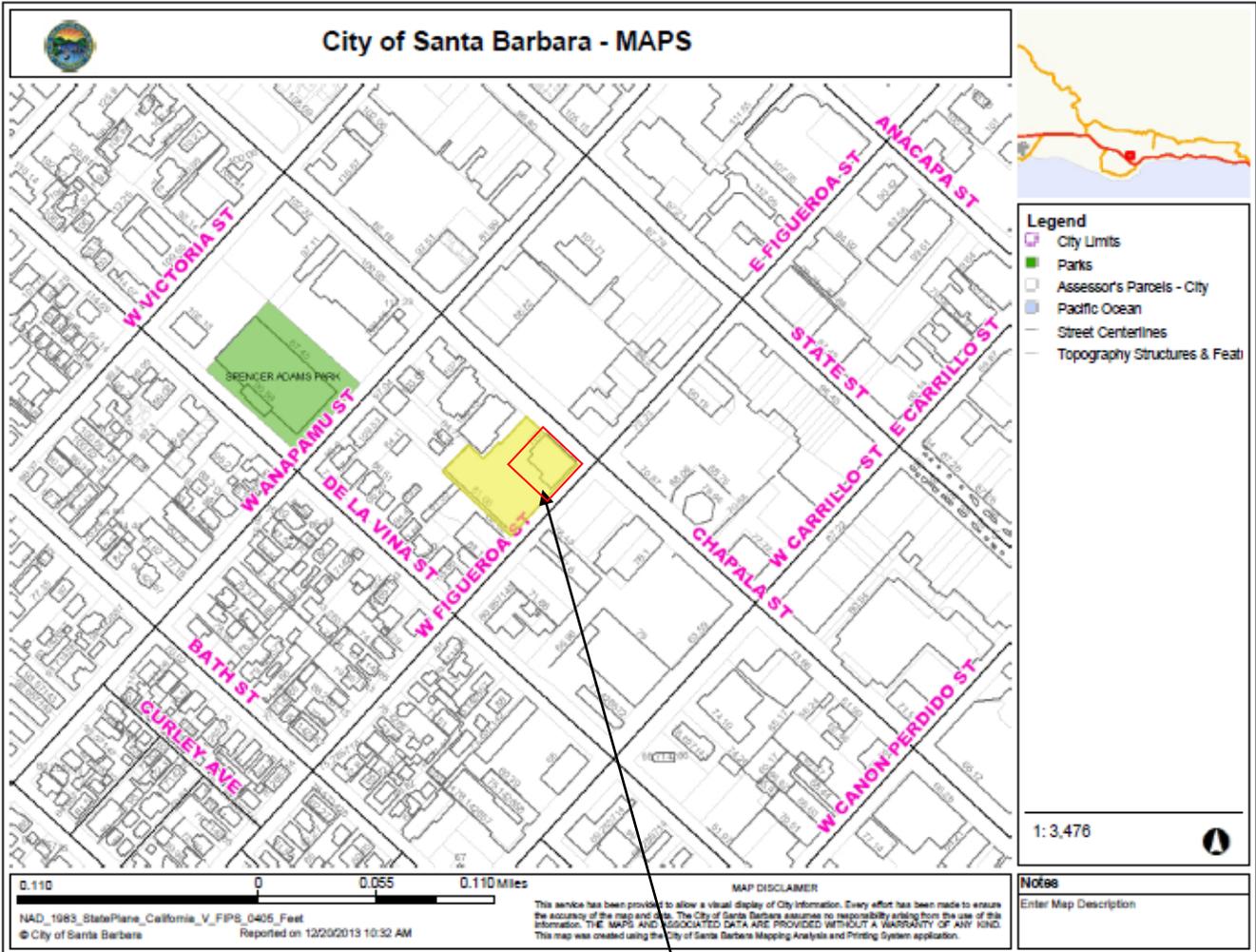
**Background:**

Constructed in 1904, the Santa Barbara Club was designed by noted architect, Francis W. Wilson as one of Santa Barbara's architectural gems that played a significant part in the heritage of the City. The Santa Barbara Club was designed in the Neoclassical style; a style that was popular for affluent landmarks and important buildings across the United States at the turn-of-the-century. The building has been on the City's List of Potential Historic Resource since 1978 and noted as



eligible as a City Landmark and for inclusion on the California Register of Historic Resources. The Historic Landmarks Commission Designation Subcommittee selected the Santa Barbara Club to be designated a City Landmark as it is one of the few prominent and noteworthy historic buildings in downtown that has not yet been designated a City Landmark. In 2013, the owners of the Santa Barbara Club completed a window replacement project meeting the Secretary of Interior Standards for Rehabilitation. Due to the severity of deterioration, the windows required replacement, the Santa Barbara Club replaced the windows with new windows that matched the originals in design, color, texture and materials. In addition, the Santa Barbara Club has commissioned Post/Hazeltine Architectural Historians to complete a building chronology and identification of contributing and non-contributing buildings, structures and features for the Santa Barbara Club that has an in depth discussion of the development of the building and the contributing and non-contributing elements to historic significance of the property.

The Historic Landmarks Commission (HLC) appreciates the excellent stewardship demonstrated in the recent window replacement project that retained the historic integrity of the building. The designation of the building as a City Landmark will honor and recognize the Santa Barbara Club's efforts to restore and maintain the building to the high standards required by the HLC. The Santa Barbara Club will join the elite list of important structures contributing to the City's unique historical and architectural traditions. The proposed boundary of the City Landmark designation is the Francis W. Wilson designed building itself, since its two public elevations sit on the property line.



*Vicinity Map, City of Santa Barbara Mapping Analysis and Printing System, 2013, Santa Barbara Club, red line indicates boundary of City Landmark Designation*

**Historic Context:**

The Santa Barbara Club was founded in 1892 as a private men’s Club for prominent members of the community. The Neoclassical, two-story building was designed by the noted architect Francis W. Wilson (a Club member) in 1904 as the Club’s permanent home. The grand opening of the Club in 1904 drew over 200 people and featured the esteemed Potter Hotel orchestra.

The Club not only claimed members prominent in the Santa Barbara community, but also prominent visitors with large winter residences. In addition, during war times, the Club opened its doors to the officers of visiting British battleships for lunches, dinners and cocktails.

There have only been a few exterior alterations made to the building since its construction; most significant was the removal of the prominent front entrance steps and portico with classical columns (See historic photos to right). On August 7, 1925 the *Morning Press* reported that although the building withstood the 1925 earthquake better than many buildings, the front steps and entrance originally adorning the building were removed to widen the street.



*Above: Photos of the Santa Barbara Club prior to 1925, courtesy of the Gledhill Library, Santa Barbara History Museum.*

**Neoclassical Style**

The Neoclassical style became a dominant style for public buildings nationwide from 1900-1940. It was directly inspired by the Beaux-Arts style. Beaux-Arts was much more 3 dimensional, with heavy forms of ornament, in larger scale, grandeur, massing, and composition than the Neoclassical style. Both of these styles represent the confidence of a wealthy new nation coming into its own as a world power in the 20th century. The Columbian Exposition at the Chicago World’s Fair in 1893 was critical in spreading the popularity of the Neoclassical style. The Exposition’s planners mandated a classical theme, and many of the best-known architects of the day designed dramatic colonnaded buildings to display their talents in the style. The Exposition was widely photographed, reported, and attended so that the Neoclassical



*Above: North elevation of Santa Barbara Club designed in the Neoclassical Style, January 2014.*

models became the latest fashion throughout the country. The central buildings of the Exposition were of monumental scale and inspired countless public and commercial buildings. The style tends to include the features of classical symmetry, full-height porch with columns and temple front, and classical ornament such as dentil cornices and round arches. Because the style was more scaled down and flexible than its grander cousin, the Beaux-Arts, Neoclassical spread prolifically throughout the United States and became popular for a wide range of everyday buildings. Everything from townhouses, suburban homes, county courthouses, main street commercial buildings, and bank branches readily employed variations of the style. The appropriation of Classical forms suggests learning, democratic values, moral virtue, and a sophisticated appreciation of beauty, each considered essential components in the development of a nation. The style represented important and affluent buildings across the United States and expressed the importance of the members of the community.



*Above: North elevation of Santa Barbara Club. Although the first floor portico was removed, the detailed Ionic, fluted pilasters and dental cornice over the central three second story windows are original and remain intact, January 2014.*

Often the single identifying feature on simpler structures is the prominent columned porch with Greek portico above the entryway. Although the defining portico was removed from the Santa Barbara Club in 1925, the detailed Ionic, fluted pilasters and dental cornice over the central three second story windows are original and remain intact. The building has been in its current configuration since 1925, thus the alteration of the entrance has acquired historic significance.

### **Architect**

**Francis W. Wilson** (1870 - 1947) was the noted local architect that designed the Santa Barbara Club, to which he was a member. Born in Massachusetts, Wilson moved to California at the age of seventeen. Wilson studied at the San Francisco chapter of the American Institute of Architects and toured Europe before establishing his own firm in Santa Barbara in 1895.

Shortly after arriving in Santa Barbara, Wilson built up a practice designing homes for the wealthy, as well as designing, building and selling speculative houses. His connections with the wealthy led to commissions for not only for the Santa Barbara Club, but also the Central Savings Bank, the Central Library, Post Office, and Railroad Station. His practice in Santa Barbara included work for the Atchison, Topeka and Santa Fe Railway and its associated Fred Harvey Company hotels, as well as many residences.

**Significance:**

The City of Santa Barbara defines historic significance as outlined by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The Santa Barbara Club meets the following six criteria:

***Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

Because the 1904 Santa Barbara Club represents an example of the work of Francis W. Wilson, one of the noted architects of Santa Barbara, and is an excellent example of the Neoclassical style, the building's character is a significant part of the heritage of Santa Barbara.

***Criterion C: its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;***

As noted in the recent report, *Building History* of the Santa Barbara Club, completed by Post/Hazeltine, the property is associated with the Santa Barbara Club, one of Santa Barbara's oldest continuously operating social clubs. Over the years, the club's members included leading politicians, professionals and artists including such figures as W.W. Hollister, Sherman Stow, Francis Wilson, George Washington Smith, and Harold Chase. The Club has had a continuous association with the area's leading political, business and cultural figures for over 100 years that significantly contributed to the culture and development of the City.

***Criterion D: its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;***

The building is an exemplification of the Neoclassical style with its dentil molding and bracketed cornice, round arches and the symmetrical façade. The style is important to the City as it has been used for many affluent and important buildings throughout the country and the Santa Barbara Club members selected the style to give Santa Barbara a structure that speaks to the importance of the members of the Community.

***Criterion E: Its exemplification of the best remaining architectural type in a neighborhood.***

The Santa Barbara Club is one of the few buildings designed in the Neoclassical style in Santa Barbara, as the Spanish Colonial Revival and Mediterranean style buildings dominate the City. The building is one of the best remaining Neoclassical public buildings in Downtown Santa Barbara.

***Criterion F: its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;***

The Neoclassical style building represents an example of the work of Francis W. Wilson, one of the leading architects in Santa Barbara from 1895 through 1947, whose work significantly influenced the heritage of Santa Barbara. In addition to the Santa Barbara Club, he designed



***Above: The Neoclassical Santa Barbara Club that commands Grandeur and Elegance on the Corner of West Figueroa and Chapala Streets, January 2014.***



***Above: Photograph demonstrating the outstanding attention to architectural detail and craftsmanship in the dentil cornice, January 2014.***

significant landmarks in the City including; the Central Savings Bank, the Central Library, Post Office, and Railroad Station.

***Criterion G, its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;***

The building demonstrates outstanding attention to architectural detail in the Neoclassical style design as well as the details, materials and craftsmanship of the wood windows and dentil cornice and ionic columns.

***Criterion I, Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.***

The Neoclassical building has commanded grandeur and elegance on the corner of West Figueroa and Chapala Streets since 1904 and represents an established and familiar visual feature of downtown Santa Barbara.

***Historic Integrity:***

Integrity is the ability of a property to convey its historical associations or attributes. There are essential physical features that must be considered to evaluate the integrity of a significant building. Although the defining portico was removed from the Santa Barbara Club in 1925, the detailed Ionic, fluted pilasters and dental cornice over the central three second story windows are original and remain intact. The building has been in its current configuration since 1925, thus the alteration of the entrance has acquired historic significance. Since 1925, the building has retained its integrity of location, design, setting, materials, workmanship, feeling and association so that the building can still convey its appearance of 1925.

***Recommendation:***

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the Santa Barbara Club be designated as a City Landmark. Staff recommends the proposed boundary of the City Landmark designation be the building with no perimeter of the Francis W. Wilson designed building.

***Works Cited:***

Post/Hazeltine Associates. *History of Santa Barbara Club, 1105 Chapala Street, March 18, 2014.* City of Santa Barbara Planning Division Files, 630 Garden Street.

Spalding, Edward S. *Santa Barbara Club: A History 1892-1954.* (Santa Barbara, Spalding, 1954).  
*Santa Barbara Museum of Natural History, Gledhill Library*

Historic photographs courtesy Gledhill Library archives.

Web Sites

<http://architecturestyles.org/>



*Above: Photograph demonstrating the outstanding attention to architectural detail and craftsmanship in the wood windows, January 2014.*



**DRAFT**

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
DESIGNATE AS A CITY LANDMARK  
THE SANTA BARBARA CLUB AT  
1105 CHAPALA STREET, SANTA BARBARA, CALIFORNIA  
APN 039-222-024  
RESOLUTION 2014-1**

**MARCH 26, 2014**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on January 21, 2014, the property owner, Santa Barbara Club, sent a letter supporting the City Landmark designation; and

WHEREAS, on February 12, 2014, the Historic Landmarks Commission adopted Resolution of Intention 2014-2 to hold a public hearing to consider a recommendation to City Council for designation of the Santa Barbara Club located at 1105 Chapala Street as a City Landmark; and

WHEREAS, the historic research found in the Post Hazeltine Associates on March 18, 2014 and in the Staff Report, found the structure at 1105 Chapala Street, designed by the noted architect Francis W. Wilson in 1904 in the Neoclassical style, significant for its historical and architectural influence on the heritage of the City; and

WHEREAS, the proposed boundary of the City Landmark designation includes the two story building constructed in 1904, the one-story brick building on Chapala (c. 1904-1907), the plastered wall and piers on Chapala (c. 1904-1906), and the sandstone retaining walls along Figueroa Street as per exhibits A and B; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City council Resolution Dated November 10, 1998), staff has determined that designation of the Santa Barbara Club as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission, and;

WHEREAS, in summary, the Historic Landmarks Commission finds that the Santa Barbara Club at 1105 Chapala Street, Assessor's Parcel No. 039-222-024, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood.
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

NOW, THEREFORE, BE IT RESOLVED that on March 26, 2014, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Santa Barbara Club located at 1105 Chapala Street, Assessor's Parcel No. 039-222-024, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**Adopted:**

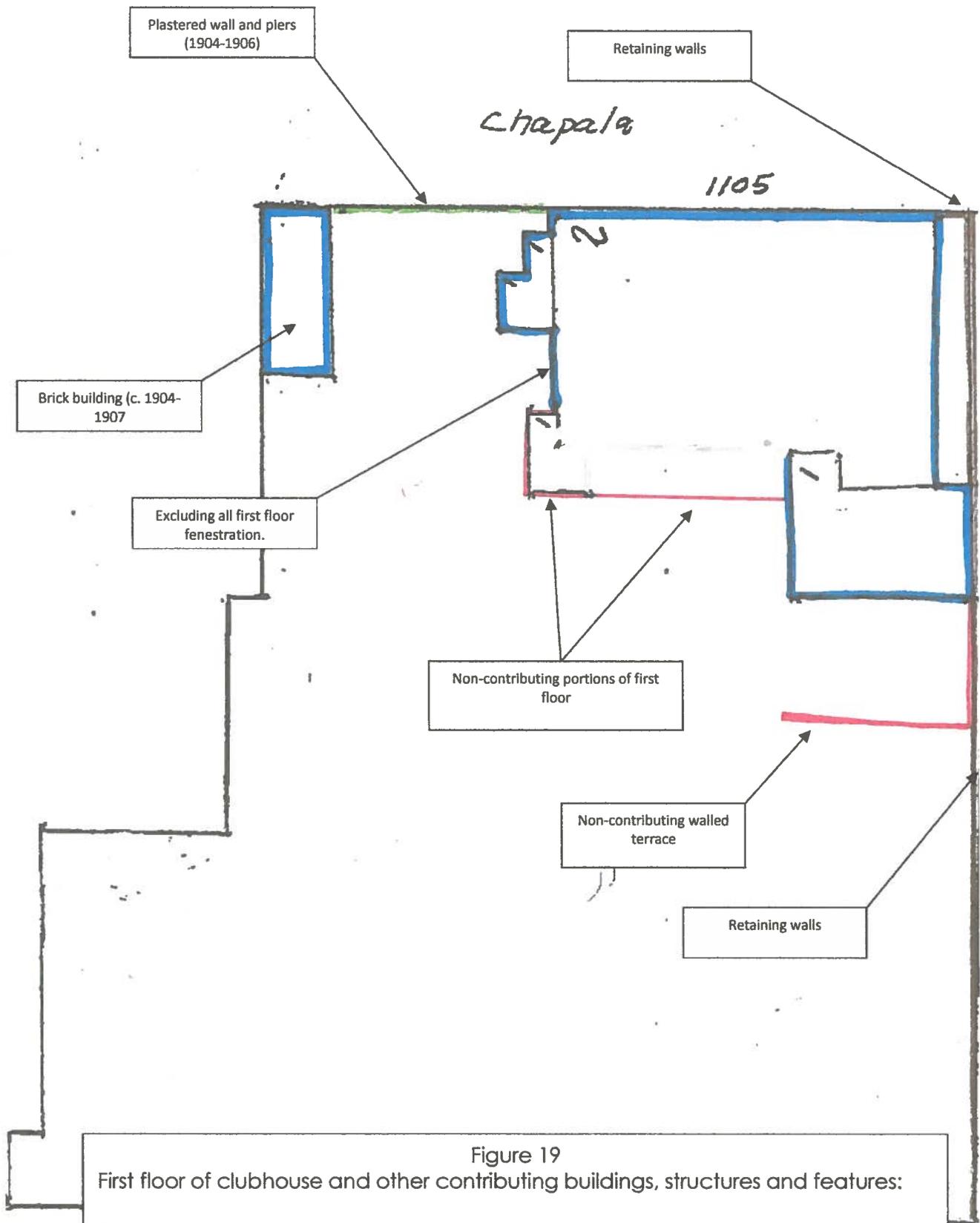
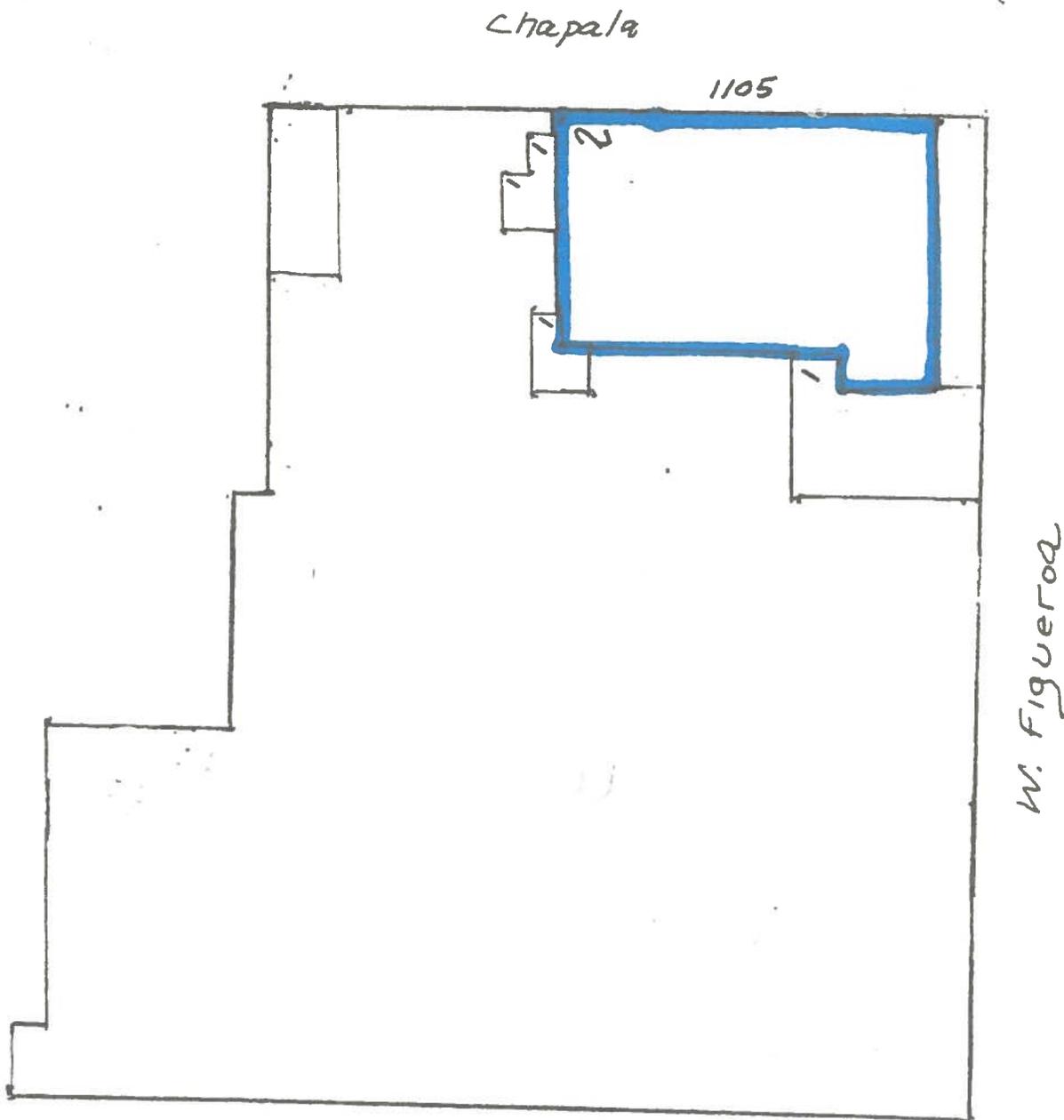


Figure 19  
First floor of clubhouse and other contributing buildings, structures and features:  
Red= non-contributing  
Blue= contributing  
Green= plastered wall and piers (contributing)  
Brown= sandstone retaining walls  
(please note that first floor fenestration of kitchen is non-contributing)



Second floor of clubhouse  
Blue= contributing

Figure 20