

Upper East Association Board Meets with Mayor Randy Rowse

Your Upper East Board met by Zoom with Santa Barbara’s new mayor Randy Rowse to discuss issues of concern to the Upper East. Mayor Rowse was very generous with his time and addressed our issues and discussed some of his visions for Santa Barbara.

A couple of his goals for Santa Barbara are to return non-partisanship to the governance model of City Council and to keep State Street in focus regarding cleaning and lighting, the homeless problem and the long range sustainability of retail and housing downtown.

Mayor Rowse then addressed our questions regarding issues of concern to the Upper East. Regarding the recent Independent Redistricting Commission’s work creating new City Council districts, he supports the plan that we have been fighting for that keeps all of the Upper East with one Council representative. Your Board has fought strongly in recent months to make this a priority and we have been successful.

Vehicle speeding in our neighborhood and a four-way stop sign at the intersection of Los Olivos and Anacapa Streets were brought up by Board members. Mayor Rowse understands the issue and will continue to work with City traffic staff to see how these issues can be addressed.

Fred Sweeney shared the latest information about the proposed historic median designation on State Street, which your Board has been pursuing for some time. Mayor Rowse expressed his support for our efforts.

Regarding residential fractional ownership and vacation rentals, we expressed our concerns and Mayor Rowse indicated that he has been talking to the City attorney regarding this issue and the community

feedback.

The Board thanked Mayor Rowse for his visit and for addressing our concerns. He indicated that he was willing to return at any time the Board felt that there was a matter of importance to us. He complimented the Board for our ongoing involvement. It was a very productive exchange.

UEA State Street Walking Tour

How many of us know the origin of the landscape median strip that is in the middle of State Street between Mission Street and Constance Avenue. Please join us on **Saturday June 11 from 4 to 5 p.m.** when Fred Sweeney, architect and UEA board member, along with prominent landscape architect Bob Cunningham will lead a walking tour of this area that is being considered for designation as a historic resource. On this one-hour walking tour, we’ll be discussing the importance of this historic landscape strip and the history of many historical homes and buildings, including the Flying "A" Studios which once occupied that area near Mission and State.

If you'd like to attend, please send us an email no later than June 9 to board@sbuppereast.org. The tour will be limited to 20 people on a first-come-first-served basis. It is open to all our members. Please plan to meet at the **corner of Mission and State** in front of Garrett’s Café. Please feel free to wear your Covid masks. Both presenters have been fully vaccinated and boosted.

This tour is a prelude to the formal filing of a request by the UEA board of directors to have this median strip designated as a cultural historic landscape by the City of Santa Barbara’s Historic Landmarks Commission.



Fractional Ownership – An Emerging Issue

Fractional ownership is a new real estate model emerging in Santa Barbara and other California locations. A company named Pacaso buys expensive houses in vacation communities like Santa Barbara and then sells eight fractions of the house to individual buyers. This sounds like the old timeshare concept, but it is now called "fractional ownership." "Owners" then have 44 days of occupancy per year, but never more than 14 consecutive days. Pacaso has already purchased four houses in the Santa Barbara area.

The UEA board discussed this fractional ownership concept with Mayor Randy Rowse and Councilmember Kristen Sneddon because it can change the character of a neighborhood. We will continue to monitor developments with city government and report back to you. Meanwhile recent articles in the [Santa Barbara Independent](#) and [Noozhawk](#) provide additional information on local impacts.

Save the Date

After a two-year pause, we hope to meet in person at the Upper East Association Annual Meeting, **Saturday, November 12, 2022**. The exact time and location will be confirmed in the next Newsletter (late August).

City of Santa Barbara Voting District Maps Adopted

On April 12 of this year, the City Council formally adopted the State of California's Sixth Independent Redistricting Commission's recommendations for new district maps for Santa Barbara. As a result of positive participation by our District 4 City Councilmember Kristen Sneddon and assistance from Steve Forsell and Fred Sweeney, the map adopted for District 4 will remain essentially the same, with the whole Upper Eastside Area in District 4 and represented by a single council person. Early in the redistricting process the state-appointed committee was considering splitting our neighborhood into two separate voting districts.

This effort is an example of our continuing, productive conversations with Councilmember Sneddon. Ms. Sneddon met with our board in March to share many issues with us that she is following, including plans for the future of downtown State Street, De La Guerra Plaza, AUD housing, and other issues of importance to the UEA and the community.

Be a Good Neighbor

In lieu of listing the different municipal code ordinances related to keeping our neighborhood clean, safe and beautiful, we encourage UEA members to refer to this City link – [City of Santa Barbara - Be A Good Neighbor](#) – that lists those ordinances regarding things such as noise restrictions, street parking, etc. This may help if you have a concern or question whether something is allowed or not.

History Corner

1732 Santa Barbara Street - Henry Huning Builds a Historic Landmark

Adapted with permission from original article by Neal Graffy

Address: 1732 Santa Barbara Street
Buyer: Henry Huning
Date: May 15, 1904
Architect: J.W. Bagley
Builder: Edward Edwards
Style: Mission Revival, Neoclassical
Note: City Landmark (2007)



The year is 1904. Teddy Roosevelt is in the White House. United States Army Engineers have just started work on the Panama Canal. The first underground line of the NYC subway opens. And in the Upper East neighborhood in Santa Barbara, the southwest corner of Block 30 – a square measuring 225 feet per side – was sold to Henry Huning for \$9,000 in gold coin.



Block 30 as it looked in 1904. The developed area in the upper left of Block 30 was the Hicks School.

Henry Huning – Mercantile Trader, Cattle Herder, Lumber Supplier, Banker, and U.S. Postmaster

Henry Huning was born Ernst Heinrich Huning on September 12, 1838, in Westphalia, Germany. In 1859, Henry joined two of his brothers in Albuquerque and worked to learn the mercantile trade. A few years later, Henry and his brother Louis bought a store in Belen, New Mexico and established the firm of L&H Huning.

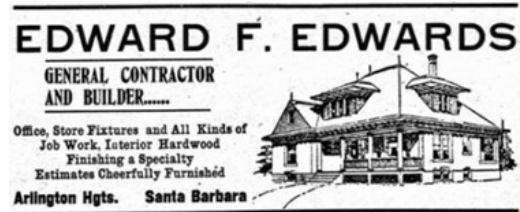
Their business prospered and they soon added a flour mill – by 1884, they were milling millions of pounds of flour, barley, oats, beans, bran, corn, and salt. Their company expanded to include over 80,000 head of cattle and sheep. The partnership was a large supplier of wool, pelts, hides, and wine to the US Army and a variety of customers.



The brothers Huning – from left, Louis, Franz, Karl and Henry

Henry Huning prospered in New Mexico and later in Arizona. He served as postmaster in 1882 in Apache County, Arizona. In 1888, he married Juliana Ortega

and adopted her two children. They later added two foster children to their family. He visited Santa Barbara for the first time in November 1897, and then returned in January 1903 as a full-time resident.



The Santa Barbara Morning News Press – June 21, 1904:

“The splendid Huning mansion, corner of Santa Barbara and Islay streets is fast nearing completion. The finishing in the various rooms is the finest ever seen in Santa Barbara. The sitting room is in a beautiful curly redwood. The parlor is finished in dark mahogany. The den and dining rooms are paneled and finished in oak. The most attractive feature of the interior arrangement of the house is the grand staircase which is finished in prima vera.”



Henry Huning on front porch ~1910

The Huning House was expanded in 1905. This included adding a two-story barn as well as servants' quarters. Huning added an additional 9,000 square feet of land to his original purchase in 1916.

Henry's wife Juliana passed away on July 21, 1915. In covering the funeral, the Santa Barbara Morning Press headline read "Woman of Many Charities at Rest." Another article spoke of her "beautiful character and acts of kindness and charity." Henry remarried four years later to Rita Serra (from Olson, Spain). Rita's brother was the pastor of Our Lady of Mount Carmel in Montecito.

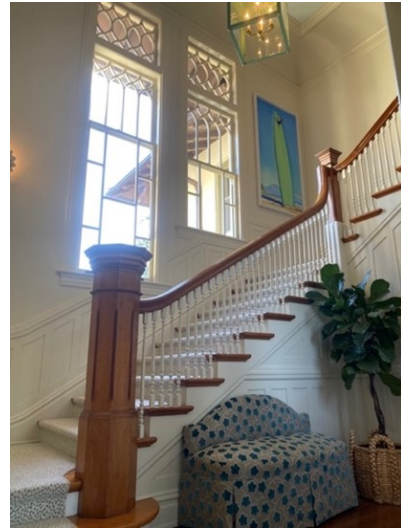
Three years after his marriage to Rita Serra, Henry Huning died of an intestinal obstruction. The News Press marked his passage with the headline "Friend of Needy Dies After Long and Useful Life." His obituary made notice of the many boys and girls the Hunings had "adopted" and educated. At the time of his death, it was noted that he had 28 young people on his "adoption" list. Henry and his first wife Juliana are buried at Santa Barbara Cemetery. You can visit their graves in the Ridge section, Lot 261.

Huning House was featured on the 2000 Pearl Chase Tour (from brochure):

"This is a mansion designed to rival those of its contemporaries in San Francisco. The house is approx-

imately 7000 square feet, has six fireplaces plus a half-basement. The ground floor's remarkable woodwork includes inlaid hardwood floors, detailing and paneling in curly redwood, golden and Honduran mahogany, natural and ebonized oak. The staircase is one of the finest in Santa Barbara."

On June 19, 2007, the Santa Barbara City Council (following the recommendation of the Historic Landmarks Commission) voted to designate the Huning House as a City Landmark.



Huning House staircase in 2022