

## THE GUIDE

*Everything you need to call a place a home.*

# SANTA BARBARA

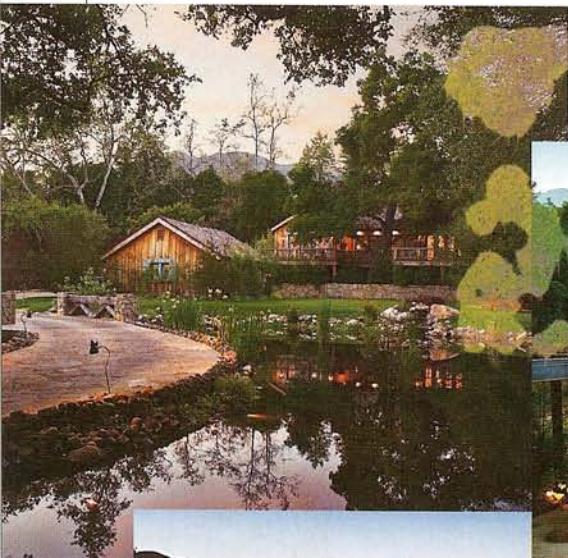


**J**UST 90 MILES NORTH OF Los Angeles is the quaint seaside community of Santa Barbara. Nestled between sandy beaches and mammoth mountains, the city extends for 25 miles on a coastal curve from Carpinteria to Goleta. Santa Barbara has a population of 400,000 and still feels much like a small town, despite the surge of Hollywood moguls and

movie stars seeking refuge amongst the behemoth estates. And although it is close to San Francisco and Los Angeles, the city boasts its own world-class design and architecture—and offers a wealth of opportunities for residents and visitors to shop for home furnishings, accessories and decor. Following is a guide to everything home, Santa Barbara-style.

# THE GUIDE

SANTA BARBARA



*Previous page: The Four Seasons Resort Santa Barbara. This page, clockwise from left: Listings from Susan Burns (\$9.95 million and \$6.995 million); Rebecca Riskin (sold); and Harry Kolb (\$5.75 million).*



## GETTING THERE

**By Car:** Highway 101 runs directly through the city, connecting to both Los Angeles and San Francisco. Highway 154 runs through the mountains and leads to the wine country in the northeast. **By Plane:** The Santa Barbara Airport is located about 10 miles from downtown and services private planes and five commercial airlines. Its voluntary curfew is from 11:00 pm to 6:00 am. **By Boat:** Dock space can be rented through the Santa Barbara Harbor for \$.60 per foot, per night. However, there is a 20-year waiting list to rent a space permanently. **When to Go:** Santa Barbara is at its best during the summer, when temperatures rarely reach above 75 degrees.

## LAYOUT

Most of the architecture reflects the influences of Native American, Mexican and Spanish cultures. Some of the city's most coveted homes were built

in the 1920s by architects like George Washington Smith and Reginald Johnson. Nearly every home is a 10-minute drive from the beach and property values have increased an average of 17 percent since 1997. Anything oceanfront does not stay on the market for long, even when the asking price exceeds \$25 million. Traditionally, Montecito has the most exclusive properties, with its modest population and large lot sizes. The best beachfront homes with large lots will typically fetch upwards of \$20 million; mountain homes are closer to \$5 million. The Riviera and Mesa sections near downtown afford ocean views on smaller pieces of land for around \$4 million. Near the north end of the city, Hope Ranch is often unjustly overlooked, as several of its multiacre ranches are oceanfront with even bigger lots. While the homes are typically less architecturally commanding than those in Montecito, you can still

expect to pay \$7 million for two acres.

## REALTOR

**Harry Kolb** of Sotheby's International Realty has several historic Smith listings, as well as the 17.9-acre Reginald Johnson estate, Heavenly Oaks, which has a landscape plan created by Lockwood De Forest and is on the market for \$25.9 million. Also with Sotheby's, **Vivienne Leebosh**, a former film producer turned realtor, has listings for architects' own homes (\$2.55 million to \$5.65 million) and is known for finding clients their dream house, regardless of whether or not it is on the market. **Rebecca Riskin** of Village Properties, a Christie's Great Estates affiliate, specializes in Montecito. Coldwell Banker realtors **Randy Solakian** and **Susan Burns** have a French-style mansion listed for \$20 million. **Bob Lamborn** of Pitts & Bachmann has a Henry Lenny-designed home on the market for \$6.75 million.



Clockwise from right:  
Projects from interior  
designers Corinna  
Gordon; John Maienza;  
and Frank Pennino.



## ARCHITECTS

When it comes to the traditional Spanish- and Mediterranean-style homes that define Santa Barbara, nobody does it better than architects **Thomas Bollay** and **Henry Lenny**. Bollay's revivals perfectly capture the look of the 1920s, with indoor and outdoor spaces reflecting the lifestyles of modern families. His 2002 expansion to the 1920s-era Four Seasons Resort is seamless. Lenny has built everything from hotels to wineries during his 32-year career, but his subtle updates of historical public buildings downtown, such as the Santa Barbara Courthouse, are what have prompted locals to commission him to build their dream homes. It is hard to drive through the city's best neighborhoods and not stumble across the work of the **Warner Group**. Its wide array of architectural styles—from contemporary to English Tudor—extends to projects like the Montecito

Country Club, as well as some of the largest estates in Montecito. Modernists call **Shubin + Donaldson**, which opened a Santa Barbara office when its Los Angeles office became overwhelmed with commissions farther north (its Hope Ranch project appeared on the cover of *Robb Report's* April 2004 Ultimate Home Tour issue). Also located in L.A. and Santa Barbara, **Appleton & Associates** is known for its subtle reinterpretations of vernacular architecture and its ability to reinterpret designs from the past.

## INTERIOR DESIGNERS

Architects will frequently finish and furnish interiors, but it often takes an interior designer to bring together the final details of a project. **John Maienza's** background extends to every aspect of home renovation, including architecture and landscape design, and his interiors often incorporate the

latest technology. His style is influenced by the Frank Lloyd Wright and Mies van der Rohe designs of his native Chicago, but has been infused with the traditional Spanish style prevalent in California. Transplanted from England, **Corinna Gordon** often gives her projects a sophisticated country feel, using natural woods and antiques. **Frank Pennino** has been coming to Santa Barbara for the past 20 years, dividing time between his West Hollywood and Montecito offices. Not only are his interiors a perfect reflection of classic Santa Barbara, but he is a good source for the area's best boutiques, as well. **Korpinen-Erickson** does not have a signature style, but clients appreciate the firm's ability to combine a homeowner's taste with the city's aesthetic sensibilities. However, those who are not fanatics of the understated appreciate **Sue Firestone's** ability to make eye-catching design comfortable.



*Clockwise from top: A Katie O'Reilly Rogers and Kadri & Associates rose garden in Montecito; a Kadri & Associates renovation of a George Washington Smith home; and a Giffin and Crane estate.*

## NURSERIES

**Jimenez Nursery and Landscapes** specializes in outfitting large estates with rare specimen trees, and is rumored to have supplied Oprah Winfrey with more than 100 live oaks for her Montecito home. If a garden of endless palms catches your eye on the drive up the 101, you can thank **Rincon Gardens**, the largest supplier of palms to the county. **Island View** nursery has two locations: a four-year-old, 10-acre garden center and a recently opened 14,000-square-foot showroom that sells imports like island

colonial cabinets. Distributing exclusively to nurseries and landscape professionals, **San Marcos Growers** has 20 years of experience growing over 1,500 different kinds of plants befitting the area's Mediterranean-like climate.

## CONTRACTORS

Megamansions require megabuilders. If your main house is in Beverly Hills, then you are probably already familiar with the upscale construction projects of **McCoy Construction**, whose high-profile clients like to keep a low profile in 30,000-square-foot oceanfront

estates. Professional and discreet, the firm also has been known to craft 30 different washrooms out of 30 different kinds of tile for a single residence. **Kadri & Associates'** attention to detail and affinity for various architectural styles and rare materials ensures repeat clients. A house built by **Giffin and Crane** that was recently on the market for \$27.5 million required 18 caissons to support the beachside swimming pool, and extra measures were taken to protect the owner's Ferrari collection in the subterranean garage from potential ocean storm surges.

# THE GUIDE

SANTA BARBARA



*Clockwise from left: a metal-and-wood chair by the Zele Company; outdoor furnishings by Giati; jewelry by Silverhorn; a stone flourish by Europa Antiques.*

## FURNISH

Most of the city's boutiques can be found on Montecito's Coast Village Road and on Santa Barbara's State Street, which marks the beginning of downtown and stretches for five miles, ending at the pier. Residents may shop for the bulk of their furnishings in Los Angeles, but it is the smaller shops on quieter streets like San Ysidro Road that provide the wares that give Santa Barbara homes their distinct charm. Lillie Avenue in Summerland is dotted with antique shops that offer an eclectic mix of restored French classics and shabby-chic American treasures. Patrick Aumont travels to Italy and the South of France to gather furniture and fine art. His shop, **Europa Antiques**, is the best place to go for architectural elements like limestone fireplaces and outdoor arches. Pierre Lafond dabbles in everything from bakeries to clothing

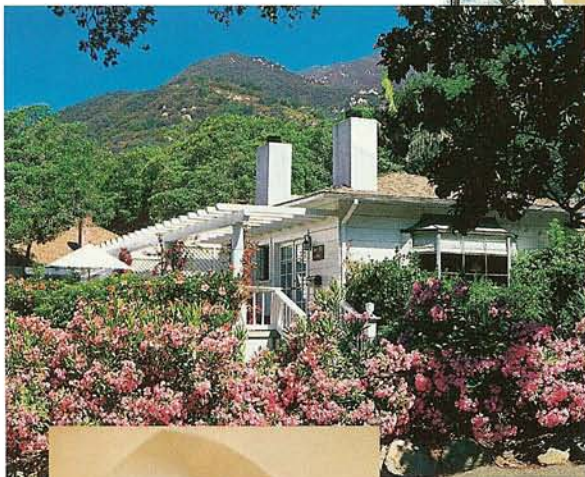
boutiques and even owns a winery just outside of the city. His Montecito shop, **Upstairs at Pierre Lafond**, is where locals go for smaller items like glass and silver tabletop accessories and outdoor fountains. A few doors down, **William Laman's** shop resembles a country cottage and sells antiques like 18th-century armoires as well as new teak garden planters. For lighting, stop by **Santa Barbara Lights** and take in the floor-to-ceiling display of Spanish-style sconces and chandeliers. Outdoor furnishings are best purchased at **Giati**, which has locations throughout the country but is based in Santa Barbara. **Santa Barbara Designs'** durable outdoor umbrellas are priced from \$1,155 and are a household essential.

## BROWSE

Local artisans craft the city's best souvenirs. **Silverhorn** uses rare and

unique gemstones in its jewelry collection; the craftsmen can be seen in action in the workshop adjacent to the showroom. **Real's Art Glass** is known for fine handblown glass items that incorporate blends of several colors. Practicing since the age of 11, glassblower Mario Real was commissioned by George Bush Sr. to create 200 glass globes as holiday gifts for the White House staff; he also sells traditional items such as vases and light fixtures to the public. Membership to the private smoking lounge in the back of **Santa Barbara Cigar & Tobacco** is currently full, but handmade premium cigars can still be purchased at the front of the store (it's the area's only cigar shop). Most wineries are about an hour outside of the city, but the **Wine Cask**, in the heart of downtown Santa Barbara, is a one-stop-shop for an array of both local and international wines.

TOP LEFT: NABU INUII, TOP RIGHT: NINO RANICHERICH



*Clockwise from left:  
Robledal; San Ysidro Ranch;  
a restored 1928 George  
Washington Smith home;  
the spa at Four Seasons.*

## SERVICE

Hollywood players eager to escape the bustle of Los Angeles, but not the film industry itself, rely on the **HiFi Club's** home theater design and installation. The 17-year-old company also wires for sound and assists with routine maintenance. The **Zele Company** custom-designs anything modern for the home, using wood, steel or glass. One of the few companies in the area with an on-site workshop, the studio does everything from installing hardwood floors and glass windows to designing entire houses. However, if you are lucky enough to find yourself in the position of purchasing and restoring a George Washington Smith home, **Tom Schultheis** is available to consult. He did the restoration on his own G.W.S. home, Robledal—which is currently listed through Harry Kolb for \$21.5 million. Most of Santa Barbara's nightlife consists of State Street's

college bars and clubs, so entertaining at home is essential. Event planner **Scott Corridan** can arrange every detail, from catering to centerpieces, and specializes in weddings. Or, if flowers and the occasional garden accessory are all that you need, **Botanik** creates some of the area's best arrangements.

## STAY

What was once old is new again, as many of the city's historic hotels have recently been renovated. Originally built in 1927, the **Four Seasons Resort** is on the verge of completing a four-year, \$145-million renovation, which includes a new 10,000-square-foot spa designed by New York architect Peter Marino. While the resort's private beach is hard to beat, the opalescent-tiled swimming pool is simply enchanting. However, if you prefer ocean views to ocean breezes, nestled in the mountains is **El Encanto**,

which—after its purchase by Orient-Express—is currently being brought back to life with the help of local architect Henry Lenny. Also removed from the action is the timeless and low-key **San Ysidro Ranch**. The small hotel has been held sacred for its discretion and privacy ever since Jack and Jackie famously honeymooned there in 1953. The **Simpson House Inn** is the only AAA five-diamond bed-and-breakfast in North America and is favored for its convenient downtown location and outstanding hospitality, extended to guests in each of its 15 Victorian-style guest rooms. So secluded most locals don't even know about it, the **Inn of the Spanish Garden** provides Frette linens and in-room spa services to all 23 of its guest rooms. **Bacara**, 15 miles north of the city, is a 360-room luxury resort flanked by the Sandpiper golf course and a 1,000-acre ranch.

# THE GUIDE

SANTA BARBARA



*Clockwise from left: The Harbor; the Mission; Casa del Herrero; the Sandpiper Golf Club; and Lotusland.*



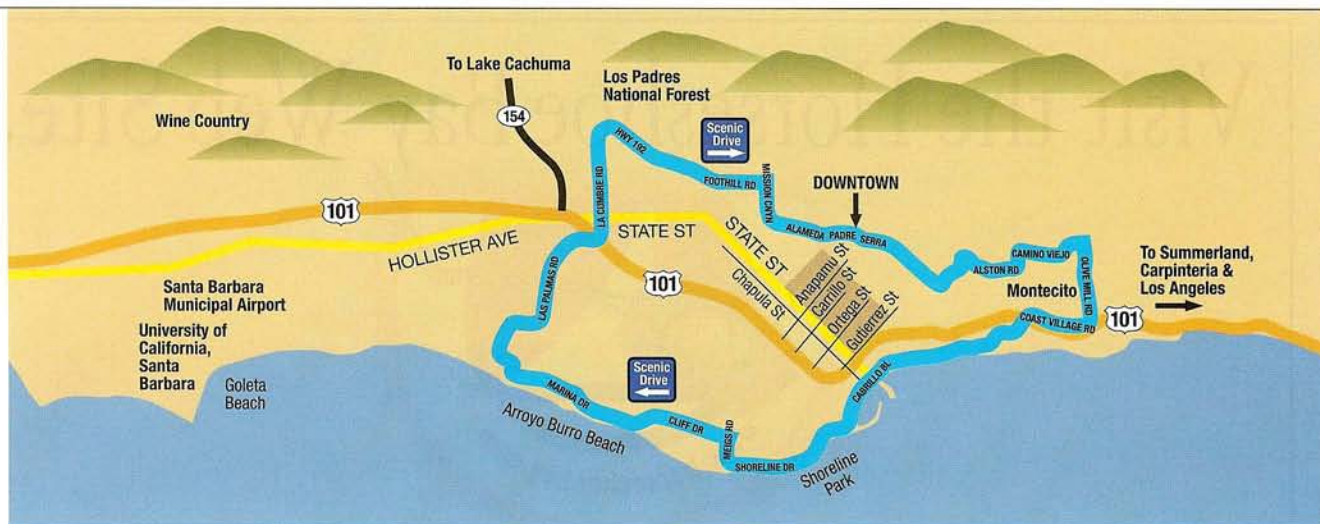
## DO

Most hotels are booked solid the first week of August, when the annual Old Spanish Days Fiesta celebrates the city's Spanish history with five days of festivities. Guests should also plan in advance for visits to Casa del Herrero and Lotusland, as the George Washington Smith masterpiece and garden sanctuary both require reservations. As long as you are planning ahead, be sure to check out the University of

California Santa Barbara Arts and Lectures series. The school frequently hosts guest lecturers such as David Sedaris and Tony Kushner, while the historic Lobero and Arlington theaters downtown feature concerts and films. The Sandpiper Golf Club, often dubbed "the public's Pebble Beach," charges a reasonable \$130 per round of weekend golf. However, residents will likely be tempted to join the private Montecito Country Club,

which is known not only for its golf, but for its tennis and swim facilities, as well. The Santa Barbara Polo & Racquet Club, the third oldest polo facility in the nation, also requires membership. It has three lush fields and boasts the longest season in the United States (April–October). However, no membership is required to enjoy the spectacular display of fireworks launched from the downtown pier every Fourth of July.

CENTER RIGHT: AIDAN BRADLEY



**GETTING THERE:**

Santa Barbara Airport, 500 Fowler Rd., 805.967.7111, [www.flysba.com](http://www.flysba.com)  
 Santa Barbara Harbor, 132-A Harbor Way, 805.564.5530, [www.santabarbaraca.gov](http://www.santabarbaraca.gov)

**REALTORS:**

Harry Kolb, 805.565.8633, [www.sbestatehomes.com](http://www.sbestatehomes.com)  
 Vivienne Leebosh, 805.689.5613, [www.leebosh.com](http://www.leebosh.com)  
 Rebecca Riskin, 805.565.8863, [www.montecito-realestate.com](http://www.montecito-realestate.com)  
 Randy Solakian, 805.565.2208, [www.montecitoestates.com](http://www.montecitoestates.com)  
 Susan Burns, 805.565.8822, [www.susanburns.com](http://www.susanburns.com)  
 Bob Lamborn, 805.689.6800, [www.boblamborn.net](http://www.boblamborn.net)

**ARCHITECTS:**

Thomas Bollay, 805.969.1991, [www.architect.com](http://www.architect.com)  
 Henry Lenny, 805.566.3855, [www.henrylenny.com](http://www.henrylenny.com)  
 The Warner Group, 805.969.5074, [www.wgarch.com](http://www.wgarch.com)  
 Shubin + Donaldson, 805.966.2802, [www.shubinaddonaldson.com](http://www.shubinaddonaldson.com)  
 Appleton & Associates, 805.965.0304, [www.appleton-architects.com](http://www.appleton-architects.com)

**INTERIOR DESIGNERS:**

John Maienza, 805.966.5010, [www.johnmaienza.com](http://www.johnmaienza.com)  
 Corinna Gordon, 805.963.9909, [www.corinnagordon.com](http://www.corinnagordon.com)  
 Frank Pennino, 805.969.0384  
 Korpinen-Erickson, 805.884.0019, [www.k-e-inc.com](http://www.k-e-inc.com)  
 Sue Firestone, 805.692.1948, [www.sfadesign.com](http://www.sfadesign.com)

**LANDSCAPE ARCHITECTS:**

Sydney Baumgartner, 805.687.2555  
 Robert Truskowski, 805.565.4525, [www.truskowski.com](http://www.truskowski.com)  
 Isabelle Greene, 805.569.4045, [www.gballiance.com](http://www.gballiance.com)  
 Susan Van Atta, 805.730.7444, [www.va-la.com](http://www.va-la.com)  
 Eric Nagelmann, 805.966.3928, [nag@silcom.com](mailto:nag@silcom.com)  
 Arcadia Studio, 805.962.9055, [www.arcadiastudio.com](http://www.arcadiastudio.com)  
 Katie O'Reilly Rogers, 805.963.2857, [www.korlasb.net](http://www.korlasb.net)

**NURSERIES:**

Jimenez Nursery and Landscapes, 3800 Via Real, Carpinteria, 805.684.7955  
 Rincon Gardens, 3945 Pacific Coast Highway, Ventura, 805.658.1518, [www.palmgrower.com](http://www.palmgrower.com)  
 Island View Nursery, 1036 Casitas Pass Road, Carpinteria, 805.684.0363, [www.islandviewnursery.com](http://www.islandviewnursery.com)  
 San Marcos Growers, 125 South San Marcos Rd., Santa Barbara, 805.683.1561, [www.smgrowers.com](http://www.smgrowers.com)

**CONTRACTORS:**

McCoy Construction, 805.969.0033, [www.petermccoyconstruction.com](http://www.petermccoyconstruction.com)  
 Kadri & Associates, 805.969.2926, [www.kadriandassociates.com](http://www.kadriandassociates.com)  
 Giffin & Crane, 805.966.6401, [www.giffinandcrane.com](http://www.giffinandcrane.com)

Santa Barbara Cigar & Tobacco, 10 W. Figueroa St., Santa Barbara, 805.963.1979  
 Wine Cask, 813 Anacapa St., Santa Barbara, 805.966.9463, [www.winecask.com](http://www.winecask.com)

**SERVICE:**

HiFi Club, 805.962.2525, [www.hificlub.net](http://www.hificlub.net)  
 Zele Co., 805.566.9091, [www.zelecompany.com](http://www.zelecompany.com)  
 Tom Schultheis, 805.964.1224, [tk18@cox.net](mailto:tk18@cox.net)  
 Scott Corridan, 805.565.9770, [www.scottsgarden.com](http://www.scottsgarden.com)  
 Botanik, 805.565.3831

**STAY:**

Four Seasons Resort, 1260 Channel Drive, Santa Barbara, 805.969.2261, [www.fourseasons.com](http://www.fourseasons.com)  
 El Encanto, 1900 Lasuen R.d., Santa Barbara, 805.687.5000, [www.elencantohotel.com](http://www.elencantohotel.com)  
 San Ysidro Ranch, 900 San Ysidro Ln., Montecito, 800.368.6788, [www.sanysidroranch.com](http://www.sanysidroranch.com)  
 Simpson House Inn, 121 E. Arrellaga, Santa Barbara, 800.676.1280, [www.simpsonhouseinn.com](http://www.simpsonhouseinn.com)  
 Inn of the Spanish Garden, 915 Garden St., Santa Barbara, 805.564.4700, [www.spanishgardeninn.com](http://www.spanishgardeninn.com)  
 Bacara, 8301 Hollister Ave., Santa Barbara, 805.968.0100, [www.bacararesort.com](http://www.bacararesort.com)

**DO:**

Santa Barbara Visitors Bureau, 1601 Anacapa St., Santa Barbara, 805.966.9222, [www.santabarbaraca.com](http://www.santabarbaraca.com)

Casa del Herrero, 1387 East Valley Rd., Montecito, 805.565.5653, [www.casadelherrero.com](http://www.casadelherrero.com)  
 Lotusland, 695 Ashley Road, Santa Barbara, 805.969.9990, [www.lotusland.org](http://www.lotusland.org)  
 USCB Arts and Lectures, UCSB, Santa Barbara, 805.893.3535, [www.artsandlectures.ucsb.edu](http://www.artsandlectures.ucsb.edu)  
 Lobero Theatre, 33 East Canon Perdido St., Santa Barbara, 805.963.0761, [www.lobero.com](http://www.lobero.com)  
 Arlington Theatre, 1317 State St., Santa Barbara, 805.963.4408, [www.ticketmaster.com](http://www.ticketmaster.com)  
 Sandpiper Golf Club, 7925 Hollister Ave., Santa Barbara, 805.968.1541, [www.sandpipergolf.com](http://www.sandpipergolf.com)  
 Montecito Country Club, 920 Summit Road, Santa Barbara, 805.969.3216, [www.montecitocc.com](http://www.montecitocc.com)  
 Santa Barbara Polo and Raquet Club, 3375 Foothill Rd. #1200, Carpinteria, 805.684.6683, [www.sbpolo.com](http://www.sbpolo.com)



A tiled map, ca. 1927, from the Four Seasons Resort.

**FURNISH:**

Europa Antiques, 2345 Lillie Ave., Summerland, 805.969.4989, [www.antiqueseuropa.com](http://www.antiqueseuropa.com)  
 Upstairs at Pierre Lafond, 516 San Ysidro Rd., Santa Barbara, 805.565.1503, [www.upstairsatpierrelafond.com](http://www.upstairsatpierrelafond.com)  
 William Laman, 1496 East Valley Rd., Montecito, 805.969.2840, [www.williamlaman.com](http://www.williamlaman.com)  
 Santa Barbara Lights, 509 Chapala St., Santa Barbara, 805.884.0535  
 Giati, 614 Santa Barbara St., Santa Barbara, 805.965.6535, [www.giati.com](http://www.giati.com)  
 Santa Barbara Designs, 805.683.9464, [www.sbumbrella.com](http://www.sbumbrella.com)

**BROWSE:**

Silverhorn, 1155 Coast Village Rd., Montecito, 805.969.0442, [www.silverhorn.com](http://www.silverhorn.com)  
 Real's Art Glass, 706 E. Mason St., Santa Barbara, 805.965.1541