

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUN 8 1987

date entered JUL 16 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Janssens-Orella-Birk Building

and/or common The Copper Coffee Pot

2. Location

street & number 1029~~431~~ State Street

N/A not for publication

city, town Santa Barbara N/A vicinity of

state California code 06 county Santa Barbara code 083

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Rhode-Mast General Partnership
c/o Richards Investments Company

street & number 1114 State Street, Suite 233

city, town Santa Barbara N/A vicinity of state California 93101

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Santa Barbara County Courthouse

street & number 1100 Anacapa Street

city, town Santa Barbara state CA 93101

6. Representation in Existing Surveys

title 1 Tax Act Certification # 0577-86-CA has this property been determined eligible? yes no

date April, 1986 federal state county local

depository for survey records Office of Historic Preservation

city, town Sacramento state California

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Janssens-Orella-Birk Building is a two-story, L-shaped masonry structure with tiled and flat roof areas and stucco wall finish. Originally designed in 1927 in the Spanish Colonial Revival Style, it was added to in 1932 by the same architect. Somewhat compromised by a remodel in 1946, new work in 1987 restored the building to its original exterior appearance. This same recent remodeling removed many of the original restaurant fixtures, including wooden booths and distinctive lamps. These changes were made in the conversion of the building to office space. Thus the integrity of the structure is very high for its exterior, but its interior integrity is moderate. The remodeling plans were approved by the California Office of Historic Preservation and by the National Park Service. Located on State Street, a primary commercial street in central Santa Barbara, the Janssens-Orella-Birk Building is flanked by one and three story buildings of similar construction and style. It fronts a broad, well-landscaped sidewalk/paseo, while its rear faces a secondary paseo leading to a city parking lot.

The northeast elevation, facing State Street, reveals an attractive example of Colonial Revival design, incorporating what has become classic detailing in Santa Barbara. At the sidewalk on the left half of the property line was a low, stuccoed masonry wall, 3' high and 2' thick, with a central opening leading to a 22' square patio. This wall was removed in 1946 and replaced in 1987 with a replica. To the right of the patio wall the building rises to twostory height, capped by half a hip-ped tile roof with decorative rafter tails projecting from a corbeled upper wall. The tile is hand made, mission style cap and pan. The roof ends at a 21" thick parapet wall on the right. The area behind this shed roof is flat. Half round gutters and downspouts were replaced in 1987, matching the originals. There are two restored downspout transition heads at the upper left and right, each unique.

The left upper story is pierced by a pair of three-light wooden french doors opening onto a 3' wide balcony. Enclosed and supported by wrought iron railings and braces, the balcony wraps the left corner of the building and extends back above the patio. Just below the balcony level is a horizontal stucco bead mold that runs the right half of the elevation. At grade there is an 18' x 8.5' entry bay with slightly corbeled upper corners, split by a square column with a simple capital. The left half of this opening was modified in 1987 to conform with the right, unifying the street level of the building and allowing the original entry arcade to be restored. At the left side of this opening a glazed tile panel of a copper coffee pot dating from 1946 is reminiscent of the original use of the building as a restaurant.

The patio is enclosed on the right and the rear by the subject building and on the left by another commercial building. Repaving was done in 1987 with terra cotta tiles matching the originals, necessary due to

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1927-1937 **Builder/Architect** Edwards, Plunkett & Howell

Statement of Significance (in one paragraph)

The Janssens-Orella-Birk Building is significant under Criteria A and C. For almost 60 years it was a center of social activity for Santa Barbara's literati and local celebrities. It is a good example of Spanish Colonial Revival architecture, designed by the locally important architects Edwards, Plunkett and Howell. And, the building's placement relative to the street reflects an aspect of Bertram Goodhue's 1919 design plan for the city of Santa Barbara.

The site of the Copper Coffee Pot Building has been occupied since the 1850s. Augustin Janssens built an adobe there in that decade and a portion of that original adobe's walls has been incorporated into the present building's southeast wall. (The Orellas occupied the adobe prior to the construction of the Copper Coffee Pot, and Birk was the last owner and operator of the restaurant. Hence the Janssens-Orella Birk name.)

After World War I, Santa Barbaran Dr. John Manning, a pediatrician and partner in the Manning's Coffee firm, went to Europe at the request of President Hoover to visit the children of the war-torn countries. So saddened by the sight, it is said, he died from the impact of his experiences there. It was to console and occupy his widow, Mary Manning (Mamie Te Roller) that his brother built the Copper Coffee Pot. A friend of Mary Manning gave this account: "They thought it would be good to have a special Manning's on State Street. Very chic. They had wonderful vegetables, marvelous salads, the kind you make at home, not at all like a restaurant. Mamie grew ever more beautiful. She wore pastel dresses and was there everyday, supervising and talking to friends. She looked as though she were in her own drawing room." (Interview with Mrs. William Swift Dalliba by Therese Norris, Santa Barbara, Nov., 1982) The Copper Coffee Pot was managed by Mrs. Manning in the manner of a grand dame. Under a majestic beamed ceiling, and amid Spanish colonial arches, hand painted tiles and quartered oak booths, she created the downtown social hub of Santa Barbara. Desired for its warm and stately interior and incomparable coffee, the Copper Coffee Pot, for nearly sixty years, was a home to daily social and business meetings, to writers such as Ross MacDonald and Max Schott, and every kind of reader, thinker and conversationalist.

Edwards, Plunkett & Howell, the prolific architectural firm which organized the day after the catastrophic 1925 earthquake in Santa Barbara, designed the Copper Coffee Pot in 1927. This firm was responsible for many outstanding designs in the Santa Barbara area, among them the Airport Terminal, the National Guard Armory, the J.J. Mitchell Ranch and residence (Santa Ynez), the Woman's Clubhouse, the Medical Arts Building as well as the magnificent Fox Arlington Theater. Many of these buildings, including the Copper Coffee Pot, have been recognized in David Gebhard's

9. Major Bibliographical References

Please see attached.

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Santa Barbara, CA

Quadrangle scale 1:24000

UTM References

A

1	1	2	5	1	6	6	0	3	8	1	1	0	1	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification The nominated property occupies Assessor's Parcel Number 39-281-12 and is 125' x 43.52' in size. The nominated building and patio fill the parcel and the boundaries encompass the historic lot.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Michael D. Brayton, Therese Norris & Jeffrey King

organization Architects West date Jan. 1986, March 1987

street & number 1530 Chapala Street telephone (805) 966-7141

city or town Santa Barbara state California 93101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Guattieri

title date 6/3/87

For NPS use only

I hereby certify that this property is included in the National Register

William B. Bushong 7/16/87
for Keeper of the National Register

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

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2. Architectural and Historic Resources Survey of Santa Barbara
city-wide survey
Date: July, 1978
Depository: City of Santa Barbara Community Development
Department, Planning Division
Santa Barbara, California

3. State Historic Resources Inventory
city-wide survey
Date: March, 1979
Depository: Office of Historic Preservation
Sacramento, California

4. David Gebhard et. al., A Guide to Architecture in Los Angeles
and Southern California (Santa Barbara, 1977)

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deterioration and poor drainage. Centered on the left side of the patio is a wall fountain consisting of a lion's head spout on a field of hand glazed tile, surrounded by stucco pilasters and a brick arch. The fountain spills into a tiled pool which was restored along with the wall field tile in 1987 to conform with the design intent of the original architects.

Across the back of the patio is an arcade of three arches springing from two round columns and two pilasters. A band of hand glazed tile detail the column capitals. Metal framed doors and windows installed in the archways in 1946 were removed in 1987 and the original open arcade restored. A wall and four new wood frame ten-light casement windows and a ten-light french door with a five-light side panel were placed approximately seven feet back of the column line in the location of the original exterior wall. An 18' deep tile roof slopes back at 3:12 from the column line to the wall line where it increases in slope to 7:12. Beyond this point the roof is flat. New half round gutters were installed in 1987, matching the originals.

At the right of the patio the building presents three more arches matching those at the rear and opening onto a 10' deep arcade that connects the street and the rear arcade. This passage provides sheltered access to the commercial spaces within and is a special element of the original design. Compromised in 1946 with infill and windows, it was restored in 1987.

Above the arches three pairs of three-light wood french doors open onto the balcony previously described. The short-eaved tile roof slopes away from this patio elevation at 4:12, rising to a ridge 10' back. Hipping around on the right to the northeast elevation, the roof ends at the left at a false stucco chimney. This chimney has become a local archetype of Colonial Revival (Spanish) detailing.

The rear elevation of the building had no significant features dating from the original design, being purely utilitarian in nature. It was remodeled in 1987 using similar detailing as the front elevations.

The largest and most significant interior space is in the northeast portion of the building and faces on the patio at one end of its 20' x 66' area. Originally used as a restaurant dining room, it was remodeled in 1987 into an office. The patio end of this space has an 11' ceiling height and was divided off into a private space and entry. Restaurant fixtures were removed during this conversion, although some have been placed in storage for possible later re-use. Beautiful 5' high quarter-sawn oak wainscoting remained in place. Four heavy wood beams resting on large plaster corbels span the width of the room and frame two large skylights. The northwest wall is pierced by three large openings to the next room and has a small balcony high on the upper right that reveals

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a portion of the second floor. Some interior partitioning was added but was limited to the height of the wainscoting, preserving the open quality of the room. At the left rear an oak stairway leads to a mezzanine level that was originally a space for dining and toilets. Remodeled in 1946 into an office and service area, the 1987 work has changed it into two offices.

Below the mezzanine were the kitchen and storage rooms. In 1946 the kitchen was expanded to the northwest into an existing building. Additional first floor space to the northeast was used for food service and retail business. These spaces had no significant architectural features and were remodeled in 1987 into office, commercial and service areas.

Additional second floor spaces in the northern portion of the building are reached by a stairway built in 1946. The dining and toilet rooms originally on this level were replaced in 1987 by offices. The most northerly of these rooms has four sets of french doors opening onto the balcony described above, and overlooks the patio and State Street.

In all, an archetype of the Spanish Colonial Revival Style, the Janssens-Orella-Birk Building has served Santa Barbara architecture well as a model, contributing to guidelines for design in the Pueblo Viejo district of the city.

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Guide to Architecture in Los Angeles and Southern California.

The Janssens-Orella-Birk Building also illustrates design features promoted in city planning efforts by the City of Santa Barbara to capitalize on its hispanic heritage. After World War I the City hired a number of planners and architects, Olmsted and Olmsted and Bertram Goodhue among them, to hispanicize the image of Santa Barbara in the city's layout and architecture. Gebhard provides this insight into the building's relationship to those early plans:

"Another of the design concepts for State St. suggested by Bertram Goodhue was that the various business stores should break away from a uniform building line; some buildings should project right to the curb line with loggias underneath for pedestrian passage, and other buildings should recede and have courtyards and patios. The Copper Coffee Pot illustrates how successful this approach would have been for the whole downtown area." (p. 527)

Until it closed on September 30, 1985, the Copper Coffee Pot served as the "drawing room" of the downtown neighborhood. It was the only cafeteria remaining with home-style food, a patio left unobstructed, and a breathtaking interior. The architects had given it a towering ceiling, textured plaster walls, dark wood panelling and massive arches, set off by delicately hand painted tiles. Many of those features have survived into the present, although the booths are gone. The building was endowed with a reverence for social intercourse which caused it to become a legend among those who had not even set foot in it.

Even though the Copper Coffee Pot continued to serve the Santa Barbara community throughout many years, there is no evidence that the significance could be considered "exceptional," and for that reason the period of significance has arbitrarily been ended at 1937.

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Andree, Herb and Noel Young, Santa Barbara Architecture, Santa Barbara, 1975.

Birk, Andrew, Interview conducted by Therese Norris, Santa Barbara, November, 1982.

Dalliba, Mrs. William Swift, Interview conducted by Therese Norris, November, 1982.

Days, Mary Louise, "City of Santa Barbara Planning Division Staff Report: Janssens/Orella/Birk Building," Santa Barbara, 1985.

_____, Interview conducted by Therese Norris, Santa Barbara, December, 1985.

Newcomb, Rexford, Spanish-Colonial Architecture in the United States, New York, 1937.

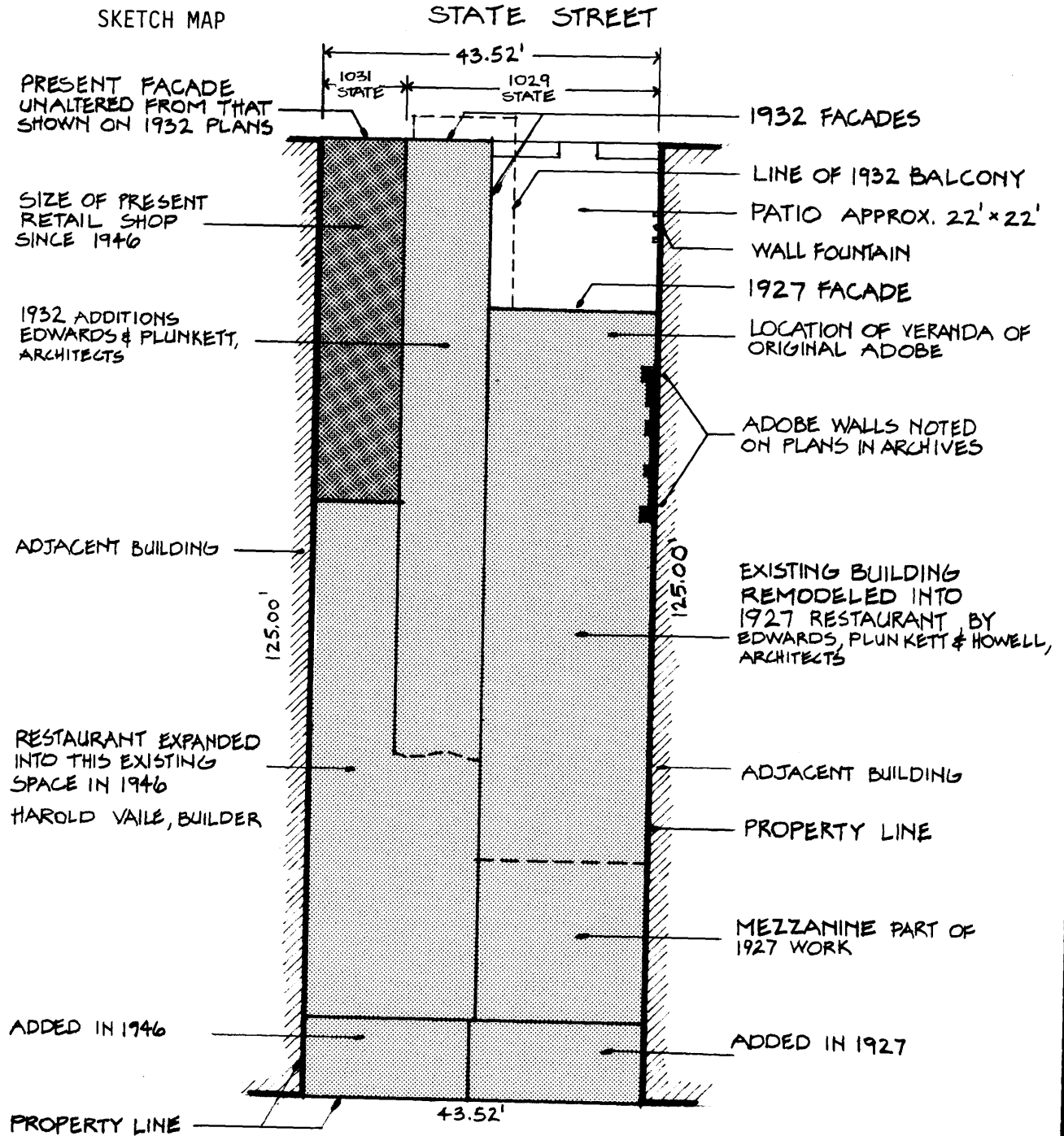
Santa Barbara Building Permits

Santa Barbara City Directories

Santa Barbara Sanborn Maps

Staats, Henry Philip, Californian Architecture in Santa Barbara, New York, 1929.

NATIONAL REGISTER NOMINATION FORM
 ACCOMPANYING DOCUMENTATION:



PLAN OF PARCEL APN 39-281-12

JANSSENS/ORELLA/BIRK BUILDING

"THE COPPER COFFEE POT"



SCALE: 1" = 20'

DRAWN BY: M. BRAYTON

architects
west

Janssens-Orella-Birk Building
 1029-1031 State Street
 Santa Barbara, Santa Barbara Co., CA