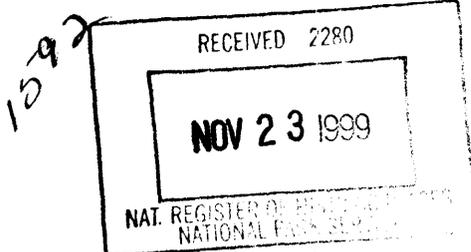


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



RECEIVED

APR 13 1999

OHP

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ANDALUCIA BUILDING

other names/site number _____

2. Location

street & number 316 - 324 STATE STREET not for publication

city or town SANTA BARBARA vicinity

state CALIFORNIA code CA county SANTA BARBARA code 083 zip code 93101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Harold Abeyta Nov 17 1999
Signature of certifying official/Title Date
California Office of Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Elson H. Beall 12/22/99
Signature of the Keeper Date of Action

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1922 - 1926

1937

Significant Dates

1926

1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Pries, Lionel - ARCHITECT

BOTHIN FUND - CONTRACTOR/BUILDER

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

(See Continuation Sheet)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

(See Continuation Sheet)

ANDALUCIA BUILDING
Name of Property

SANTA BARBARA, CALIFORNIA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 1	2 5 2 5 4 0	3 8 1 1 3 6 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title ALLEN B. WHEELER

organization HOWE PROPERTIES date 4-8-99

street & number 202 STATE STREET telephone (805) 963-1689

city or town SANTA BARBARA state CA zip code 93101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name HOWE FAMILY PARTNERSHIP

street & number 202 STATE STREET telephone (805) 963-1689

city or town SANTA BARBARA state CA zip code 93101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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floor are paired casement windows in wood sash, and in the gable ends are 1-over-1 double-hung windows, several of which have been boarded up. The interior industrial framing system consists of steel trusses supported on steel I-beams, topped by a corrugated metal roof with rectangular skylights (see photograph 8).

A number of alterations have been made to the building since its construction. It was built in 1911, 1913 and 1917, as four brick garages with party walls, connected by a two-story brick and concrete-front-section-housing, auto-related shops on the first floor and a hotel on the second floor. At some time during this period, another garage was built to the rear of 330, at a right angle to it, facing East Gutierrez Street; this garage was later connected to 330. When the 1925 earthquake damaged the front two-story portion, it was torn down and the present Moorish front section added in 1926 (see photograph 11 for view of the building c. 1926). In 1937, local architects Carleton Winslow and R. H. Pitman remodeled 330 State Street into offices for Seaside Oil Company. The last three arches on the west end were covered with stucco and rounded in the Spanish Colonial Revival Style, and a corner tower with lantern was added. Also, in 1937, the local architect Chester Carjola remodelled the rear, removing a portion of the exterior brick wall at 322 for an industrial-size opening and bricking in two windows. The wings for the Douglas Dautless Dive Bombers were manufactured at 322 State Street during World War II. (This was the aircraft that former President George Bush flew in the Battle of Midway Island. He was shot down and rescued from the sea in that epic naval battle.) In 1974, the owner, the Bothin Helping Fund, gave 330 State Street to Work, Inc., a non-profit organization, and the remainder of the building, 316 - 324, was sold to Marshall Howe. Subsequently, the interior of 316 - 324 was subdivided and remodelled to create a number of rental spaces.

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**National Register of Historic Places
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Statement of Significance:

316 - 324 State Street, originally housing garages and auto-sales shops, is significant under Criterion C at the local level for its association with the Spanish Colonial Revival Style of architecture adopted by the City of Santa Barbara in the 1920's and used with great design success in the rebuilding of the city's main street after the 1925 earthquake. Constructed in 1926, the building has been declared eligible for individual listing on the National Register as one of the few instances of Moorish (Islamic) architecture in Santa Barbara (Gebhard 1976).

Originally constructed between 1911 and 1917, the building was owned by Henry Ernest Bothin, A San Francisco coffee and spice merchant at Bothin, Dallemand and Company, and one of the largest property owners in San Francisco. In 1911, Bothin moved to Santa Barbara and by his death, in 1923, was also one of the largest commercial property owners in the city, primarily of downtown property along State Street (Myrick 1991). Located at the corner of Gutierrez and State Streets, the building housed the El Camino Garage and Hotel. Gutierrez Street, at this time was part of the Old Highway 101 through town and, as a result, numerous businesses serving automobiles and tourists were centered in this vicinity.

In July of 1925, a major earthquake hit Santa Barbara, destroying the facades of many buildings along State Street, including that at 316 - 324 State Street. Within the next year, several thousand building permits were processed for rebuilding the downtown core, all in the Spanish Colonial Revival Style. This transformation of Santa Barbara from an ordinary Mid-West-Style town into a romantic Hispanic town was the result of the planning vision of a number of Santa Barbara citizens in the early 1920's coupled with the earthquake, "an act of God in their favor," as they referred to it.

The impetus for recreating the downtown in the Spanish Style had come in the 1920's with the founding of the Santa Barbara Community Arts Association, and their hiring of Charles Cheney, a noted planner of the Olmsted Brothers Landscape Architecture Firm, who urged that the town identify its individual character and then use planning principles to develop it. Searching for Santa Barbara's individual image, the Arts Association chose the Hispanic theme, modeled on its mission and adobe houses clustered downtown. Nationally known Architect Bertram Goodhue was hired to design a plan for downtown State Street in the Hispanic Style with arcades and patios. Between 1922 and 1925, several major cultural buildings (the Courthouse, City Hall, Lobero Theater and News-Press buildings) clustered in the downtown core, were built using the Hispanic motif; specifically, the type of simple architecture found in rural Andalusia (Gebhard in Conard 1989).

As a result, when the earthquake occurred, the Community Arts Association viewed the disaster as an opportunity to rebuild the downtown in a homogeneous Spanish Colonial Revival Style. Many architects, later notable for their use of this style, such as James Osborne Craig, George Washington Smith, Carleton Winslow, Bertram Goodhue, and Winsor Soule, created commercial facades in a variety of simple Andalusian Styles with whitewashed walls and red tile roofs.

(See Page 2 of 2 Continuation Sheet)

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However, one of the few exceptions to the Andalusian Style was the more formal Moorish Style facade added to the front of the garages at 316 - 324 State Street. The architect, Lionel Pries, was not a local man, but was brought to Santa Barbara from San Francisco by the Bothin Helping Fund, founded by Bothin as a real estate holding company to support the Bothin Convalescent Home for Children in Marin County. The Fund announced, after the earthquake, that it would spend \$300,000 to rebuild 12 of its buildings in Santa Barbara, and would use the Spanish Colonial Revival Style adopted by the city. Pries lived in Santa Barbara, during 1926, for this purpose. The Bothin Helping Fund also brought in its own contractors from San Francisco during the reconstruction period (Stone 1991). Pries remodelled at least four other buildings along State Street for the Helping Fund; each of these was in the more traditional Spanish Colonial Revival Style rather than the Moorish Style he used on 316 - 324. As a result, this building is a highly unusual architectural example within the larger Hispanic theme developed by Santa Barbara, as it created its image in the 1920's.

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Continuation Sheet**

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Major Bibliographical References:

Conard, Rebecca and Christopher Nelson. Santa Barbara. A Guide to El Pueblo Viejo.
1986. Santa Barbara: Capra Press.

Gebhard, David. 1976. Santa Barbara Crosstown Freeway Historical Properties Inventory
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Santa Barbara.

Myrick, David. 1991. The Days of the Great Estates of Montecito and Santa Barbara.
Glendale: Trans-Anglo Books. Volume II. The Days of the Great Estates.

Sanborn Fire Insurance Maps 1907, 1930.

Santa Barbara City Building Permits.

Stone, Mitchel R. and Judith P. Triem. Historical and Architectural Assessment.
740 State Street. 1991. Santa Paula: San Buenaventura Research Associates.

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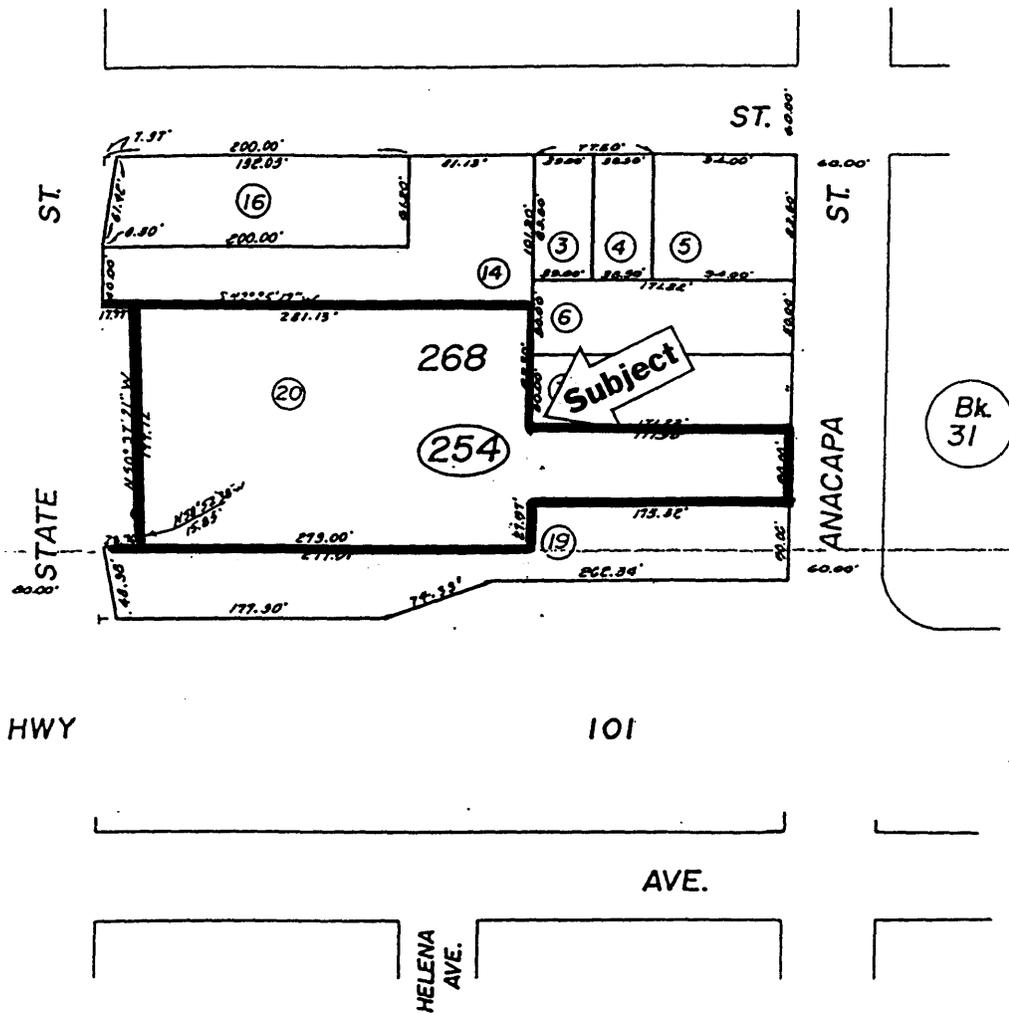
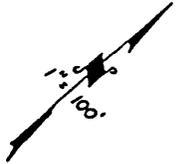
Andalucia Building, Santa Barbara County, CA

Boundary Description: See enclosed map.

Boundary Justification: These are the historic boundaries.

National Register Boundary

37-25



Andalucia Building
Santa Barbara Co.
California

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 1 of 1

INFORMATION COMMON TO ALL PHOTOS:

3. PHOTOGRAPHER: Allen B. Wheeler
4. DATE OF PHOTOS: March 18, 1999
5. LOCATION OF NEGATIVES: Mr. Wheeler
6. INFORMATION ON PHOTOS BY NUMBER:

No.

1. Front of Building at State Street, Facing NE
2. Front of Building at State Street, Facing NNE
3. Front of Building at State Street, Facing SE
4. Front of Building at State Street, Facing E
5. Courtyard Entrance at State Street, Facing W
6. Walkway Along Front Arcade at State Street, Facing N
7. Moorish Brick Facade at State Street, Facing N
8. Ballet Studio at 322 State Street, Facing SE
9. Gym at 324-C State Street, Facing E
10. Hallway to Inside Spaces at 324 D - H State Street, Facing E
11. Renovating 324-G State Street, Facing NE
12. MacKintosh Printing at 319-B Anacapa Street, Facing SW
13. Pollero Fabrics at 321 Anacapa Street, Facing NW
14. Pollero Fabrics at 321 Anacapa Street, Facing N
15. Anacapa Street Entrance and Foyer, Facing S
16. Foyer and Staircase to 319-C Anacapa Street, Facing SW
17. Hallway to Inside Spaces, 321 A - D Anacapa Street, Facing W
18. Photography Studio, 321-B Anacapa Street (Note Seismic Bracing), Facing NW
19. Rear Wall at 319 Anacapa Street, Facing SW
20. Rear Wall at Anacapa Street Entrance, Facing NW
21. Rear of Building From Anacapa Street Parking Lot, Facing W