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	NAME El Paseo; El Paseo De la Guerra; De la Guerra Studios HISTORIC (Included in above:) Casa de la Guerra; De la Guerra	` c.	El Paseo buildings bu- block in dow
	AND/DR.COMMON (Current name:) El Paseo and Case de la Guerra institu,		Guerra, cong adobe reside
	STREET & NUMBER 808-818 State St., 813-819 Anacapa St., & 9-25 E. De la Guerra St.		adobe roof, E covered porc original. 7
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	Santa Barbara Trust for Historic Preservation STREETA NUMBER \$12 State Street, Post Office Box 1262		been added • Another
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DESCRIBE THE PRESENT AND ORIGINAL HE KNOWN PHYSICAL APPEARANCE

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El Paseo and Casa de la Guerra is a complex of one- and two-story buildings built over the last 157 years, and occupies two-thirds of a block in downtown Santa Barbara. The oldest section, Casa de la Guerra, constructed 1819-1827, was originally a one-story U-shaped adobe residence with stone foundations, wooden beams, mission tiled adobe roof, and plastered walls which were probably whitewashed. A covered porch around the three sides of the inside patio is probably original. There were plain wood doors, and the window openings had simple wooden shutters and possibly double-hung window sashes. The original floor was probably tile. At one rear corner of the house there was a two-story section with a single room on the second floor.

The floor plan consisted of a single row of rooms around the building with interconnecting doorways, and the central section may have had a second row of rooms to the rear.

In 1860, a one-story rectangular brick mercantile building was constructed near the adobe. It had a hipped roof, wooden shingles and a parapet store front, two display windows and a central glassed door. The other paneled doors in the building, typical of the time, are probably original. Windows on the wast side appear to be criginal, and have large-paned double-hung window sashes. The building appears to be essentially unchanged from the original, except at present it has a composition shingle roof and a one-room addition has been added to the rear.

Another large two-story rectangular brick mercantile building was built on the State Street side of the property in the 1370's. The store front was typical of the period with plain display windows and a street entrance. The moof is flat and asphalt covered. Today the exterior appearance and interior have been somewhat altered for more modern store use.

In the 1920's, Casa de la Guerra was converted to shops and studios, and some alterations were then made. The second row of rooms in the central section, including the second floor room, was rebuilt with hollow tile, studcoed, and painted to simulate adobe. A passageway was opener through the building from the patio to the rear of the adobe. The main part of the structure remains substantially unchanged from the original.

The major complex of two-story commercial buildings was constructd at this time, consisting of about 30 shops and two restaurants on

(see continuation sheet)

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SPECIFIC DATES Periods of construction, 1820's.1870's.1920's.1950's Mon-STATEMENT OF SIGNIFICANCE

Casa de la Guerra is the oldest Guerra complex. It was built as a s Barbara for Don Jose de la Guerra y nearby Spanish Royal de sidio of Sa tion began in 1819 and was complete Guerra was second only to the Gover district, which extended from Los " of about 7,000 square miles. Undaand the largest concentration of I

Ons the most prominent private fir half of the 19th Cantury, the event major personage travelling the widely respected for his military, his reputation for hospitality and Spanish and Mexican California.

Richard Henry Dana visited the and described in his classic wovel. political and social Events that 24 scene of the famous wedding of Alfi daughter Anita, which was fully def is considered second only to the A: structure in Samta Barbara.

The two late 19th Century brid la Guerra complex are among the ci One is believed to be Santa Barbar. Was one of the town's most promine generations.

In 1920, Bernhard Hoffmann puunique plans drawn by archited complex around the historic adoba and Spanish Colonial architecture

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SPECIFIC DATES Parieds of construction Juder ARCHITECT Jose de la Guerra, Carlton Y-7522 1620'3,1370'3,1320'3,1350'7 the later Chings a Contra Section 13 STATEMENT OF SIGNIFICANCE

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Casa de la Guerra is the oldest building finitie El Passo and Casa de la Guerra complex. It was built as a residence by Indians from Mission Santa Barbara for Don Jose da la Guerra y Moriaga, fifth Comandante of the nearby Spanish Royal & saidib of Santa Earbara, founded in 1782. Constructtion began in 1919 and was completed in 1327. As Comandants, de la Guerra was second only to the Covernor in authority in his military district, which extended from Los Ansolas to Sun Luis Obispo, a territory of about 7,000 square miles. Under his jurisations were five missions and the largest concentration of Indians in California.

I as the most provinent private condence in Santa Barbara during the fig thatf of the 19th Century, the is is Jurra where was visited by ever's major personage travelling through the broat is la Guerra was widely respected for his military, melitical and business judgment, and his reputation for hospitality integrated processing the standards for Spanish and Laxican California.

Richard Henry Dana visitei the De la Chisra manaion in 1834 and 1853, and described in his classic novel 'Two Lears' effore the Mast" the political and social events that that white there. The house was the scene of the famous wedding of Alison contains to be la Guerra's daughter Anita, which was faily testriced by Dana. The Calla Guerra addes is considered second only to the Mission is the most historic existing structure in Samta Jarbara.

The two late 19th Cantury brick builfitts in the DL Sesso and Chea de la Guerra complex are among the cloy's closed existing resolutile buildings. One is believed to be Santa Biroura's first sanaral store, and the ochar was one of the town's most prominent harfvere sources for several. generations.

In 1920, Bernhard Hoffmana punchasel Case Pa La Caarza, and Colliging () unique plans drawn by architers Unner Colorna Craig, huilt 21 1410 complex around the historic successed optical and ravival of Joanish and Spanish Colonial architecture that mentically apread throughout

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			El Dagon a	nd Casa de la Guerra - Building Us	· · · ·			AAALIMAN.
	c	1	<u>El Paseo a</u> (Re	fer to attached ground plan)		2		- I
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Anacapa Constru-Constru-Buildings

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rare book dealer property management

travel agency

Offices

**ITEM NUMBER** 

financial consultant, insurance

120,121,122	U.S. Congressman
123	attorney
124	coffee shop office, storage
125,126,127	Calif. State Senator
128	advertising
129	building designer

#### <u>Other</u>

4	mutic instruction, instruments
-30	coffee shop, sidewalk cafe
J	beauty salon
101, 103	apartments
102	artist's studio
110	photographer's studio
111	modelling agency
Restaurante	Del Paseo - lunches, dinners, cocktails
	banquets

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El Paseo and Casa de la Guerra - Alterations and Additions

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(Refer to attached ground plan)

<u>Casa de la Guerra</u> - Studios 1-12.

Originally constructed 1819-1827. Converted from residence to shops and passageway opened through building from patio to rear courtyard 1919-1920. Rear row of rooms in central section removed in 1920's and replaced with shops (Studios 19-23) attacked to rear of adobe structure. Office at 11 E. De la Guerra St. added in late 1920's. Main adobe building substantially unaltered from original.

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CONTINUATION SHEET

lounge in 1960.

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ITEM NUMBER 7 PAGE 4

Orena Store Building - 25 E. De la Guerra Street

Constructed circa 1860. Wooden shingle roof has been replaced with composition shingle roof and an office room added to the rear, dates unknown. Building otherwise substantially unaltered from original.

Holiday Hardware Building - 808 State Street

Constructed circa 1870, remodelled in 1965-1966. Sidewalk display windows and front door replaced, second floor windows sealed up and brick exterior stuccoed over. Partitions, dressing rooms and lowered ceiling added to first floor interior. Second floor interior mostly unchanged. Original windows at rear unaltered.

"Street in Spain" Section - Studios 14-17, 101-103 Constructed 1922, substantially unaltered from original.

<u>Restaurante Del Pasco</u> - Main dining room, cocktail lounge, Gold Room, Red Room, St. Francis Room, kitchen, Studios 110-114 Constructed 1922-1923. Substantially unaltered from original except as follows: Gold Room added in 1928, passageway opened through building in late 1930's, tiled fountain removed and stone stage area added to main dining room in 1940's (?), buffet serving room converted to present cocktail

Main Courtyard Section - Studios 19-24, 26-30, 32, 115-129

Constructed 1923-1924. Studio 32 expanded circa 1938, Studio 30 converted from shop to coffee shop/sidewalk cafe in 1960 and fountain added to courtyard in 1973. Buildings otherwise substantially unaltered from original.

Anacapa Courtyard Section - Studios A-H, J Constructed 1928-1929. Studio E expanded at rear in 1930's. Buildings otherwise substantially unaltered from original.

State Street Arcade Section - Studios 33-38

Constructed 1965 to provide new arcade entrance from State Street; substantially unaltered.

## Item 6, page 1: Addited

CONTINUATION SHEET

City of Santa Barber, Section 030, Paragraph Santa Barbara, Califor

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southern California. Hoffmann's innovative approach was one of the first attempts to make preservation of an historic structure self-supporting, and El Paseo is said to be the first pedestrian shopping center west of the Mississippi.

After the 1925 earthquake, the Spanish Colonial architectural style gained great impetus, and El Paseo became a prime example of an architectural tradition for which the city is famous. Today it is listed in the City of Santa Barbara Historic Structures Ordinance as an example for new architecture in the historic El Pueblo Viejo District of Santa Barbara. (See exhibits  $\pm 17 \& 18$ ).

Since the 1920's El Paseo has become world famous for the artistic, literary, political and entertainment personalities that have visited here. Ed Borein, nationally recognized western artist, had his studio in El Paseo, and the restaurant for several decades has had an international reputation das a visiting spot for celebrities including Salvador Dali, Igor Stravinski, Theodore Roosevelt, Herbert Hoover, the Rockefellers, the Fords, Katharine Hepburn, Rita Hayworth, the Barrymores, Will Rogers and Tyrone Power. Tile plaques in the Street in Spain commemorate the visits of Richard Henry Dana, the Duke of Alba, and the Marguis of Viana.

Since the days of de la Guerra, El Paso and Casa de la Guerra have been located in the center of Santa Barbara. The adobe faces De la Guerra Plaza, Santa Barbara's town square, upon which front City Hall and the offices of the city's principal newspaper. Long range plans for the city's core include closure of De la Guerra Street to vehicular traffic and the incorporation of El Paseo with "e la Guerra Plaza and other pedestrian walkways. State Street, the city's main commercial thoroughfare, runs along one side of the property. Lobero Theatre and the U.S. Post Office are across adjacent streets.

El Paseo and Casa de la Guerra has been a vital economic anchor for downtown Santa Barbara, stimulating both tourist and local trade for the last 50 years. During the 1950's, the property was owned by former International Olympic Committee President Avery Brundage. Traditionally El Paseo has been a site for annual Fiesta celebrations, for which the city is naturally famous. Local civic, fraternal and social organizations have sed its meeting and dining facilities for five decades. Offices of the "..S. Congressman and the State Senator from this district are located in the complex.

UNITED STATIST L'PARTMENT OF THE INTERIOR Form No. 10-Dr -FOR NPS USE ONLY (Rev 10-74; NATIONAL PARK SERVICE UN RECEIVED NOV 1 5 1976 NATIONAL REGISTER OF HISTORIC PLACES FE8 2 1977 DATE ENTERED 2 1977 INVENTORY - NOMINATION FORM NATI C 50  $\mathbf{O}$ E9 🖓 8 2 CONTINUATION SPEET ITEM NUMBER PAGE CC: Historically, the complex is strategically located, and together with the the first future reconstruction of the nearby Santa Barbara Presidio, the preservation orting, and Ĉ. of adobes and other historic buildings in the area, (See exhibit #3) and of the tho .... the close proximity of the Santa Barbara Historical Society Museum, El Paseo flows and Casa de la Guerra is destined to become one of the major historical hosti style gained attractions of California. El Paseo is within a block of El Presidio de an¢ 📜 ectural Santa Barbara State Historic Park, which is being developed with the enastin the City of couragement and active support of the Santa Barbara Trust for Historic Cart w architec-· . . 1 Preservation. (See ex-(1 F 5 In December, 1971, El Paseo and Casa de la Guerra were presented as a ra‡gift in perpetuity to the Trust, a non-profit organization, by Mrs. Irene exc tistic, fitter Suski Fendon and her children, the largest gift for public purposes ever isited here. ang made in the city. Net income from rentals is restriced to maintenance and in El Paseo, ted improvement of the property, with any surplus funds to be used for the reputation gresidio restoration project and for future acquisition and preservation of CO:-r Stravinski, duther historical sites in Santa Barbara County. of 🐇 . Katharina WC -Power. Tile White v d Henry Dana, the n a have been ent Guerra **vi**2" and the tho : r the city's Call c and the at 👎 estrian walkston. uns along con lice are foi wit<sup>%</sup> and i thor for side le for the of th ormer Inter-Centhally El ÷ the city ₩. ations have somo . s of the frop located in the

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