

**HISTORIC ARCHITECTURAL SURVEY REPORT
FOR
THE SAN MARCOS BUILDING
1129 STATE STREET
SANTA BARBARA, CALIFORNIA**

A.P.N. 39-231-05; 39-231-06; 39-231-07; 39-231-08

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1 PROJECT DESCRIPTION

At the request of the property's agent, Douglas Keep, architect Britt Jewett proposes to eliminate an 880 square foot retail office inside the San Marcos building at 1129 State Street in the City of Santa Barbara to create a passageway into the building's courtyard from W. Anapamu Street (Figure 1-1). The 89,000 square foot building encompasses the entire northeast corner of Block 125 within the downtown district and includes business addresses comprising 1119 through 1135 State Street and 9 through 15 W. Anapamu Street (A.P.N.s 39-231-05; 39-231-06; 39-231-07; and 39-231-08) (Figure 1-2; Plate 2).

The stucco-clad commercial building, designed by J. Corbly Poole, was constructed in 1913-1914 for merchant banker John S. Hawley. The original edifice exhibited four-stories; however, it was reduced to two-stories after the 1925 earthquake razed a large portion of the building. The commercial building houses multiple offices and retail spaces, and features a restaurant, interior courtyard with a fountain, and a large storage basement.

Present architectural conceptual sketches for the existing commercial building entail:

1. The addition of a skylight atrium; vaulted colonnade with columns, arched doorways and alcove; tile detailing added to the lower walls;
2. Removal of two rounded planters on west side of foyer, to be replaced with a centrally placed planter;
3. Tile floors in passageway to interior courtyard;
4. Removal of pane-glass windows, awning, and door from the façade at 11 W. Anapamu Street, and replace with a paseo entryway with ten-paned windows on either side;
5. Addition of decorative metal armature, "Paseo" sign, and flags on either side of the entrance;
6. Placement of a metal kiosk topped with a lantern, with glass globe and wrought iron shade, on the northern end of the pedestrian right-of-way on State Street. The kiosk will have a lower decorative tile band and terracotta base to blend with the sidewalk.

This historic architectural study was completed at 1129 State Street to assess the historic and architectural significance of the commercial building and to define the potential effects of the proposed project. The research and report were completed by architectural historian Carole Denardo.



USGS 7.5 Minute
Topographic Quadrangle
Santa Barbara, Calif.
1995



Contour Interval 50 feet
Scale: 1:24 000

FIGURE 1-1
PROJECT LOCATION

Historic Structure Report
1129 State Street
Santa Barbara, California
APN 39-231-05; 39-231-07; 39-231-08

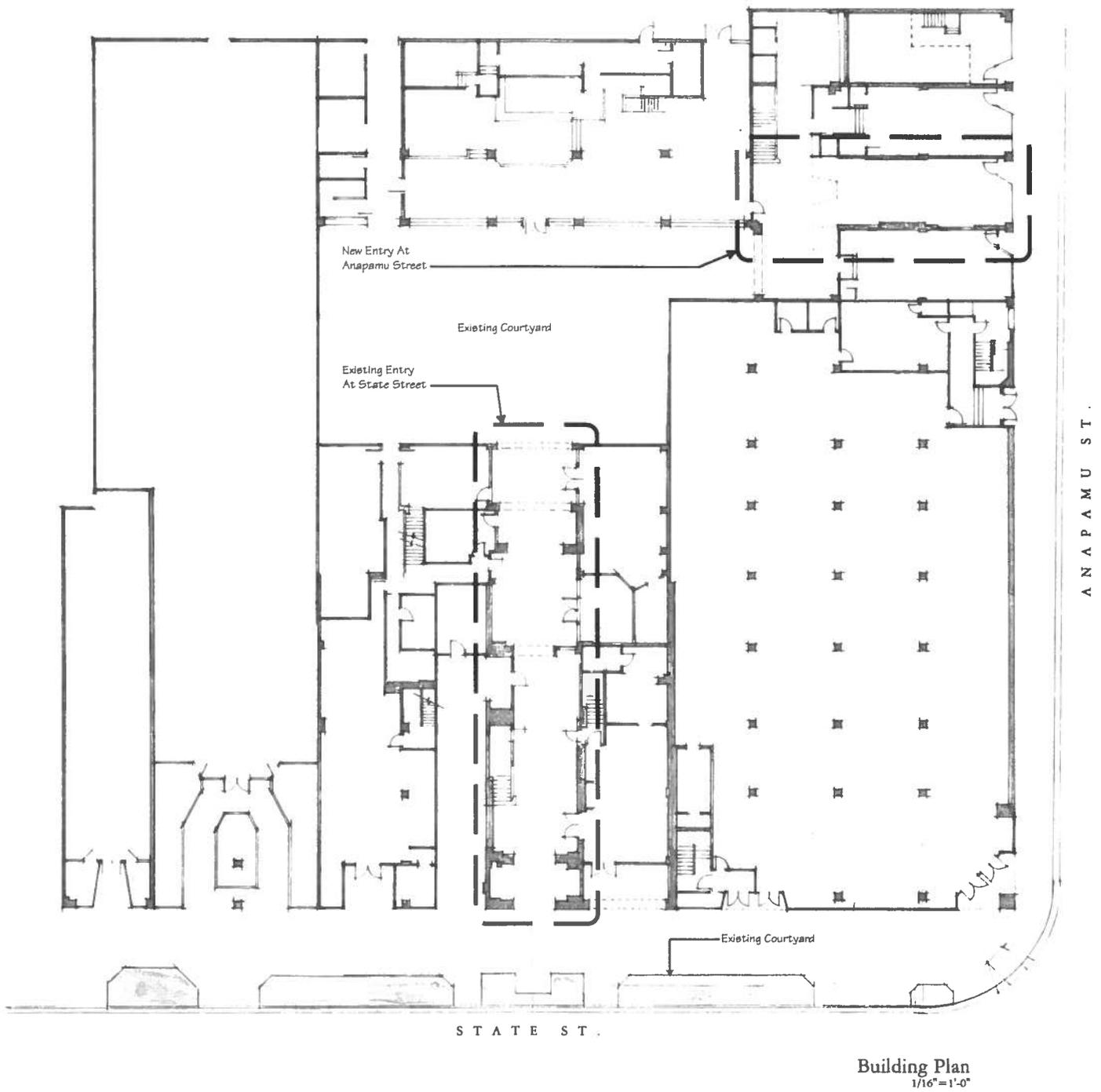


Figure 1-2

San Marcos Building
 1129 State Street
 Renovation Proposal
 May 17, 2002

2 DOCUMENTS REVIEW

The author reviewed maps, records, permits, and other relevant published documents and literature at local archival repositories including the Gledhill Library at the Santa Barbara Historical Museum; Davidson Library at the University of California, Santa Barbara; Santa Barbara Public Library, Downtown Branch; City of Santa Barbara Community Development Department; County of Santa Barbara Assessor's Office; County of Santa Barbara Hall of Records; as well as the Los Angeles Public Library. The research was used to develop a context to define the building's role within the development of the Santa Barbara commercial core and the community's history.

A number of historic registers were consulted, including the list of National Historic Landmarks, National Register of Historic Places (NRHP), list of California Registered Historical Landmarks, California Register of Historical Resources (CRHR), and various historic inventories such as the Santa Barbara Designated Historic Structures/Sites Inventory and the City of Santa Barbara Potential Historic Structures/Sites listings appended to the *City of Santa Barbara Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites* (City of Santa Barbara 2002).

The San Marcos Building was placed on the City of Santa Barbara Potential Historic Structures/Sites list in 1978. At that time, the City also determined it to be potentially eligible for listing on the California Register of Historic Places (City of Santa Barbara 2002-Appendix B:54; HRI 1978). Although it was previously deemed ineligible for listing on the NRHP because extensive modifications have devalued the integrity of its historical design elements, it does meet the significance criteria for listing as a City Landmark or Structure of Merit (Conard *et al.* 1990).

3.2 DEVELOPMENT OF THE 1100 BLOCK OF STATE STREET

In 1886, the west side of the 1100 block of State Street (Block 125) comprised three lots. The property at the south end of the block contained a concrete building with 20-inch walls that housed a wholesale liquor store. A residence and storage building were positioned behind the store. The center lot contained the 35-foot tall, single-story, brick First Presbyterian Church with a 100-foot spire and a basement. A two-story brick dwelling and an outbuilding also occupied the lot. On the north end of the block was the irregular-shaped, three-story, brick Ellwood Hotel.

A driveway on the northwest end of the hotel led to a number of buildings, including a one-story wood house, three sheds, and a water tank (Sanborn Map 1886). In 1888, the configuration of all the buildings on the west side of the 1100 Block of State Street remained the same. However, the hotel was renamed the San Marcos Hotel (Sanborn Map 1888). By 1892, the lot on the south end of the block remained basically the same except that the residence was now vacant and a privy is shown behind the storage shed. The First Presbyterian Church added a room and a stairway to the façade; the dwelling/office also added a room to the façade. Another small outbuilding is depicted behind the first.

The San Marcos Hotel exhibits several first floor rooms, including the parlor, office, reading room, two billiards rooms, a bar, dining room, kitchen, pantry, bake house, and servant's rooms. The laundry has been moved into one of the outbuildings on the lot (Sanborn Map 1892). The wholesale liquor business expands by 1907, with a large one-story warehouse that houses liquor storage, beer bottling, cold storage, and an ice machine at the rear of the lot. The house behind the liquor store has been demolished. The First Presbyterian Church has removed the staircase at the façade and the former dwelling is now used exclusively as offices. The older outbuilding and privy behind the offices are demolished, but the more recent outbuilding still exists. At the San Marcos Hotel the former laundry building is converted into a "buggy house," and the wood house and some of the sheds have been demolished (Sanborn Map 1907).

In the aftermath of the 1925 earthquake, there was considerable foresight by individuals to establish Hispanic architecture in the downtown commercial district of Santa Barbara. The earthquake acted as the catalyst for the establishment of two new architectural regulatory agencies, the Architectural Review Board and the Architectural Advisory Committee. The two committees sought to define Santa Barbara's own identity by drawing from its Hispanic roots to adopt Spanish style architecture featuring "low-pitched red tile roofs, plaster walls in warm Mediterranean earth tones, arched façades, scenic enclosed patios, and wrought-iron embellishments" (Tompkins 1975:99).

The 1930 Sanborn Fire Insurance Map exhibits numerous changes that make the 1100 Block of State Street unrecognizable from the earlier twentieth century depiction. Nearly the entire eastern end of Block 125 (1441) is now composed of stucco-clad concrete and brick offices and retail businesses that supplant the earlier brick construction liquor store, church, and hotel. The block is clearly defined as within the core of the commercial district. The San Marcos Building replaces the San Marcos Hotel as a large nearly rectangular stucco-clad reinforced concrete office building with a large interior patio. Across the street is the reinforced concrete and tile Federal Building (ca.1912) containing the United States Post Office, a storefront, office, drugstore, and the two-story La Arcada Building, another important building constructed by Myron Hunt in 1926 (Sanborn Map 1930).

The 1950 and 1969 Sanborn maps depict the removal of interior partitions at the locations of numerous small shops and offices 1109, 1117, and 1137 State Street to make way for larger department stores. Various alterations have occurred to the San Marcos Building, including interior partitions and placement of a colonnade at the east end of the patio. The former Federal Building across the street from the San

Marcos Building converted to the Santa Barbara Museum of Art (Sanborn Map 1950; 1969). A review of City of Santa Barbara Street Directories dating from 1962 to 1990 shows the sequence of tenants occupying the west side of the 1100 Block of State Street during the late twentieth century (Table 3-1).

Table 3.1 Tenants Occupying the West Side of 1100 Block of State Street from 1962- 1990*

Address	Date	Tenant
1109 State Street	1962-1990	J.C. Penney Co., Inc.
1117 State Street	1962-1971	Peningers and LM Smith
	1982	D. Crosby Ross, Inc.
	1990	Micro Base Corp.; The Kellydeli; Santa Barbara Film Festival
1119 State Street	1962-1982	Lindy's Luggage Shop
	1990	Not listed
1123 State Street	1962-1990	Lerner Shops
1125 State Street	1962-1971	Leeds Shoe Store
	1982	Not listed
	1990	The Leather Shop
1127 State Street	1962	Kimballs
	1971	Tobacco World
	1982	Not listed
	1990	Tobacco World
1129 State Street	1962	Freedom Press; L. D. Glerum
	1971	San Marcos Cafe
	1982-1990	Multiple tenant listings- professional offices and retail
1131 State Street	1962	T. McAn Shoe Store
	1971	Hart International
	1982	Not listed
	1990	TJ Cinnamons
1137 State Street	1962-1982	F. W. Woolworth Co.
	1990	Not listed

* From Northwest Envirocon 1996:17-18

3.3 SAN MARCOS BUILDING

By 1913 the former brick San Marcos Hotel was demolished to make way for a new stucco-clad four-story San Marcos Building. Architect J. Corbley Poole designed the rectangular shaped commercial building for merchant banker John S. Hawley. Poole was also the architect of other prominent buildings in Santa Barbara during the same period, including the nonextant Flying A Film Studio at the corner of Chapala and State streets, as well as the Carrillo Recreation Center at the corner of Carrillo and Anacapa streets. The subject building was designed as a two-part vertical block consisting of lower floor storefronts, with offices on the upper three-floors. Notable architectural elements included a flat roof surrounded by a parapet featuring a projecting cornice with modillions, a belt course, and triple sets of sash windows. In 1923 a four-story adjunct was added at the west side of the Anapamu Street façade to form an L-shape.

The 1925 earthquake razed the northeast corner of the building (Plates 3-1, 3-2, 3-3). The earthquake coincided with profound changes in ideological architectural expression that occurred between 1923 and 1925, when “the architects of Santa Barbara and the Community Drafting Room, together with the Allied Architectural Association of Los Angeles, demonstrated through the public exhibition of drawings, how entire blocks of State Street could be rebuilt with unifying Hispanic architectural imagery” (Conard and Nelson 1986:15).



Plate 3-1 Overview of San Marcos Building after 1925 Earthquake
Robert Easton Collection, Santa Barbara Public Library



Plate 3-2 San Marcos Building after 1925 Earthquake, Facing South
Robert Easton Collection, Santa Barbara Public Library



Plate 3-3 San Marcos Building after 1925 Earthquake, Anapamu Street Annex
Robert Easton Collection, Santa Barbara Public Library



Figure 3.4 San Marcos Building after 1926 Renovations
(Robert Easton Collection Santa Barbara Public Library)

This new consciousness was actuated in 1926 when the corner section of the San Marcos Building (1129 to 1137 State Street and the east end of W. Anapamu Street) was designed using extensive Spanish Churrigueresque cast concrete detailing by architects Myron Hunt and H. C. Chambers (Conard and Nelson 1986:90). The low-pitched hipped roof clad with clay tiles was surrounded by a wide embroidered cornice. The two main entrances to the interior courtyard, one at the south end of State Street and the other at the west end of Anapamu, were each flanked with highly embellished cast-stone frontispieces and detailing.

That section of the building also exhibited five wide-arched recessed entrances fronting State Street and five matching wide-arched windows on the north elevation along Anapamu Street. Multi-paned windows were featured at the upper end of each arched entrance and window, while plate glass windows were placed below (Conard *et al.* 1990:3; Plate 3-4-1920s photo). A ribbon of 1/1 paned sash windows covered the upper floor of the building fronting State and Anapamu streets. Pilaster-like mullions between each window were embellished with ornate Churrigueresque cast stone shell and leaf details.

The surviving portions of the original building were reduced to two-stories in 1926. Although all part of the same building, Hunt and Chambers created the illusion of three buildings fronting State Street by designing three separate and unique façades fronting State Street, including 1119 State Street, 1127 State Street, and 1129-1135 State Street. Similarly, the older portion of the building at 9 through 15 Anapamu Street looked more similar to 1127 State Street than the newer construction. The older portions of the building were obvious from the new 1926 construction because the roofline was slightly lower and Churrigueresque styling was absent.

John Hawley sold the entire commercial building to entrepreneur William Ulfelder in 1944. Ulfelder divided up the property, selling the southern section to a clothing store chain, The Lerner Shop. He remodeled the northern corner of the building to lease to F. W. Woolworth in 1949. Woolworth's became an icon on the corner location until the 1980s; Earthling Bookstore later leased the building until 1998 when Copeland Sports became tenants.

3.4 HISTORICAL BIOGRAPHY

3.4.1 Myron Hunt and Harold C. Chambers

Architect Myron Hunt studied at Northwestern University and at the Massachusetts Institute of Technology and spent time abroad in Florence, Italy. By the time he was 34 years old, the assiduous Hunt had already designed 39 buildings in Massachusetts. He was a contemporary of Frank Lloyd Wright and for a time the two were roommates in Boston prior to Hunts move to California in 1902 (www.geocities.com). Hunt subsequently became one of the forbearers of the bungalow style of architecture in California (Kirker 1986:128).

Myron Hunt and Harold Coulsen Chambers were commissioned to redesign the San Marcos Building in Santa Barbara after the 1925 earthquake. At the same time they were redesigning the San Marcos Building with Spanish Churrigueresque detailing, the partners were also designing the Pasadena Public Library, currently listed on the National Register of Historic Places (NRHP). They jointly designed other well-known buildings such as the Faulkner Gallery at the Main Branch of the Public Library in Santa Barbara, the Huntington Library in San Marino, California, and contributed to building designs at Occidental College. Hunt also designed the La Arcada Building across State Street from the San Marcos Building.

His solo architectural accomplishments include an impressive array of commercial and ecclesiastic buildings that include the Huntington Hotel, Pomona College, the Rose Bowl, Hollywood Bowl, California Institute of Technology, and Ambassador Hotel in Los Angeles. Buildings designed by Myron Hunt that are listed on the NRHP include the Palos Verde Public Library and the First Congregational Church of Riverside (Conard and Nelson 1986; Gebhard and Winter 1985).

4 ARCHITECTURAL HISTORY OF THE SAN MARCOS BUILDING

The 1925 earthquake caused the midsection of the San Marcos Building to collapse. Later that same year architects Hunt and Chambers designed a new center section to the building using Churrigueresque cast stone embellishment (Plate 3-4). The south and west wings that were left standing were each reduced from four-stories to two. The new portion of the building exhibited five wide arched storefront entrances along State Street and five matching wide arched windows fronting Anapamu Street. Multi-paned windows were positioned above the springline of each arch. Two Churrigueresque entrances to the interior patio were placed on each end of the building, at 1129 State Street and 5 W. Anapamu Street.

The State Street frontispiece featured an embellished recessed window above the courtyard passage, while the Anapamu paseo was topped with a balcony bearing a wrought iron railing between two windows. A third entrance was located between the third and fourth arched window on Anapamu Street. The arched doorway was decorated with an ornate pediment. Five sets of triple 1/1 windows were featured on each elevation. Between each window was a pilaster-like mullion graced with ornate Churrigueresque cast stone shell and leaf details. The low-pitched hipped roof clad with clay tiles was surrounded by a wide embroidered cornice and full length pilasters embellished each end of the building and a single robust Churrigueresque column supported the northeast corner of the building.

Both the south wing and the west wing annex were similar in appearance in 1926, but seem stark when compared to the newer portion of the building. Notable architectural elements included a flat roof surrounded by a parapet featuring a projecting cornice with modillions. During reconstruction, the belt course and second floor triple sets of windows were left unaltered. The rectangular storefronts also remained unchanged from their appearance before the earthquake. Each storefront displayed glass tile transoms above the awning.

The most extensive changes to the exterior of the building occurred in 1949 when F. W. Woolworth took up tenancy in the corner of the building (Figures 4-1 to 4-4). Four of the five wide arched façades fronting State Street were replaced by rectangular storefronts with glass display windows and recessed entrances with double doors. The fifth arched storefront at 1131 remained although central recessed double doors were added behind plate glass display windows. At the corner of the building a portion of the wall behind the elaborate column was removed to construct an angled main entrance with two double-doors. The five wide arched windows and the fifth arched storefront at 1131 State Street remained although central recessed double doors were added to the storefront façade. At the east end of the west adjunct the storefront was enclosed with concrete and a small rolling service door and multi-paned window were added in its place.

In 1928 a partition was installed between the storefronts at 1121 and 1123 State Street (Permit #A-4393). The south end of the building at 1125 and 1127 State Street was also remodeled in 1949 (Permits #D-2243 and #E-8). At that time the storefronts were completely revamped and it is likely, but unconfirmed, that it was then that the cornice and modillions were removed from the south wing of the building (Conard *et al* 1990:4).

In 1954 the concrete fountain was removed from the center of the interior courtyard. Three year later, when Thom McAnn leased 1131 State Street, the remaining arched storefront was removed and replaced with a rectangular façade with a central double door between plate glass display windows. However, the cast stone embellishments were left in place. Robert Ingle Hoyt was the architect for this remodel (Figure 4-5). Hoyt also designed other notable buildings in Santa Barbara including the Unity Church on E.

Arrellaga Street, and the Santa Barbara Historical Society Museum at the corner of De la Guerra and Santa Barbara streets. In 1986, the same storefront was remodeled by R. H. Schweers when T. J. Cinnamons took up tenancy. Recessed double-doors with four panes were offset on the south side of the storefront and a multi-paned wood-framed window was offset on the north (Figure 4-6).

More recent building alterations include the 1992 demolition of retail shops along the interior corridor and construction of a railing for additional restaurant seating. In 1993 alterations took place in the interior courtyard to create an area for outdoor dining. Additional interior courtyard and restaurant renovations took place in 1996 at the Bistro Med Restaurant. Changes included a new vent stack for a bread oven on the roof, and new concrete paving and landscaping. An art gallery was also remodeled and an oval sign board was placed at the 1129 State Street paseo entrance. Also in 1996 a comprehensive Environmental Site Assessment was completed for the entire building (Northwest Envirocon 1996). In the following year a building seismic upgrade took place, however all work was confined to the basement. In 1998, a new set of awnings were placed over storefronts for Copeland's Sports.

The most extensive design changes to occur at the San Marcos Building have been indisputably the first floor storefront façades. It appears that the only remaining storefronts that have not changed very much are those at 9, 11 and 13 W. Anapamu Street on the west annex built in 1923 (Conard *et al.* 1990:5). The glass tile transoms, recessed offset doorways, and plate glass display windows appear much as they did in post-earthquake photographs. The end storefront at 15 W. Anapamu Street retains some of its original storefront appearance; however, the glass tile transom has been replaced with plate glass.

Post-earthquake photographs show 7 W. Anapamu Street to be an open passageway or garage in 1925. Every storefront on State Street has been modified from its original appearance. Only the Churrigueresque frontispieces on State and Anapamu have retained their historic form. The second floor windows on Anapamu Street are similar to their historic appearance. On State Street the windows have mostly been replaced but the Churrigueresque details remain.

5 FIELD INVENTORY

5.1 FIELD METHODS

Formal building documentation of the subject property included recordation on both Primary Record (DPR 523A) and Building, Structure, and Object forms (DPR 523B) (Appendix C). A series of 35-millimeter black-and-white photographs and color digital images were taken that show site overviews, elevations, and three-quarter views of the early twentieth century commercial building.

5.2 ARCHITECTURAL DETAIL

The 89,000 square foot building encompasses the entire northeast corner of Block 125 within the downtown district and includes business addresses comprising 1119 through 1135 State Street and 9 through 15 W. Anapamu Street. The south wing of the building fronting State Street (1119 through 1127 State Street) has a slightly lower, unadorned roofline in contrast to the adjoining part of the building beginning at 1129 State Street. The roof is flat and the plain walls are clad with stucco. The second floor is characterized by triple sets of recessed windows; each reveals wood 1/2 panes, however, the center window is wider. The first floor contains recessed and wood-framed multi-paned glass storefronts shaded by blue canvas awnings.

The architectural styling of the building on the north end of the street, from 1129 to 1137 State Street and the east end of Anapamu Street is distinctly different from the south end of the building on State Street. This portion of the building has a low-hipped roof clad in clay tiles accentuated by a wide cornice with a "baluster-like frieze and architrave of cast stone foliage" (Conard *et al.* 1990:3) (Plates 2, 3, 4). The stucco-clad walls are pierced uniformly with 15 recessed and wood-framed 1/2 paned windows on the second floor on both the State Street and Anapamu Street elevations. Between each window there are ornate Churrigueresque cast stone medallions.

The south and west ends of the building reveal a pair of full length cast stone pilasters that serve as both a demarcation between the adjoining building segments and also flank the entrance to the interior corridor from 1129 State Street and the Anapamu entrance. The entryway at 1129 State is embellished with an elaborate frontispiece of cast stone around and inside the doorway and connecting with the pilasters (Plate 1). The word "SAN MARCOS" and a shield frieze are cast in concrete above the doorway. A wrought iron armature displaying tulip lights and an oval sign board are suspended above the door. The elaborate stone work extends around the second floor recessed wood 1/2 pane sash window centered above the doorway.

The frontispiece at the W. Anapamu entrance is similar to that on the State Street side except the entrance is enclosed with a double set of doors and plate glass windows (Plate 7). On the second floor a pair of French doors lead out to a balcony with a wrought iron filigree railing. Unmatched recessed windows are on each side of the balcony; one of the wood sash windows reveals a 1/2 pane while the other exhibits a 1/1 pane. On the ground floor are recessed rectangular wood and glass storefronts. They are characterized by modernized double-door entrances and plate glass windows, some multi-paned; each is topped with a canvas awning. The building corner has an angled entry with two sets of double doors behind a massive Churrigueresque column centered at the northeast corner of the building (Plates 2, 5). The W. Anapamu side of the building depicts four wide enclosed arches clad with stucco (Plates 5, 6). The arches were originally plate glass windows. A single pediment with cast stone detailing featured at the center with two arches on either side was the original entrance. However, it too is enclosed with concrete and clad with stucco.

The 1923 building annex at 9 through 15 W. Anapamu Street exhibits a flat roof surrounded by a cornice accentuated by modillions (Plate 8). Five sets of triple windows, separated by unadorned stucco pilasters, are featured on the second floor. Each reveals wood 1/2 panes; however, the center window is wider. Two unmatched 1/1 windows were noted at the east end of the annex. A plain belt course appears below the upper floor windows and another stretches above the ground level storefronts.

The first floor is characterized by four evenly spaced rectangular storefronts topped with awnings, and separated by plain stucco pilasters (Plate 9). Each displays plate glass windows and an angled offset recessed entrance with a wood and glass door. Above the awnings, glass tile transoms decorate the upper portion of three of the four storefronts. On the westernmost storefront the transoms have been replaced with plate glass. At the east end of the annex is a small roll-up service door and multi-paned window. They appear to have replaced a fifth storefront that was covered over and enclosed with concrete.

5.3 CHURRIGUERESQUE ARCHITECTURE

Churrigueresque architecture is derived from Spanish roots by students of Pyrenean Baroque architecture in the eighteenth century and later passed on to Mexico (Pevsner 1954:277). Architect Bertram Goodhue was inspired by Churrigueresque architecture during his excursions to Mexico in 1890 and 1902. Upon his return, Goodhue designed substantial Spanish Colonial public buildings at Balboa Park in San Diego, the California Institute of Technology in Pasadena, and the Los Angeles Public Library, using this elaborate cast stone detailing. The style was not well-received by Santa Barbarans who preferred unpretentious, simple forms of Hispanic architecture. As a result, few examples of Churrigueresque architecture are represented here (Gebhard 1982:15; Pearson 1976:41).

6
PHOTOGRAPHS

7 ASSESSMENT OF HISTORIC STRUCTURE

The San Marcos Building was placed on the City of Santa Barbara Potential Historic Structures/Sites list in 1978, and determined eligible for listing on the California Register of Historical Resources (City of Santa Barbara 2002). Although it was deemed ineligible for listing on the National Register of Historic Places because extensive modifications have devalued the integrity of its historical design elements, it does meet the significance criteria for listing as a City Landmark or Structure of Merit (Conard *et al.* 1990). The present evaluation is based on the results of archival research and field documentation completed for the proposed project building modifications.

7.1 EVALUATION OF ELIGIBILITY FOR THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Section 15064.5(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) defines a historic resource as a property listed or eligible for the California Register of Historical Resources (CRHR). It further states that a property may be considered “historically significant” if it meets the following criteria for listing on the CRHR:

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history [Public Resources Code (PRC) Section 5024.1].

The San Marcos Building is evaluated as eligible for listing on the California Register of Historical Resources under Criterion C because the northeast corner of the building is a notable example of Churrigueresque architecture designed during a time when profound changes in ideological architectural expression occurred in Santa Barbara. These changes resulted in the official adoption of Hispanic architecture to define Santa Barbara’s individual identity. Despite alterations to the building, the Churrigueresque cast stone details remain virtually intact.

Although there are other examples of Churrigueresque architecture in the Santa Barbara area, notably the Natural History Museum and “Casa Dorinda” in Montecito, the San Marcos Building is the best example of this type of architecture in downtown Santa Barbara (Gebhard 1982:15). The building is also eligible under Criterion C because of its association with master architects Myron Hunt and Harold C. Chambers. Hunt and Chambers are noted for their architectural design of the Pasadena Public Library listed on the National Register of Historic Places. Hunt was a well-known pioneer in the Craftsman architectural design movement and attained fame in the Los Angeles area for a number of public buildings, two of which he attained National Register of Historic Places recognition.

7.2 EVALUATION OF ELIGIBILITY AS A CITY OF SANTA BARBARA LANDMARK OR STRUCTURE OF MERIT

The local criteria for evaluating significance are found in the *Guidelines for Archaeological Resources and Historic Structures and Sites* (City of Santa Barbara 2002). Any structure that meets one or more of the following criteria established for a City Landmark and a City Structure of Merit is considered significant.

- A. Its character, interest or value as a significant part of the heritage of the City, the State, or the Nation;
- B. Its location as the site of a significant historic event;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification as the best remaining architectural type in its neighborhood;
- F. Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
- H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- J. Its potential of yielding significant information of archaeological interest;
- K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State, or the Nation [Santa Barbara Municipal Code 22.22.040].

This early twentieth-century commercial building meets eligibility Criteria A, D, E, F, and G for designation as a City Landmark or Structure of Merit. Under Criteria A and D, the building represents an early example of architecture that conforms to the adopted standards for Hispanic architecture established by the City of Santa Barbara in the 1920s.

Under Criterion E, it is the best example of elaborate Spanish Churrigueresque architecture within the downtown core of Santa Barbara despite other examples of this type of architecture in the outlying areas of Santa Barbara and Montecito.

The San Marcos Building qualifies as significant under Criterion F for its association with the architectural designs of Myron Hunt and Harold C. Chambers. They are recognized for their joint designs of several well-known public buildings, one of which is listed on the National Register of Historic Places. Myron Hunt is also credited with designing many distinguished landmarks in Santa Barbara and the Los Angeles area; two of his works are listed on the National Register of Historic Places.

Under Criterion G, this building demonstrates excellent attention to architectural detailing. The building is a striking example of Churrigueresque architectural design elements, from its wide embellished cornice, entry frontispieces, cast stone medallions, pilasters, and column. The quality of the original ornate cast stone work and details are still evident today.

7.3 NATIONAL REGISTER/CALIFORNIA REGISTER HISTORIC LANDMARK ELIGIBILITY

For a property to be eligible for listing on the National Register of Historic Places and as a California Historical Landmark it must meet the following criteria:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive character of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history [Code of Federal Regulations, Title 36, Part 60].

Integrity must be considered before addressing applicable criteria when evaluating a property for eligibility to the National Register of Historic Places. Although the Churrigueresque detailing appears to be intact, there have been numerous alterations made to the San Marcos Building that jeopardizes the integrity of architectural design, materials, and workmanship. This disqualifies the building from further consideration for eligibility to the National Register of Historic Places. These same criteria are used by the State of California for evaluating historic resources to be considered for inclusion in the California Historic Landmark list, thus the San Marcos Building does not qualify as a California Historic Landmark.

8 EVALUATION OF POTENTIAL PROJECT EFFECTS

Present development plans for the San Marcos building at 1129 State Street would eliminate an 880 square foot retail office to create a passageway into the building's courtyard from Anapamu Street. According to architectural conceptual sketches for the commercial building the proposed modifications will entail changes enumerated on page 1.1 of this report.

The project impacts to the San Marcos Building are identified as potentially significant unless mitigated (Class II). The principal proposed change will be the removal of the plate glass window, framing, and wood door from the storefront at 11 W. Anapamu Street to create a paseo to the interior courtyard. This endeavor will also include interior changes that include installation of tile flooring, placement of an atrium skylight, arched doorways, columns, and tile detailing. The skylight will bring light into the darkened passage. A kiosk is planned along the pedestrian right-of-way near the paseo entrance at 1129 State Street. The changes are compatible with the historic architecture of the building and will serve to reincorporate some of the original architectural details lost as a result of earlier renovations (Appendix A).

9 RECOMMENDED MITIGATION MEASURES

9.1 MITIGATION MEASURES

The following mitigation measures are proposed to insure that architect Britt Jewett's designs will not adversely impact this historically significant resource and will not be detrimental to the community's heritage:

1. The applicant should consult with a structural engineer prior to installing the atrium skylight, vaulted colonnade, and removing or replacing columns and interior supports.
2. The interior remodel should make use of Spanish Colonial detailing that includes wide archways, arched alcove, columns, and wrought iron comparable to existing types in the building.
3. Tile floors through the paseo should precisely conform to the existing flooring in the State Street passage. Proposed tile accents on walls should complement the floors and be Hispanic in styling.
4. The replacement planter should be Hispanic in styling and match the interior décor.
5. The glass tile transom above the proposed paseo entrance shall not be removed, but be preserved as part of the project design as indicated on the architectural conceptual sketches.
6. The plate glass and wooden door removed from the storefront at 11 W. Anapamu Street shall be reused in the project design.
7. The decorative armature to be placed above the paseo entrance shall be wrought iron and complement the armature at 1129 State Street.
8. The Paseo sign should be in the Hispanic tradition, but not overpower the paseo entrance, and the flags should measure no more than 3-by-5-feet.
9. The kiosk should blend with the architectural design of the building.

9.2 RESIDUAL IMPACTS

The residual impact level will be minimized to less than significant if the proposed mitigation measures are implemented. The addition of an atrium skylight, vaulted colonnade, and removal or addition of columns and/or interior supports will not cause an adverse impact if a structural engineer is consulted to ensure that the modifications will not have an adverse impact on the structure. If the proposed interior and exterior modifications, including the addition of wide archways, arched alcove, columns, wrought iron, and flooring are receptive to the existing Spanish Colonial detailing that already exists in the building they will not cause an adverse impact. The replacement planter will not cause an adverse impact if it is Hispanic in styling and matches the interior décor. Likewise, if the Paseo sign is in Hispanic tradition, and if it and the proposed flags are not oversized it will not create an adverse impact. The removal of the plate glass window and storefront door will not cause an adverse effect if the materials are carefully removed and reused in the project plan. The kiosk will not constitute an adverse impact if the design blends with the architecture of the building.

10 SUMMARY

The San Marcos Building is notable for its distinctive styling, use of cast stone embellishments and association with master architects. The proposed project also lends itself to the more extensive paseo system that once existed throughout the downtown area. Based on the results of this architectural study the commercial building at 1129 State Street fulfills the California Register of Historic Resources and City of Santa Barbara's criteria of eligibility as a historically significant property. Britt Jewett's designs are receptive to the historic architecture of the building and will serve to reincorporate some of the original Hispanic architectural details lost as a result of earlier renovations (Appendix A), and the residual impact level will be minimized to less than significant if the proposed mitigation measures are implemented.

11 BIBLIOGRAPHY

11.1 REFERENCES CITED

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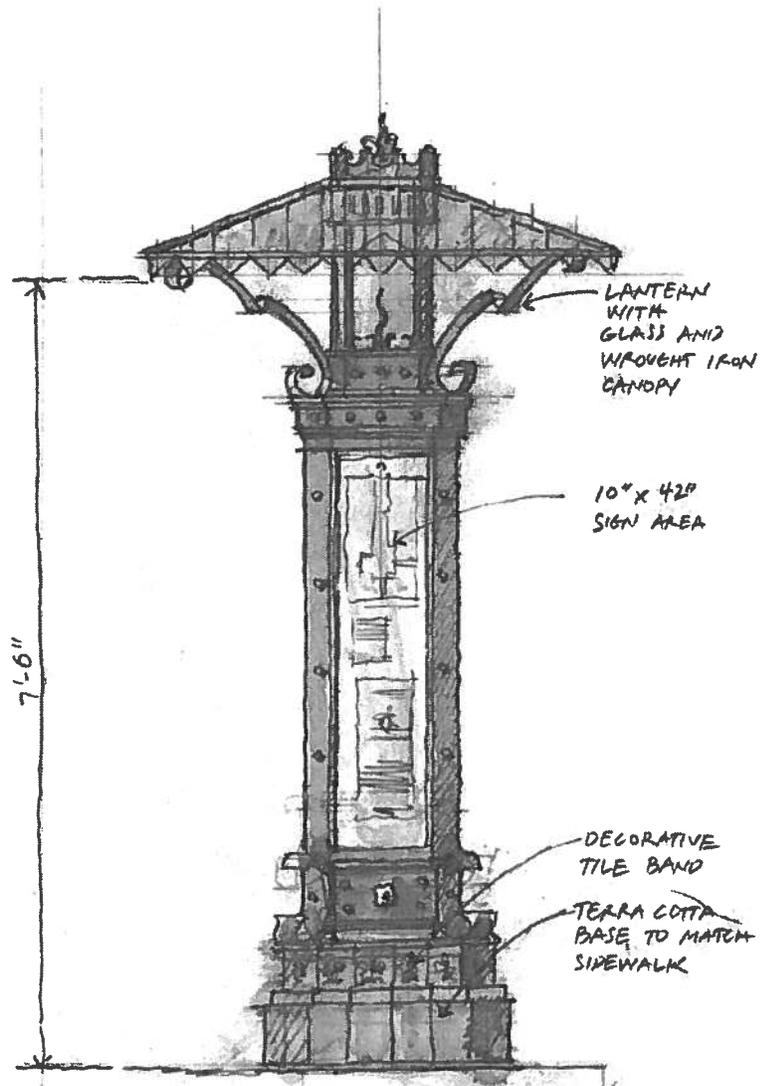
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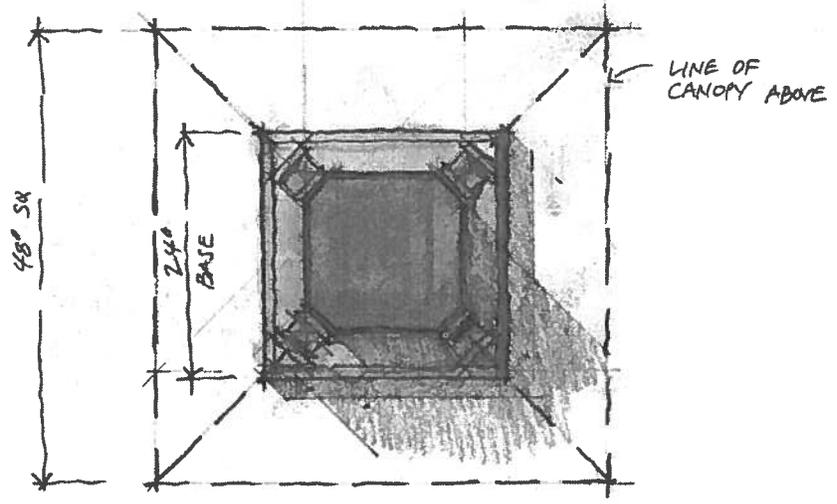
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APPENDIX A

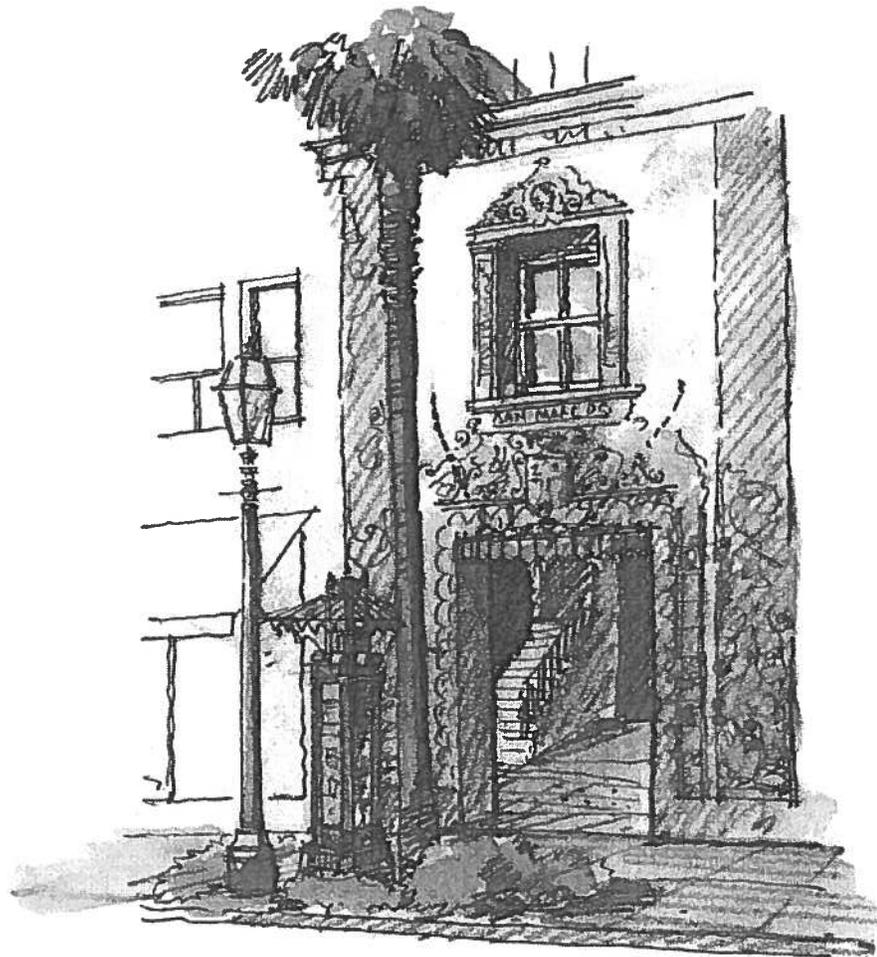
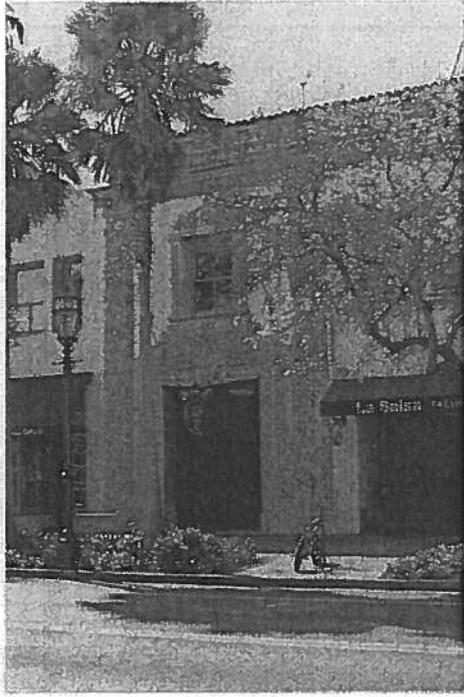
PLANS FOR BUILDING MODIFICATIONS



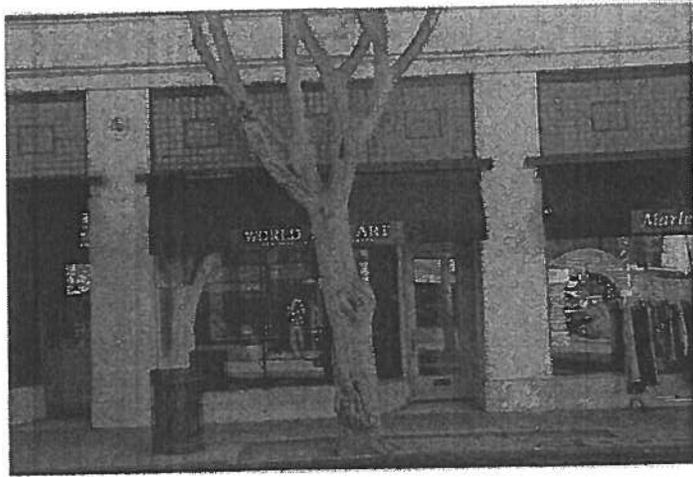
ELEVATION
1" = 1'-0"



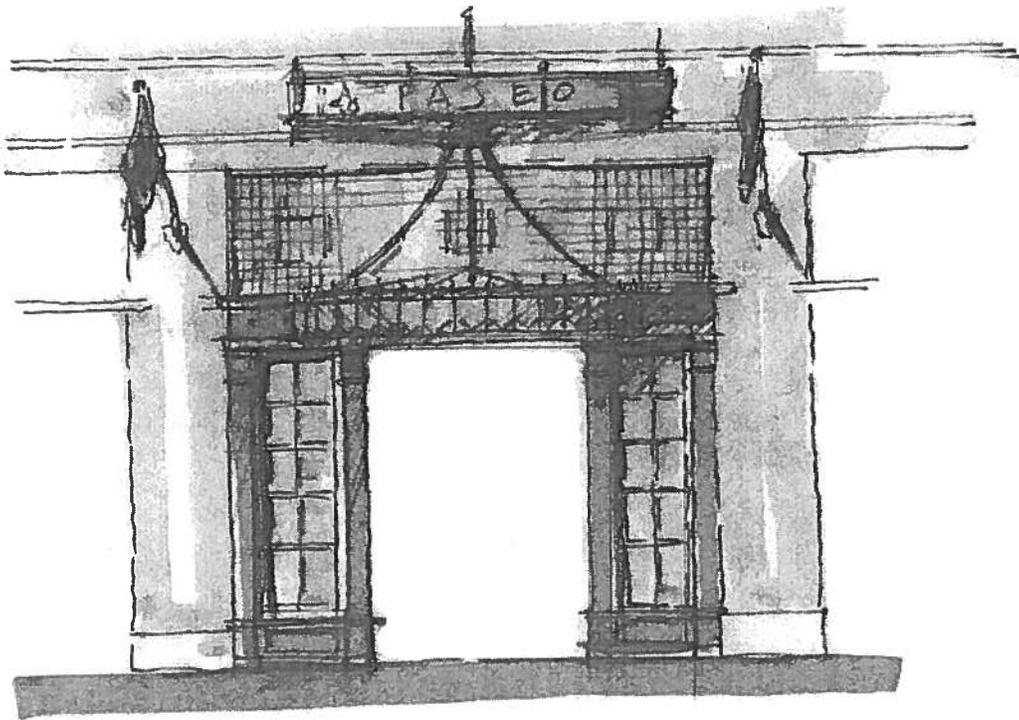
PLAN
1" = 1'-0"



VIEW FROM STATE STREET



VIEW OF EXISTING STOREFRONT



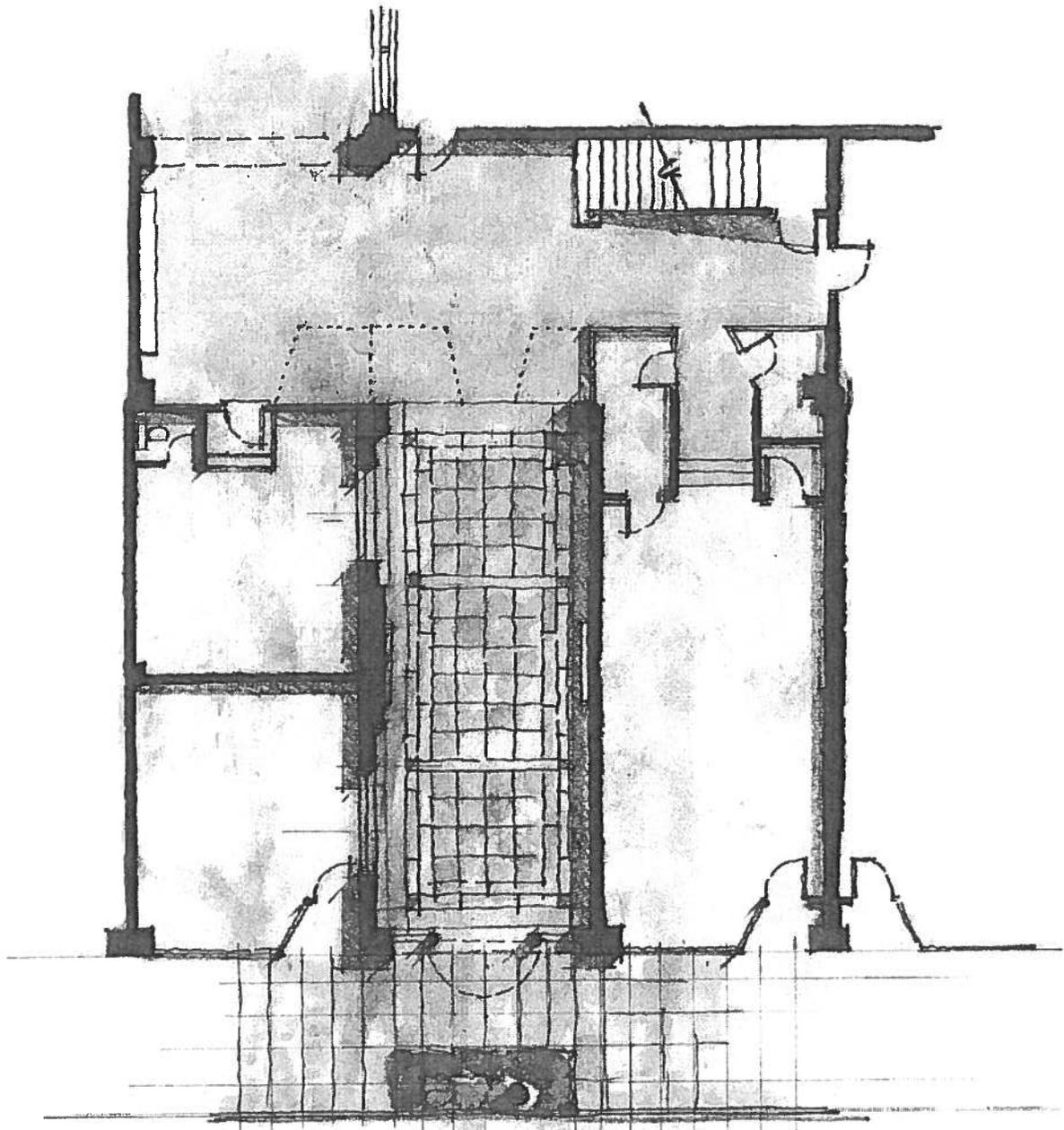
VIEW OF ENTRY + SIGN



VIEW OF EXISTING STOREFRONTS



SKETCH OF NEW PAVED ENTRY AND SIGN



ANAPUMU STREET

NORTH ENTRY SITE PLAN

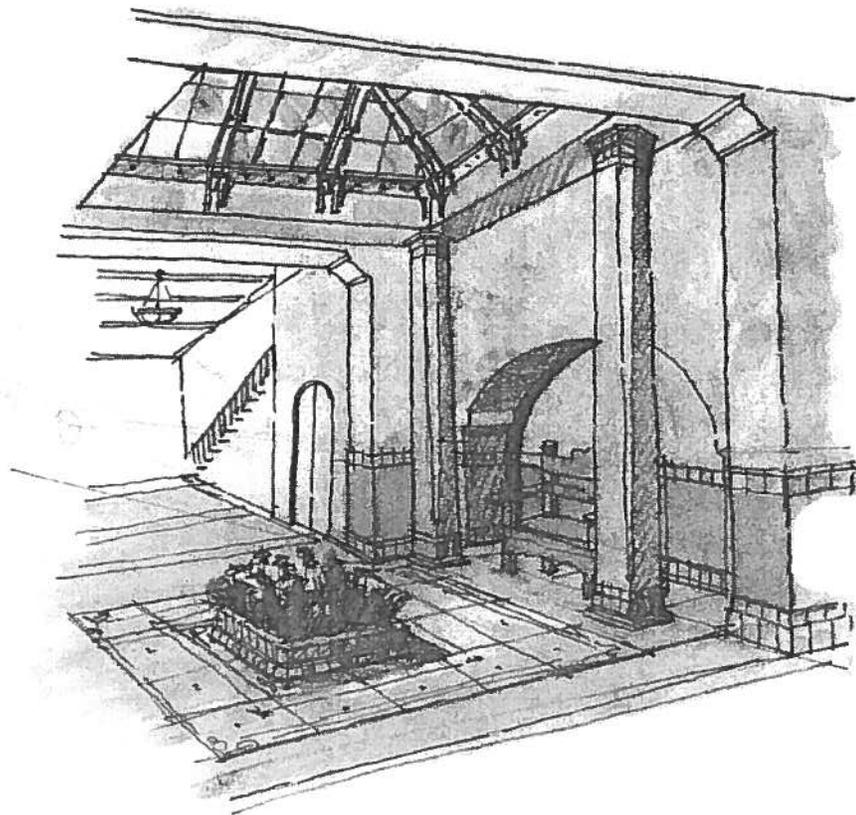
1/8" = 1'-0"



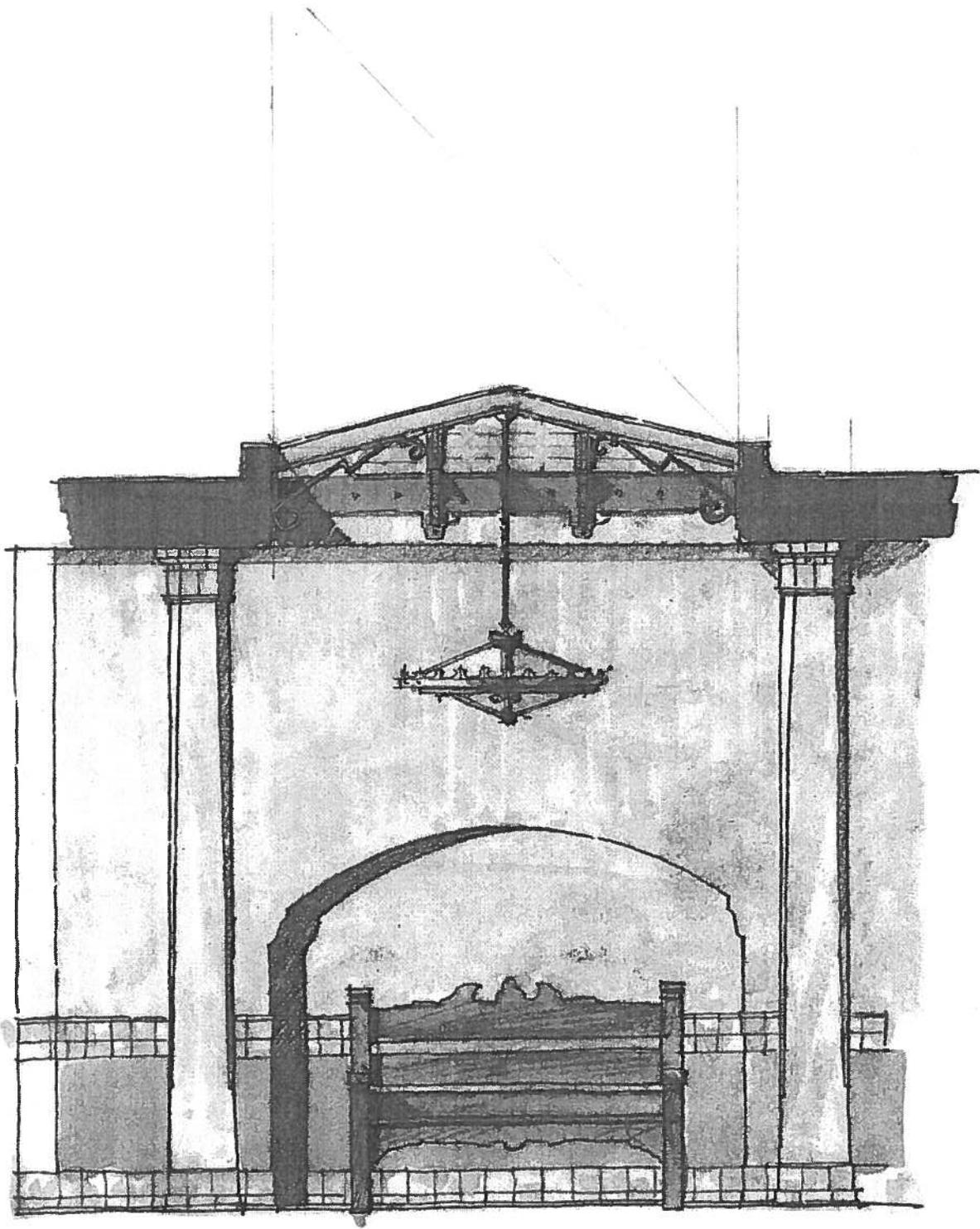
EXISTING PORCH



SKETCH OF INTERIOR W/ SCALE - 1/8" = 1'-0"



SKETCH OF PLANTER AND SKYLIGHT ATRIUM



SECTION AT SKYLIGHT
1/2" = 1'-0"

APPENDIX B
ARCHIVAL SOURCES

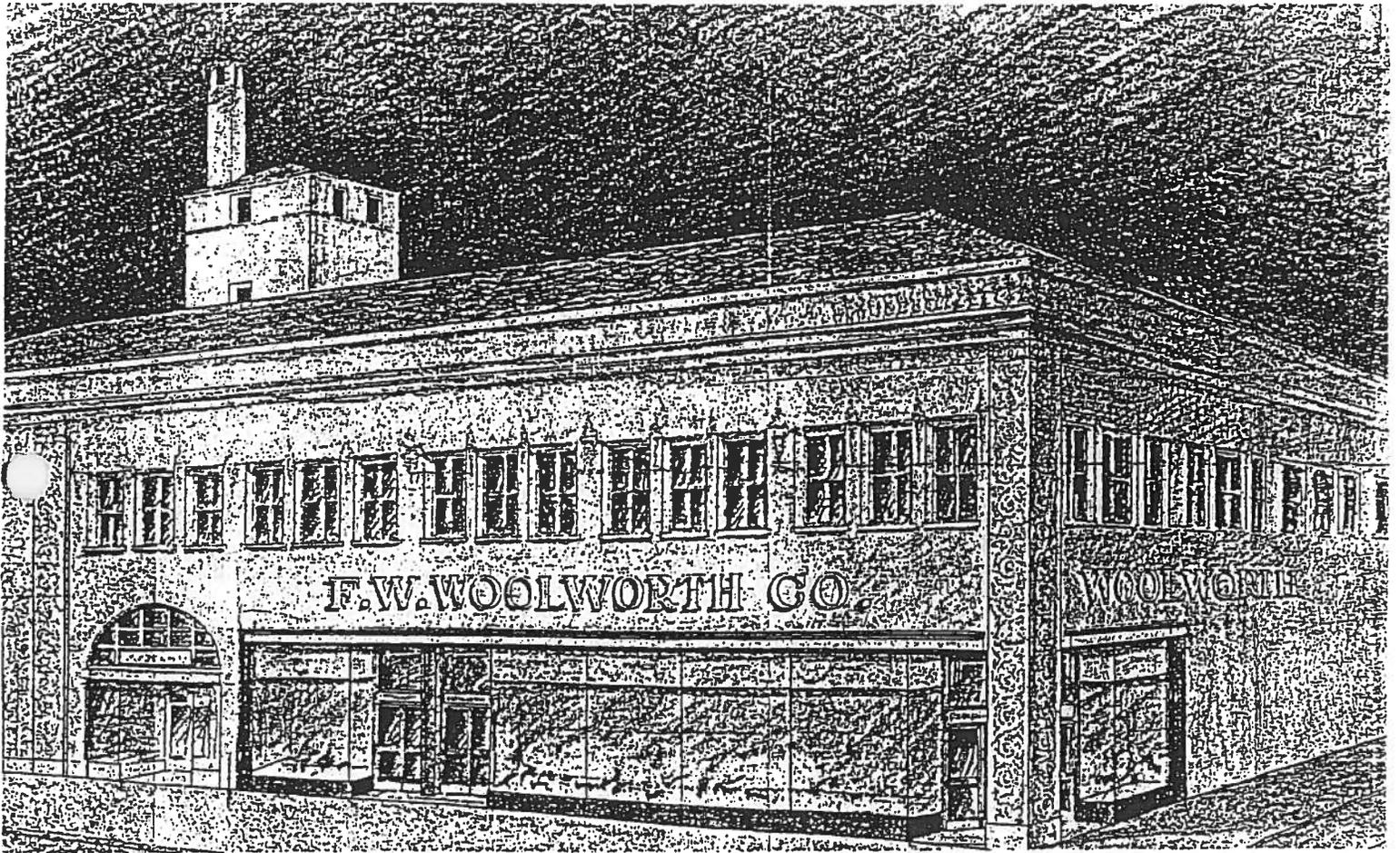


Figure 4-1 Woolworth's Architectural Plan 1949-north corner
A.I.A. Plan Archives

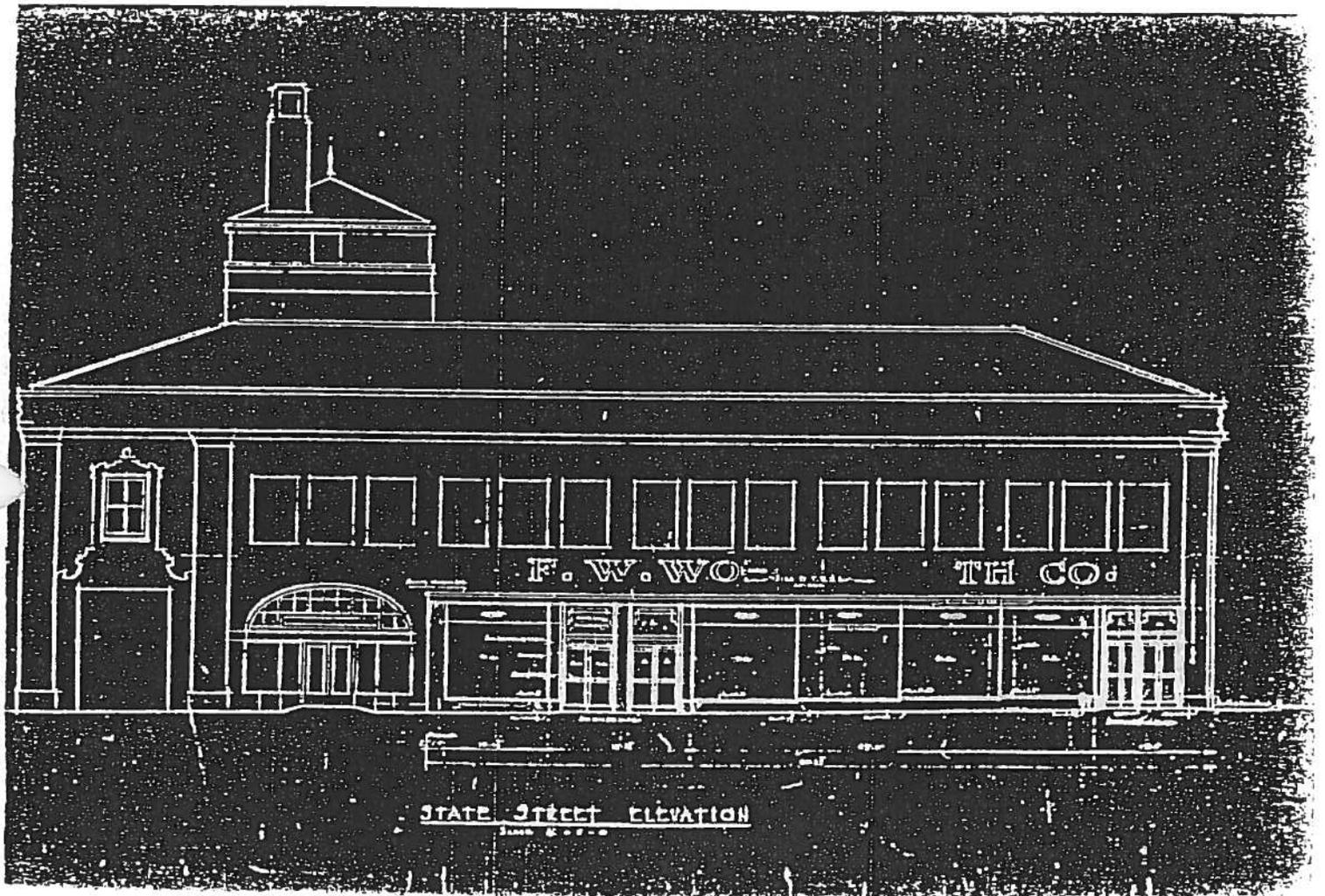


Figure 4-2 Woolworth's Architectural Plan 1949-State Street elevation
A.I.A. Plan Archives

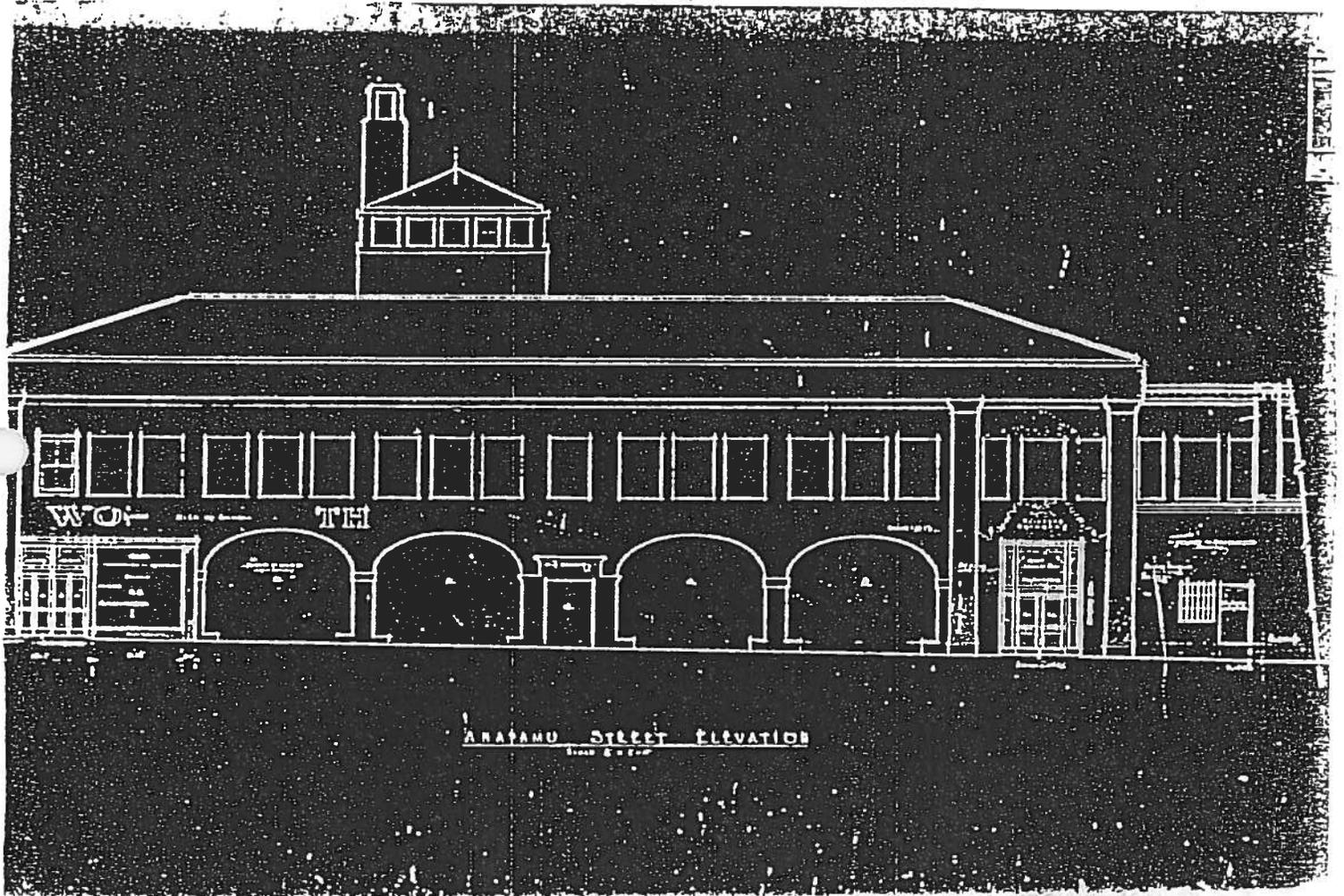


Figure 4-3 Woolworth's Architectural Plan 1949-Anapamu Street elevation
A.I.A. Plan Archives

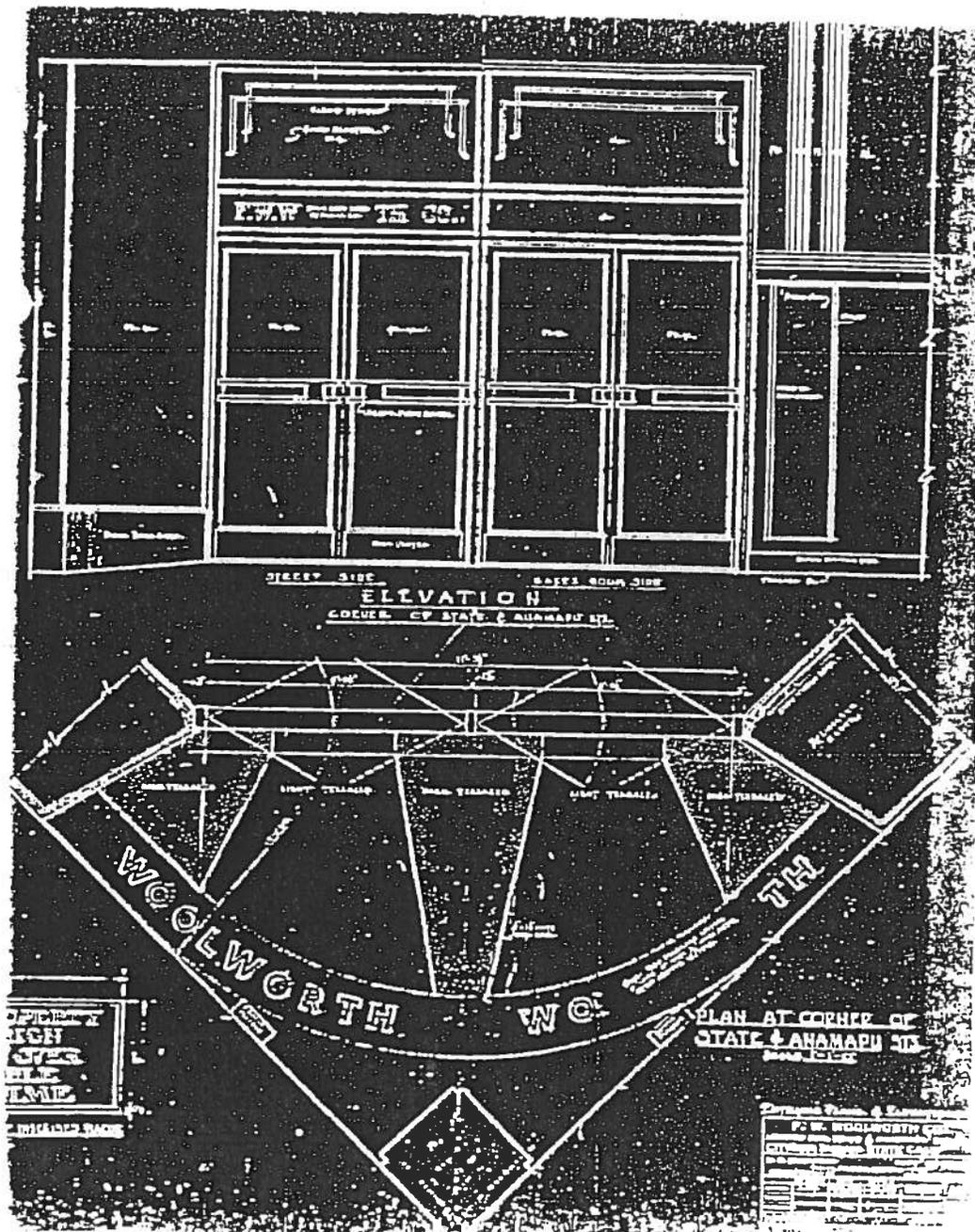


Figure 4-4 Woolworth's Conceptual Plan 1949-north corner detail
A.I.A. Plan Archives

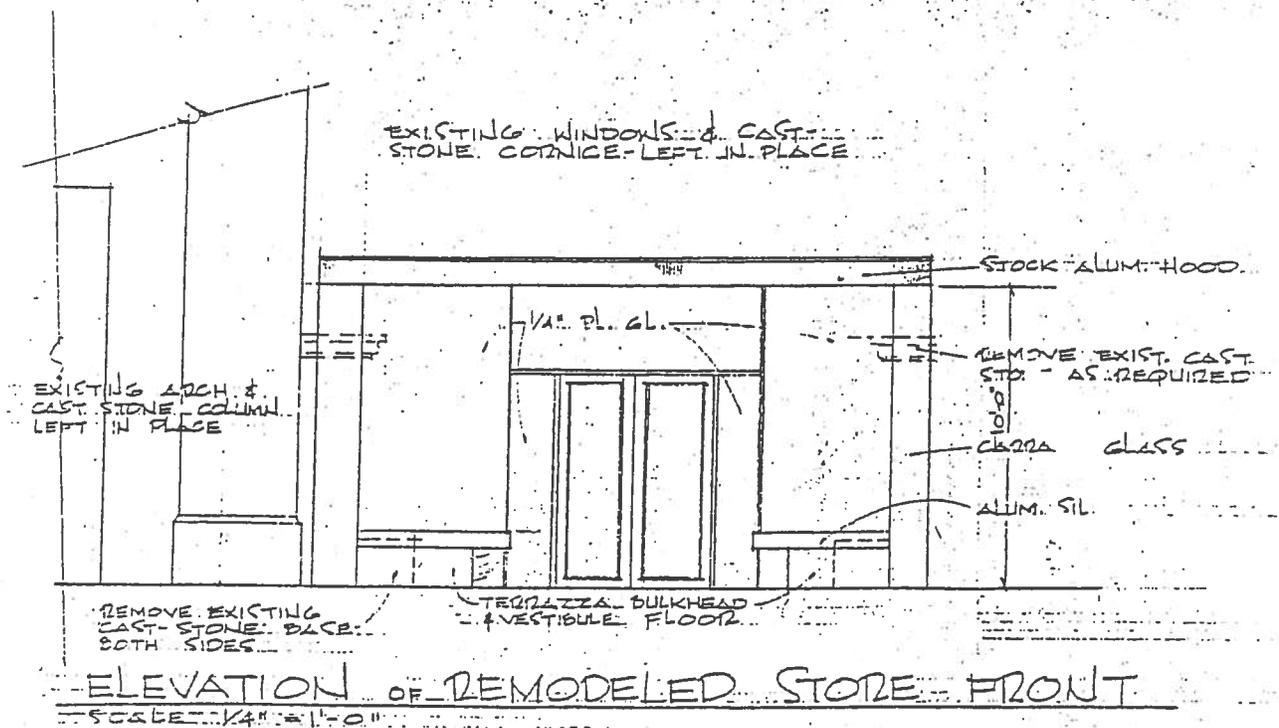
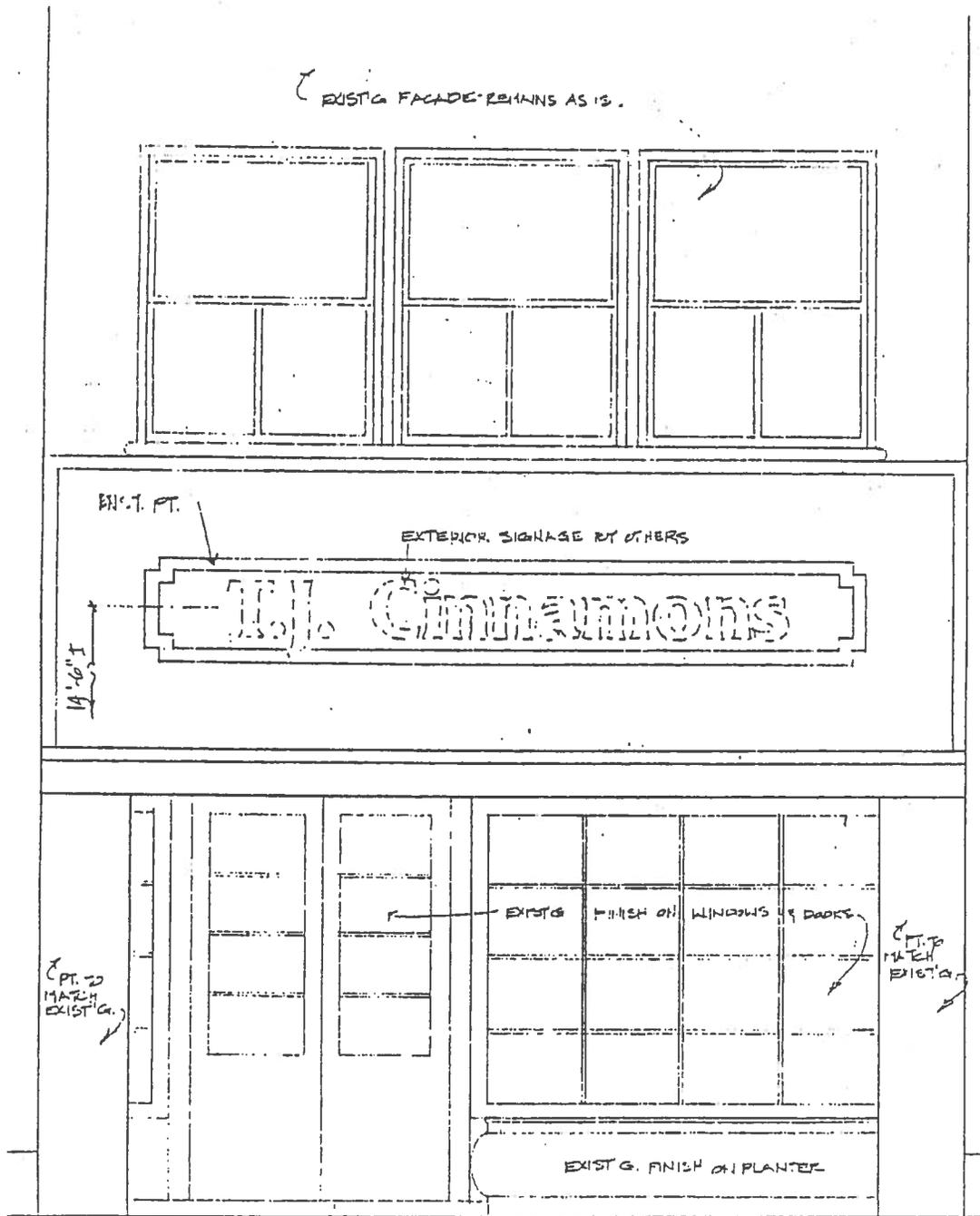


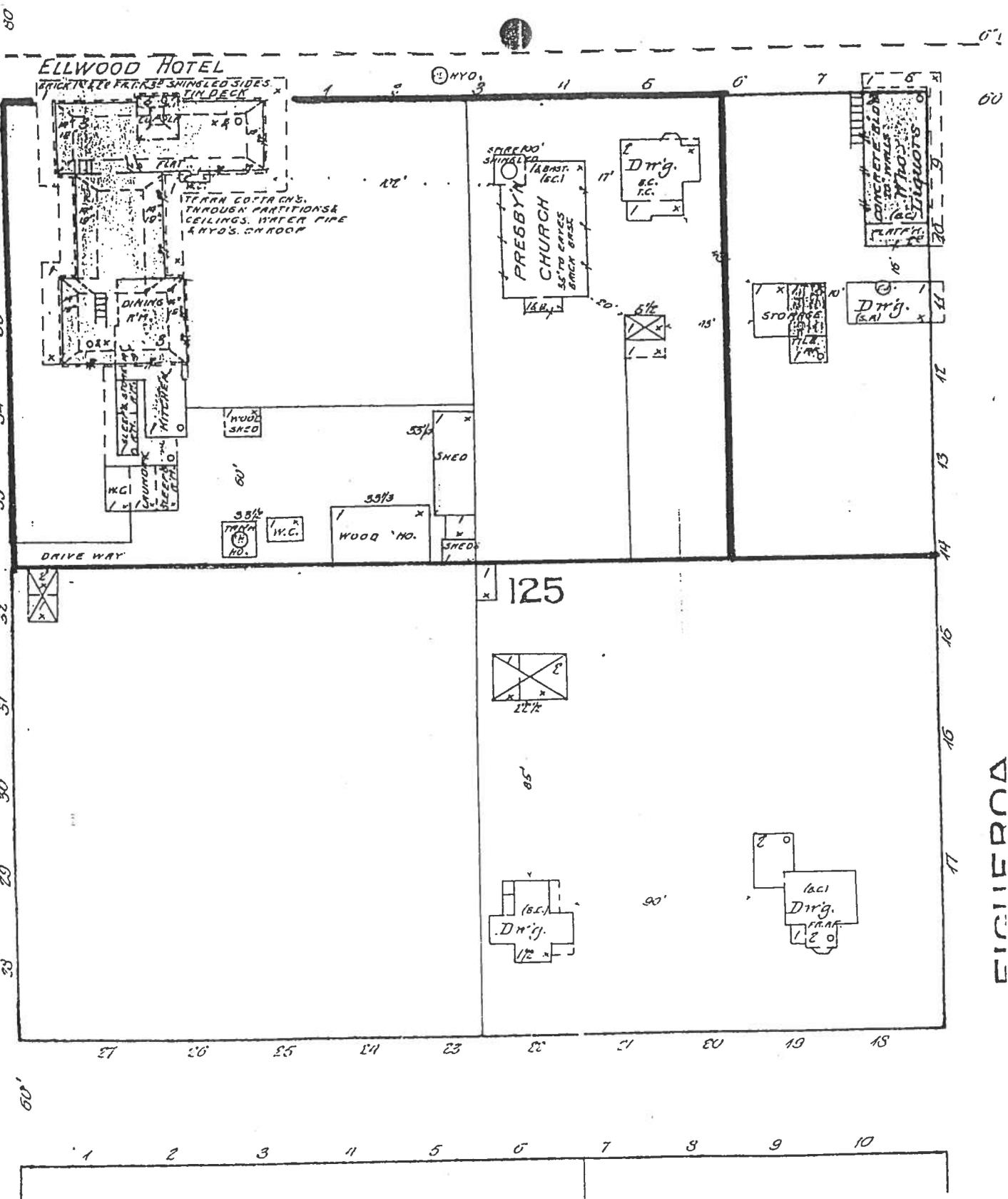
Figure 4-5 1131 State Street Remodel in 1957, R. I. Hoyt, Architect
A.I.A. Plan Archives




EXTERIOR ELEVATION
 $\frac{3}{8}'' = 1'-0''$

Figure 4-6 1131 State Street Remodel in 1986, R. H. Schweers, Architect
 A.I.A. Plan Archives

SHEET NO. 12. ANAPAMA



Sanborn Fire Insurance Map 1886

E. ANAPAM

Nov. 1892
SANTA BARBARA
CAL.

18

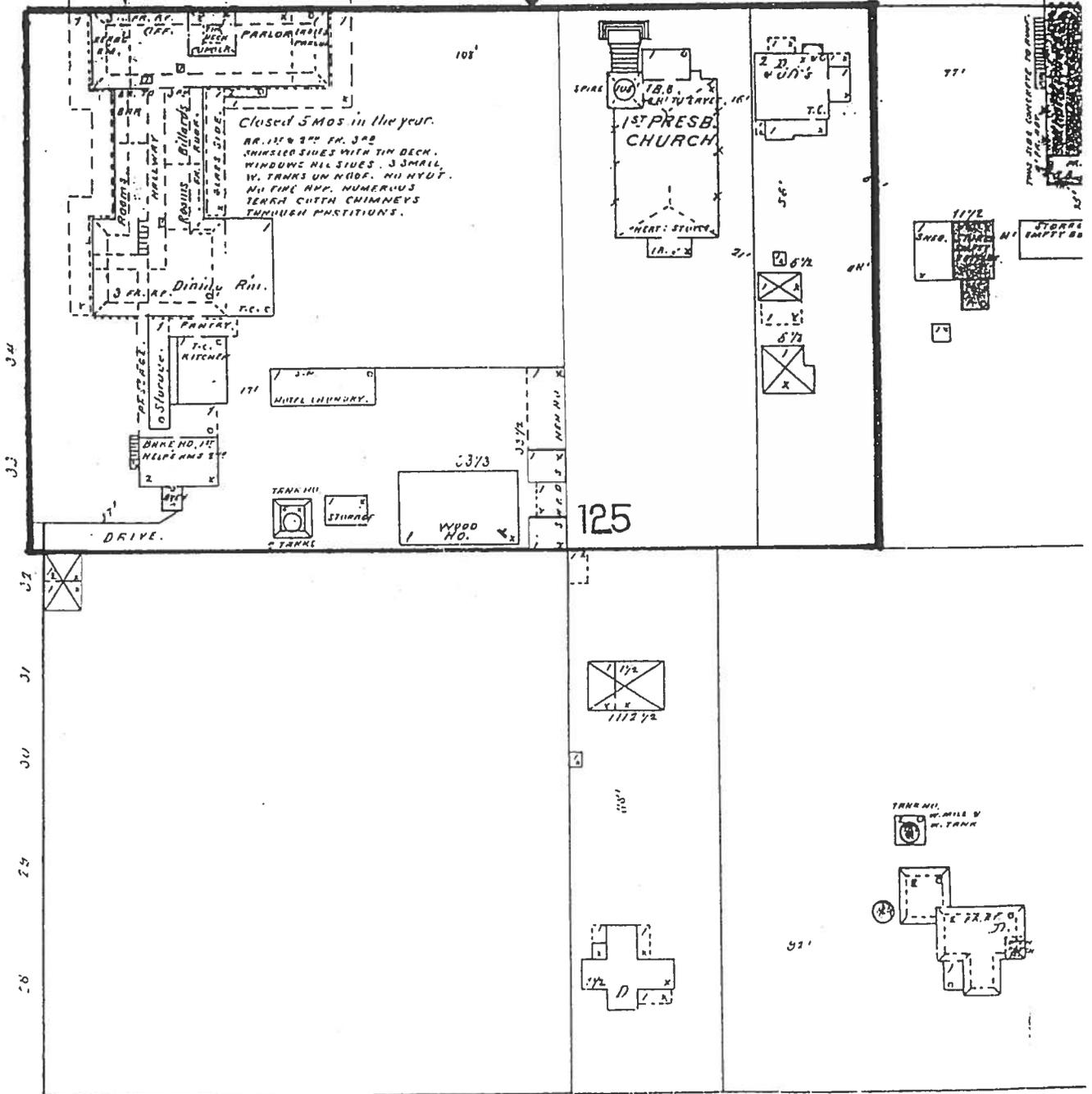
STATE

SAN MARCOS HOTEL

60'

42
43
44
45
46
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56

W. ANAPAMU



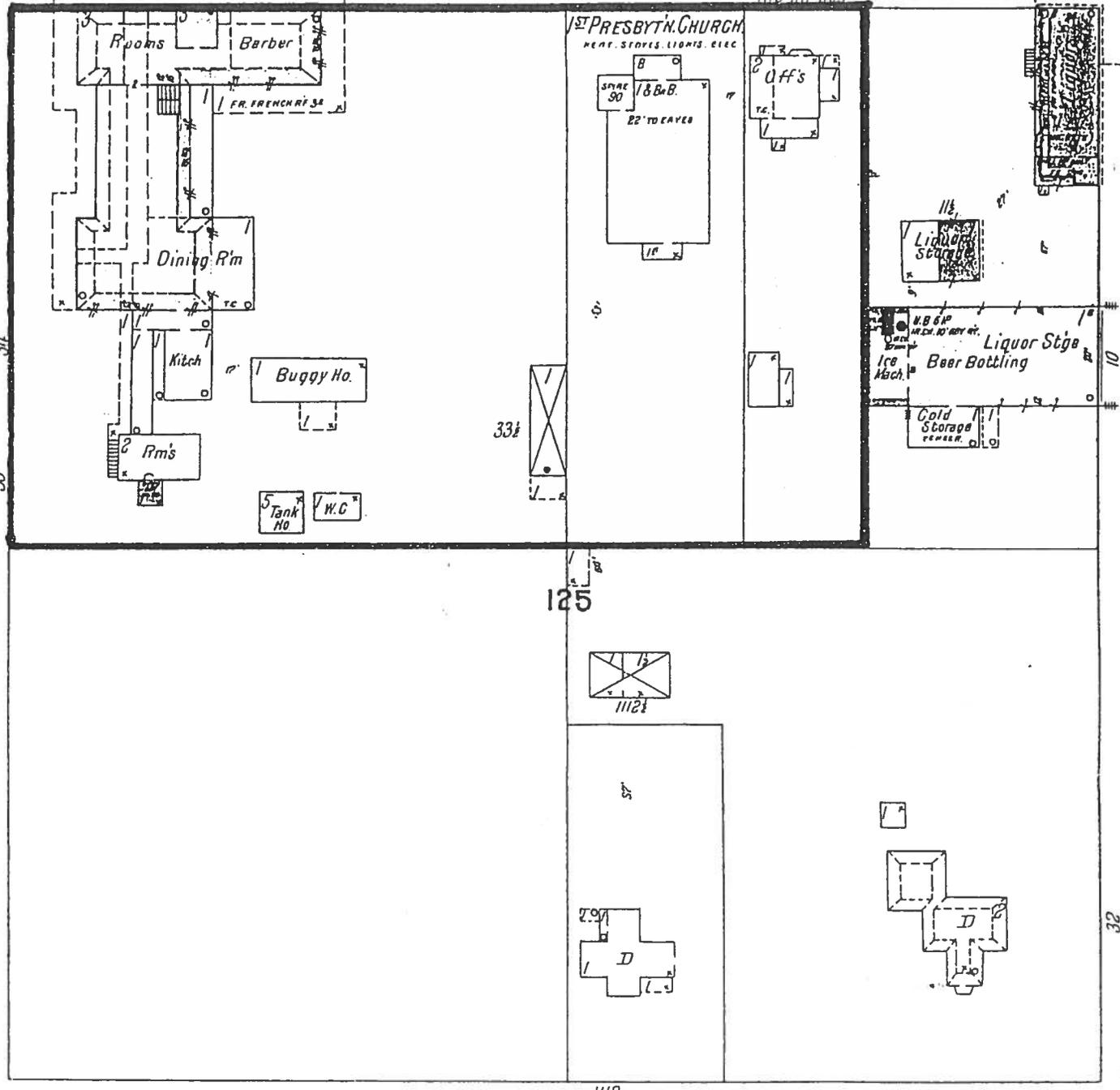
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Sanborn Fire Insurance Map 1892

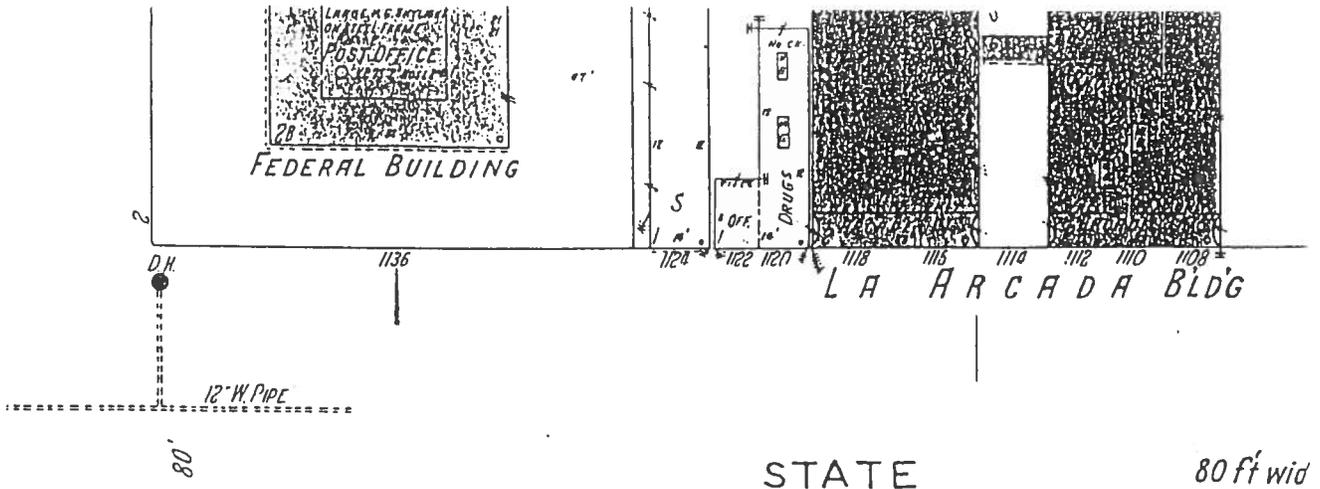
STATE

SAN MARCOS HOTEL

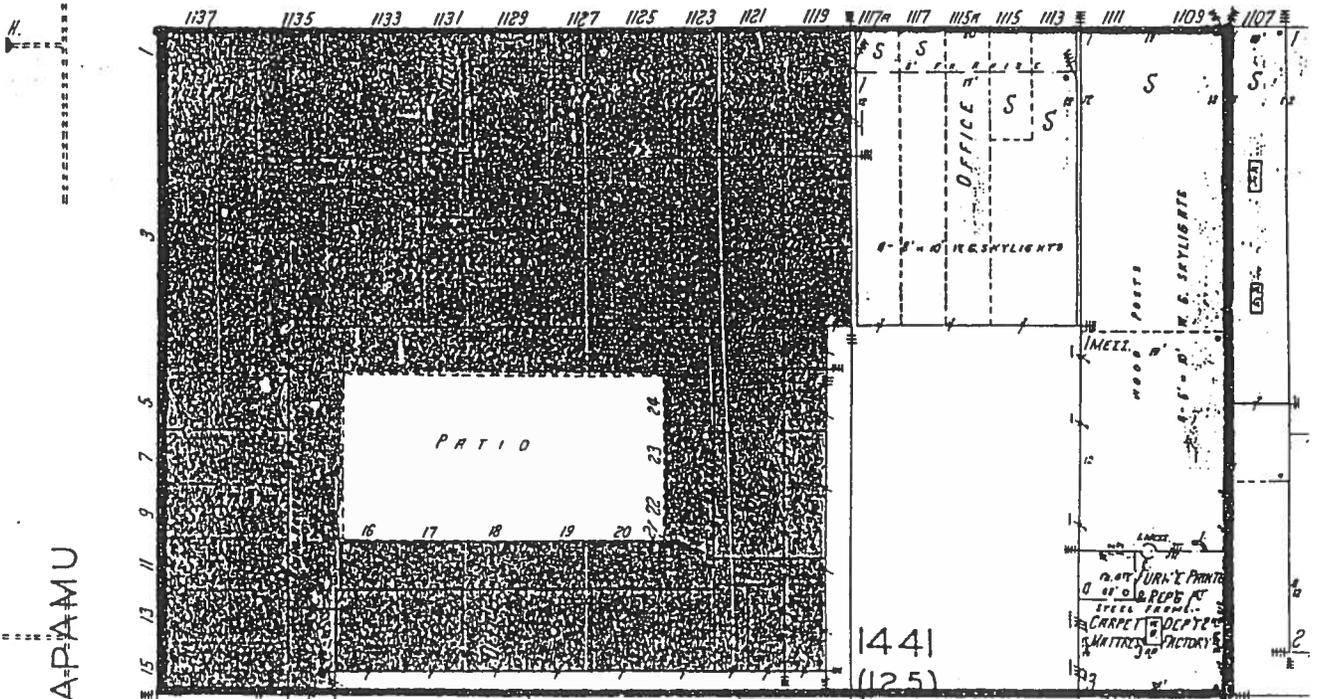
ST. PRESBYT. CHURCH
HEAT, STAIRS, LIGHTS, ELEC.



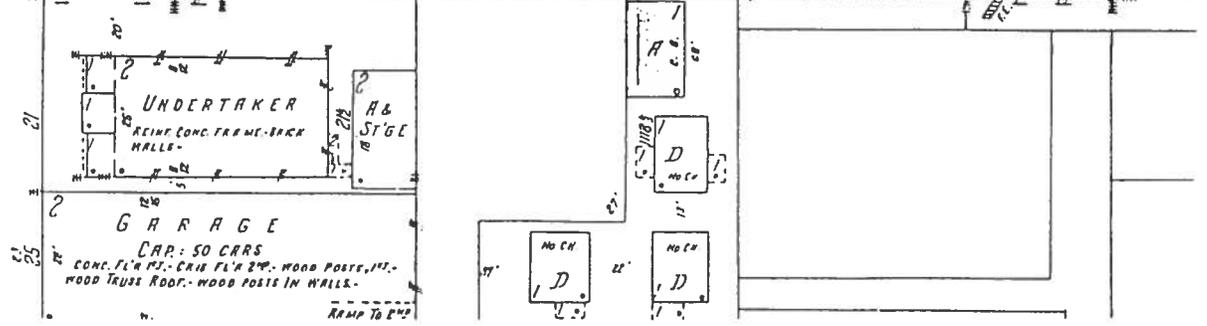
Sanborn Fire Insurance Map 1907



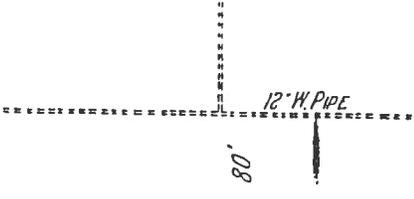
SAN MARCOS BUILDING



W. ANAPAMU

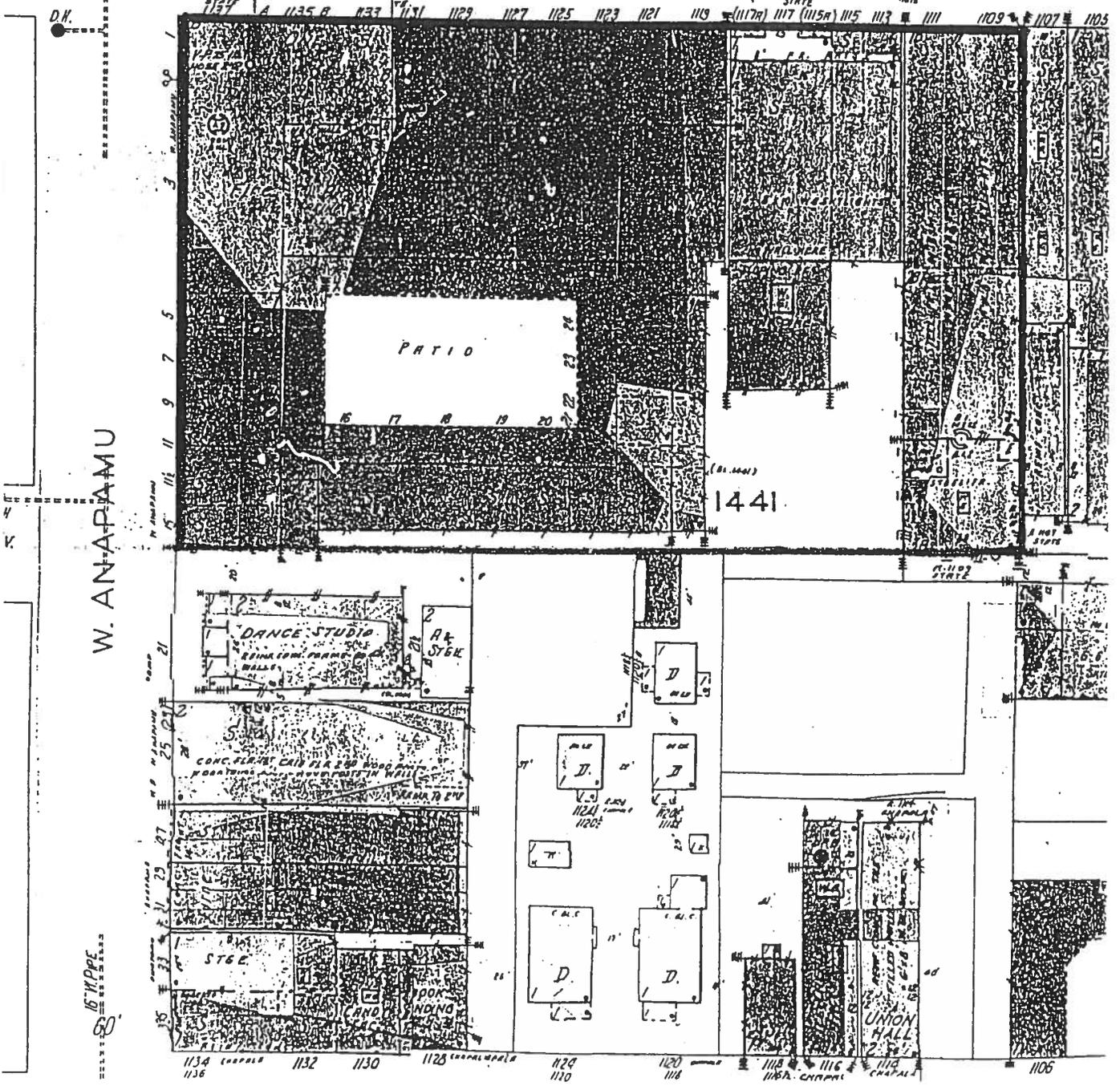


Sanborn Fire Insurance Map 1930

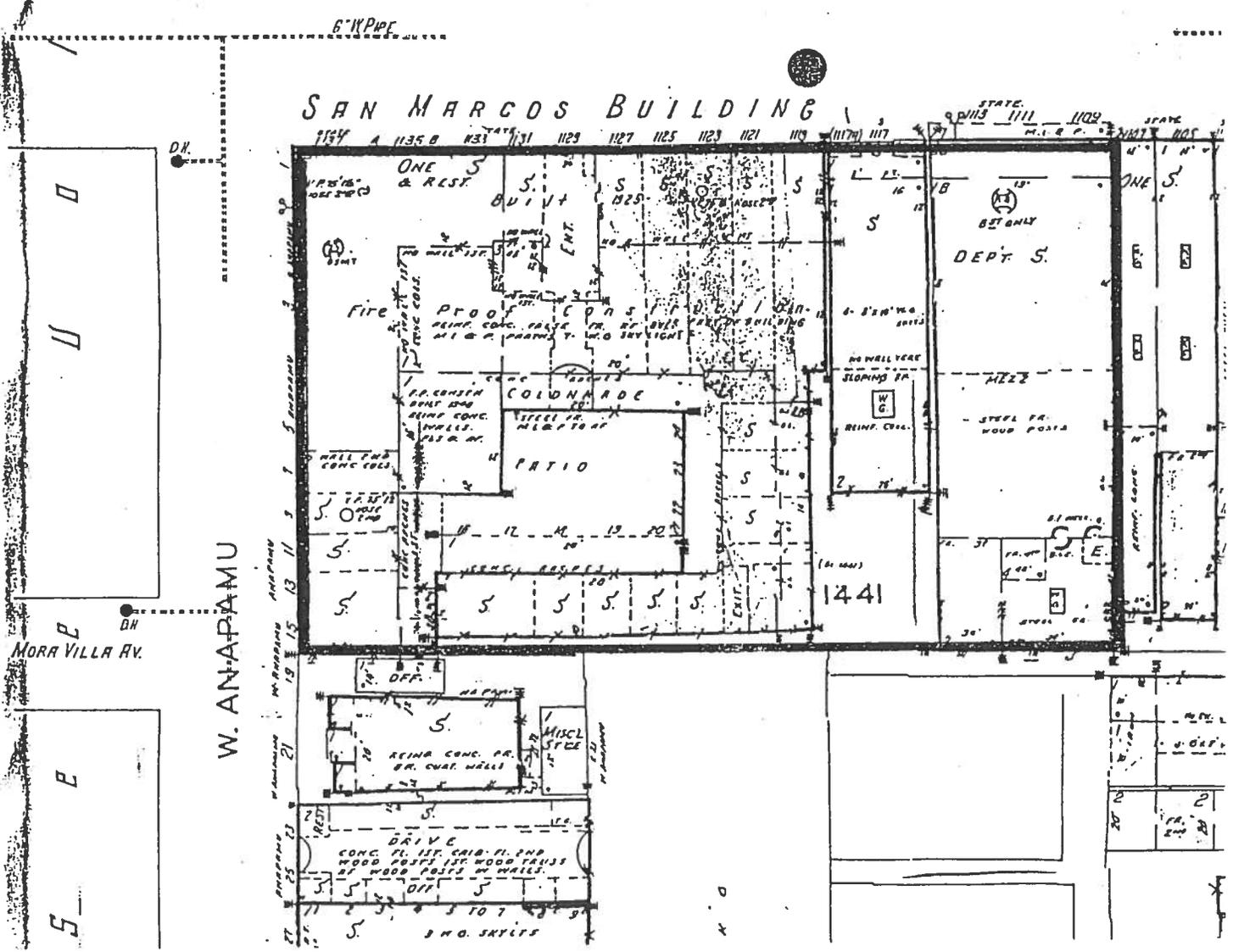
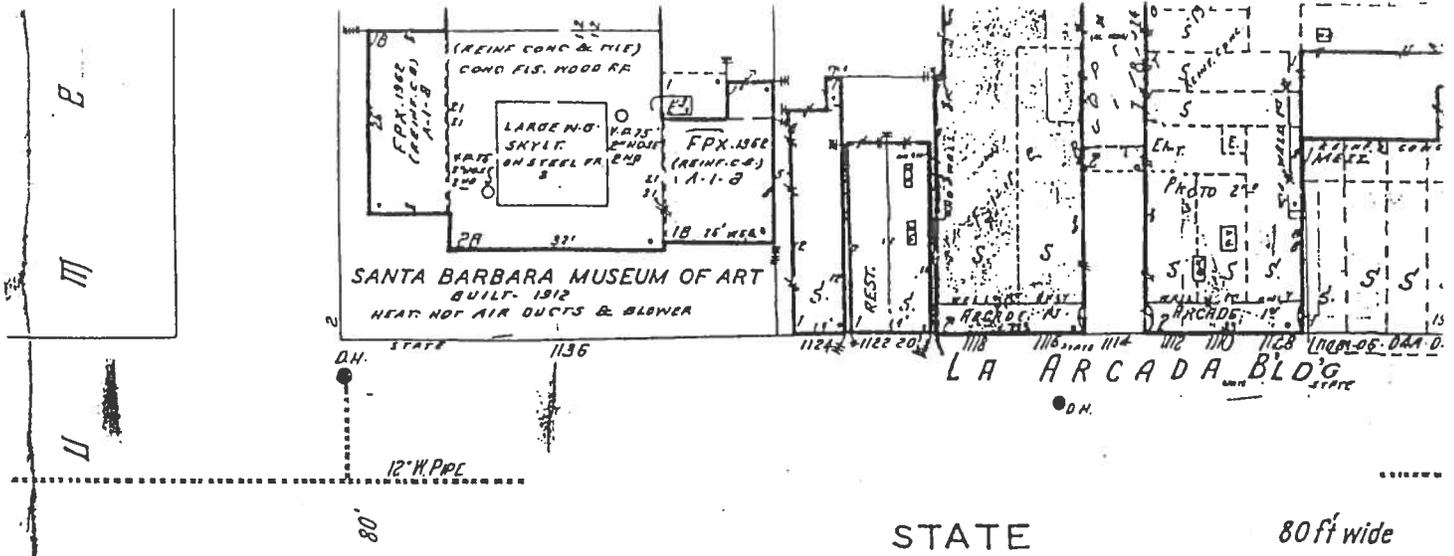


STATE 80ft wide

SAN MARCOS BUILDING



Sanborn Fire Insurance Map 1950



Sanborn Fire Insurance Map 1969

APPLICATION FOR THE ERECTION OF BUILDING

BUILDING DEPARTMENT, City of Santa Barbara.

A 339

Permit Number

Application is hereby made to the Building Department of the City of Santa Barbara for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

FIRST: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Santa Barbara.

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

To Erect)
To Repair) a Brick Building to be used as a Store

by Henry Long owner address 1109 State Street phone

Architects name _____ Address _____ Phone _____

Contractors name A. H. Cherry Address 609 Central Bldg. Phone 62

3. To be located on lot No. 7 in Block 127 of the _____ Subdivision.

4. Fire District Yes 5. Zone District III Height District _____

6. Width _____ Length _____ Height _____ Number of Stories 1

7. Area of Building _____ Sq. Ft. Estimated cost per sq. ft. _____ Total Cost \$250.00

8. Is there any existing (old) building on lot? _____ How used? See 300

9. Size of proposed building _____ x _____ feet. Height to highest point _____ feet. 10. Number of stories in height _____ Character of ground _____

11. Material of foundation _____ Size of footings _____ Size of wall _____ Depth below grade _____

Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____

13. Give sizes of following materials: REDWOOD MUDDSILLS _____ x _____ Girders _____ x _____ EXTERIOR studs _____ x _____ INTERIOR BL. _____

studs _____ x _____ Interior Non-Bearing studs _____ x _____ Ceiling joists _____ x _____ Roof rafters _____ x _____ FIRST FLOOR JOISTS _____

Second floor joists _____ x _____ Specify material of roof _____ 14. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) A. H. Cherry (Owner or Authorized Agent)

County of Santa Barbara) ss.
State of California,)
On the _____ day of _____ in the year 19 _____ before Me a Notary Public in and for said County and State duly commissioned and sworn, personally appeared _____ known to me to be the person whose name is subscribed to the above application, who deposes and says that the above statements are true and correct.

In witness whereof I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.

Notary Public

DATE	Received
AUG 24 1925	AUG 24 1925
Referred Back	Issued
Acts. Ady. Com.	Final Approval
	E. H. Cherry Aug 24 1925
CHECKING	Structure By
Zoning By	Architectural By
Amos	E. H. Cherry Aug 24 1925
State Law By	Issued By
	Amos AUG 25 1925

CITY OF SANTA BARBARA—BUILDING DEPARTMENT, ST.
Application for the Erection of Building

A-1262
 Permit Number

LOCATION OF JOB No. 1119 - ~~22~~ Street St. Barbara DATES NOV 13 1925

Application is hereby made to the Building Department of the City of Santa Barbara for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by FIRST: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Santa Barbara. THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

by John S. Hawley as owner address Office Bldg. Santa Barbara phone Office 122
 To Erect a Office Bldg. Building to be used as a Class A Office
 1. Architects) Myron & Hunt Address Los Angeles Phone 1572
 Designer) Clarey Address Los Angeles Phone 1572
 Contractors name Clarey Address Los Angeles Phone 1572

3. To be located on lot No. 1 of the III Subdivision.
 in Block I of the III Subdivision.
 4. Fire District I 5. Zone District III Height District 6 1/2
 6. Width 45' Length 45' Number of Stories 2 No. Rooms 2 No. Families 2
 7. Area of Building 2025 Sq. Ft. Estimated cost per sq. ft. \$150.00 Total cost \$304,500.00

8. Is there any existing (old) building on lot? Yes How used? Office Character of ground Clay
 9. Material of foundation 2' 6" Size of wall 10" Depth below grade 8'
 10. Material of chimneys Interior size of flues Interior size of flues INTERIOR BEARING

1. Give sizes of following materials: REDWOOD MUDDSILLS x Girders x EXTERIOR studs x FIRST FLOOR JOISTS x
x Interior Non-Bearing studs x Ceiling joists x Roof rafters x
 Second floor joists x Specify material of roof Concrete 12. Will all provisions of State Housing Act be complied with?

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.
 (Sign here) J. Hawley
 (Owner or Authorized Agent)

County of Santa Barbara) ss.
 State of California,)
 On the 13 day of November in the year 1925 before Me a Notary Public in and for said County and State duly commissioned and sworn, personally appeared John S. Hawley known to me to be the person whose name is subscribed to the above application, who deposes and says that the above statements are true and correct.

In witness whereof I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.
 ALL Applications Must Be Filled Out by Applicant (NOTE:—Turn over and fill out blank on other side.)

CHECKING	Dates
Received and Zoning O.K. by <u>Dwyer</u>	<u>NOV 13 1925</u>
Referred back to owner by A.B.R.	
Referred back to owner by Bldg. Dept.	
Preliminary Approval A.B.R. by <u>W. J. Hughes</u>	<u>11/16/25</u>
Final Approval A.B.R. by <u>W. J. Hughes</u>	<u>11/30/25</u>
Permit issued by <u>Donald S. Smith</u>	<u>NOV 30 1925</u>



CITY OF SANTA BARBARA—BUILDING DEPARTMENT.

Application to Alter, ~~Repair or Demolish~~

LOCATION OF JOB No. 1121 Street State St
 Application is hereby made to the Building Department of the City of Santa Barbara for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
FIRST: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Santa Barbara.
THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

by Jahn S Hawley 1225 State address 7111 phone
 To Alter as owner Stores & Office Building to be used as a
 a Fireproof address Stores & Office Phone 21078

1. Architects)
 Designer)
2. Contractors name H. L. Lasky Address Puey de los Rios Phone 21078
3. To be located on lot No. 125 of the D Height District. 200 Subdivision.
 in Block 1 Fee 2.00
4. Fire District 1 5. Zone District D Height District D Fee 2.00
6. Valuation of proposed work 95.00 including Plumbing, Gas Fittings, Saws, Cesspools, Elevators, Painting Finishing, all Labor and Material etc. \$ 95.00

State No. of buildings on lot 1 Purpose Install temporary partitions
 State on following lines exactly what alteration, additions, etc., will be made to this building:

Size of new addition x No. of stories in height 1 Depth below grade 10
 7. Material of foundation 1 Size of footings 1 Size of wall 1 Interior size of flues 1
 8. Material of chimneys 1 Number of inlets to flue 1 Girders 1 EXTERIOR studs 1 INTERIOR BEARING studs 1
 9. Give sizes of following materials: REDWOOD MUDDSILLS 1 Ceiling joists 1 Roof rafters 1 FIRST FLOOR JOISTS 1
 Second floor joists 1 Specify material of roof 1 10. Will all provisions of State Housing Act be complied with 1

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.
 (Sign here) J. C. Lasky
 (Owner or Authorized Agent)

State of California,) ss.
 County of Santa Barbara)
 On the 1 day of Nov in the year 19 28 before Me a Notary Public in and for said County and State duly commissioned and sworn, personally appeared J. C. Lasky known to me to be the person whose name is subscribed to the above application, who deposes and says that the above statements are true and correct.
 Notary Public
 In witness whereof I have hereunto set my name and affixed my official seal the day and year in this certificate first above written. (NOTE—Turn over and fill out blank on other side.)

CHECKING	DATE
Received and Zoning O.K. <u>[Signature]</u>	NOV 17 '28
Referred back to owner by <u>[Signature]</u> B.R.	
Referred back to owner by Bldg. Dept.	
by <u>[Signature]</u>	
Preliminary Approval	
by <u>[Signature]</u>	
Final Approval A.B.R.	
Structural O.K.	
by <u>[Signature]</u>	NOV 17 '28
State <u>[Signature]</u> O.K.	
Permit Issued <u>[Signature]</u>	
by <u>[Signature]</u>	NOV 17 '28



CITY OF SANTA BARBARA - BUILDING DEPARTMENT
 Application to Alter, Repair or Demolish
 STATE ST

Permit Number
 A-5509

LOCATION OF JOB No. 1117-A Street
 Application is hereby made to the Building Department of the City of Santa Barbara for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 FIRST: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Santa Barbara.
 THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

by B. F. & L. L. KERR 116 E MISSION ST. address

To Repair SEMI-FIREPROOF Building to be used as a STORE BUILDING phone

1. Architects) E. H. WHITTAKER Address Phone

2. Contractors name E. H. WHITTAKER Address Phone

3. To be located on lot No. 2 Subdivision.

in Block Ne 125 of the III-12-43 Height District 2

4. Fire District Ne 125 5. Zone District III-12-43 Height District 2 Fee 2.50

6. Valuation of proposed work Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor and Material etc. \$ 2200

State No. of buildings on lot 1 Purpose to replace deck.

State on following lines exactly what alteration, additions, etc., will be made to this building:

Full parts: new near of store & rear full gages & rear.
Temporary parts: new rafters. Other front.

Size of new addition. x No. of stories in height. Size of wall. x Size of window.

7. Material of foundation. x No. of inlets to flue. x Interior size of flues. x

8. Material of chimneys. x Girders. x EXTERIOR studs. x INTERIOR BEARING

9. Give sizes of following materials: REDWOOD MUDDSILLS. x Roof rafters. x FIRST FLOOR JOISTS.

studs. x Interior Non-Bearing studs. x Ceiling joists. x 10. Will all provisions of State Housing Act be complied with?

Second-floor joists. x Specify material of roof. I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

See Blue print A-1708

E. H. Whittaker (Sign here) (Owner or Authorized Agent)

On the 1 day of February 1930 before Me a Notary Public in and for said County and State duly commissioned and sworn, personally appeared E. H. Whittaker known to me to be the person whose name is subscribed to the above application, who deposes and says that the above statements are true and correct.

In witness whereof I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.

ALL Applications Must Be Filled Out by Applicant (NOTE:—Turn over and fill out blank on other side.)

Received and Zoning O.K.	ES
Referred back to owner by A.B.R.	FEB 13 '30
Referred back to owner by Bldg. Dept.	
Preliminary Approval A.B.R.	
Final Approval A.B.R.	
Structural O.K.	FEB 13 '30
by <u>E. H. Whittaker</u>	
Structural Law O.K.	FEB 13 '30
by <u>E. H. Whittaker</u>	
Permit issued	
by <u>E. H. Whittaker</u>	

APPENDIX C
CULTURAL RESOURCE RECORDS

HISTORIC RESOURCES INVENTORY

(State or U.S. Possession) Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

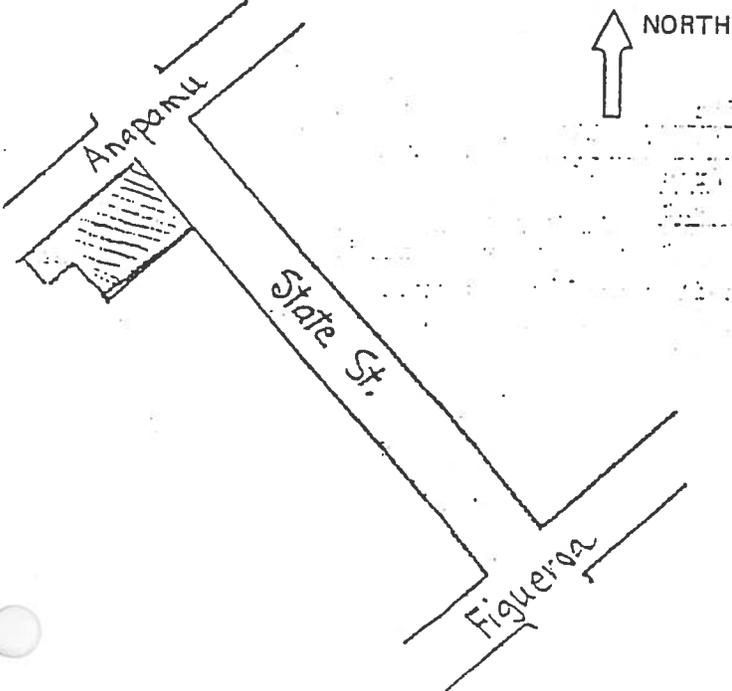
- Common name: San Marcos Building (Woolworth's)
- Historic name, if known: San Marcos Building
- Street or rural address: 1129, 1131, 1133 State Street: 9, 11, 15 West Anapamu Street
 City: Santa Barbara, Calif. ZIP: 93101 County: Santa Barbara
William Ulfelder et al:
- Present owner, if known: Ron Inles Address: 964 Via Los Padres
 City: Santa Barbara ZIP: 93111 Ownership is: Public Private
- Present Use: Stores, offices, restaurant Original Use: offices
 Other past uses: Stores

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

SEE ATTACHED SHEET

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



(#39-231-05 & 39-231-06)

- Approximate property size:
 Lot size (in feet) Frontage _____
 Depth _____'
 or approx. acreage _____
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other
- Date(s) of enclosed photograph(s): October 15, 1972

San Marcos building

Description continued

Figueroa Street side of building has four large arches outlined in stucco. Farther down from the corner the roof line drops and becomes flat. Here are several businesses with plate glass display windows. Shops are separated by an expanse of stucco.

Entrance to hallway and inner courtyard is the State Street doorway of Churrigueresque. Iron gates are just inside entry and small new shops line the hallway. It has a tile floor. Courtyard is paved with large stone slabs and rounds of concrete. Lush vegetation appears here. A restaurant with five glassed-in semi-circular casement windows faces courtyard. Doorway is in the center arch. Flat roof with Churrigueresque detail across eaves including busts. Restaurant was altered in 1975.

Historical facts continued

Col. W. W. Hollister established the "college" (actually a "co-educational boarding school, kindergarten through high school") in 1868 soon after he moved to Santa Barbara from Monterey. It was Santa Barbara's first educational facility. A \$100,000. stock company was formed to finance the venture, Hollister retaining control with 51% of the shares. The first principal of the school was Ellwood Cooper, a friend of Hollister. When in the 1870s the college foundered, Hollister decided to turn the school into a hotel, naming it after Cooper. Since the colonel also owned the nearby Arlington Hotel, he decided that the Cooper Hotel should cater to the "commercial class" and thus avoid any conflict with the Arlington's more prestigious clientele. It was here that Col. Hollister died in the summer of 1886, at age 68. That same year, the hotel changed its name to the San Marcos which it remained until torn down in 1914 to make way for the L-shaped San Marcos Building. (See Walker A. Tompkins, Santa Barbara News-Press, March 15, 1970, A-6).

The 1914 structure was built by Walter Hawley, a Santa Barbara financier originally from San Francisco. Used for general office space, the building was destined to exist only another decade. The structure, a four-story L-shaped building, was caught in the powerful vice of the July 29, 1925 earthquake; the west section along State Street was pounded against the north section on Anapamu, the result was inevitable - the corner portion collapsed, trapping in its rubble a Dr. Engle who had gone to his office early that morning. He was the first of thirteen earthquake fatalities. (See, Tompkins, Santa Barbara, Past and Present, p. 91 & 97, also Santa Barbara News-Press, July 1-6).

Rebuilding after the earthquake was rapid. The top two floors of the San Marcos building were removed and a Spanish Churrigueresque ornamentation applied to the remodeled facade. Since then, change has been minimal. A concrete fountain in the central court was removed in 1954 to a church in Rolling Hills although the basin remains in place. In 1944, John Hawley sold the property to William Ulfelder who in turn transferred the southern portion to Lerner Shops and leased the north part to F. W. Woolworth & Co. With the addition of small specialty shops in the paseo leading to the central court within the last ten years, as well as alterations in the store front and rear wall costing \$20,000. in 1956, the building has remained basically unchanged to today. (See City Building Permits; 1971 Noticias, Santa Barbara Historical Society quarterly Vol. XVII, No. 4; Ken Kolsbun's Discovering Santa Barbara Without a Car, p. 22)

ATTACHMENT
SAN MARCOS BUILDING

CONTINUED:

#6-

Two story hip tile roof with two tiered hip roof tower, the larger being big enough to use as an additional attic room with windows. Ornamental eaves. This is a corner building with 16 windows in the upper story facing State Street and 33 windows facing Anapamu Street. They are recessed and double hung, having louvers in the lower half. Lugsills appear on each window with leaf and shell ornamentation between each window. The Anapamu side has one doorway in the upper story with a balcony and iron railing. Lower story: this building has several entrances facing the two streets. However, there are two dominant entrances with Churrigueresque ornamentation surrounding the doorway reaching upward on each side to the frieze. There is a corner recessed entrance with a walkthrough and large post covered with Churrigueresque at the corner of the building. Plate glass display windows and another entrance face State Street. Anapamu Street side of the building has four large arches outlined in stucco. Farther down from the corner the roof line drops and becomes flat. Here are several businesses with plate glass display windows. Shops are separated by an expanse of stucco.

Entrance to the hallway and inner courtyard is the State Street doorway of Churrigueresque. Iron gates are just inside entry and small new shops line the hallway. It has a tile floor. Courtyard is paved with large stone slabs and rounds of concrete. Lush vegetation appears here. A restaurant with five glassed-in semi-circular casement windows faces courtyard. Doorway is in the center arch. Flat roof with Churrigueresque detail across eaves including busts. Restaurant was altered in 1975.

#20-

Located on this site in 1868 was the "Santa Barbara College", a 2½ story French Second Empire brick structure with a 3½ story curved mansarded tower. This building has been attributed to Santa Barbara's famed 19th century architect, Peter J. Barber. Col. W.W. Hollister established the "college" (actually a "co-educational boarding school, kindergarten through high school") in 1868 after he moved to Santa Barbara from Monterey. It was Santa Barbara's first educational facility. A \$100,000 stock company was formed to finance the venture, Hollister retaining control with 51% of the shares. The first principal of the school was Ellwood Cooper, a friend of Hollister. When in the 1870's the college foundered, Hollister decided to turn the school into a hotel, naming it after Cooper. Since the colonel also owned the nearby Arlington Hotel, he decided that the Cooper Hotel should cater to the "commercial class" and thus avoid any conflict with the Arlington's more prestigious clientele. It was here that Col. Hollister died in the summer of 1886, at age 68. That same year, the hotel changed its name to the San Marcos which it remained until torn down in 1914 to make way for the L-shaped San Marcos Building.

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Rebuilding after the earthquake was rapid. The top two floors of the San Marcos building were removed and a Spanish Churrigueresque ornamentation applied to the re-

ATTACHMENT
SAN MARCOS BUILDING

#20 CONTINUED

modeled facade. Since then, change has been minimal. A concrete fountain in the central court was removed in 1954 to a church in Rolling Hills although the basin remains in place. In 1944, John Hawley sold the property to William Ulfelder who in turn transferred the southern portion to Lerner Shops and leased the north part to F.W. Woolworth & Co. With the addition of small specialty shops in the paseo leading to the central court within the last ten years, as well as alterations in the storefront and rear wall costing \$20,000, in 1956, the building has remained basically unchanged to today.