

HISTORIC LANDMARKS COMMISSION  
HISTORIC SIGNIFICANCE REPORT  
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January 2021

530 STATE STREET  
SANTA BARBARA, CALIFORNIA

**Designation Status:** May be Eligible for designation as a Structure of Merit

**Assessor Parcel Number:** 037-173-026

**Constructed:** 1929/Remodeled entrance in 1951

**Architect:** Unknown

**Architectural Style:** Mediterranean

**Property Description:** A two-story, Mediterranean style structure with a low-pitched, side-gabled roof covered in terracotta tiles. As a commercial building in a row of commercial buildings on State Street, the front elevation has the highest detailed of design while the sides and rear are utilitarian. The tiles create a decorative transition from the roof to the smooth white stucco. There are decorative dentils under the narrow eave on the front elevation. The symmetrical, stucco building has two wrought-iron balconies on the second floor under horizontally divided, wood casement windows. The central 2<sup>nd</sup>-floor has two divided light windows openings. The double doors in the square entrance has a large transom and side lights and is flanked with two arched windows with divided light transoms.

The building is eligible for designation as a Structure of Merit under the following criteria provided by the Municipal Code, Section 22.22.040.



530 State Street, 1951 Drawings



**Historic Integrity:** The building was designed in 1929 as a garage in the Mediterranean Style. In 1951 the front entrance was remodeled for a bowling alley this included the iron detailing around the entrance. The building retains most of its original features including the iron entrance from the 1951 remodel, that may have gained historic significance in its own right, so that it has high historic integrity of location, feeling, setting, design, materials, and association. The building can still convey its 1951 appearance.

**Criterion A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation:**

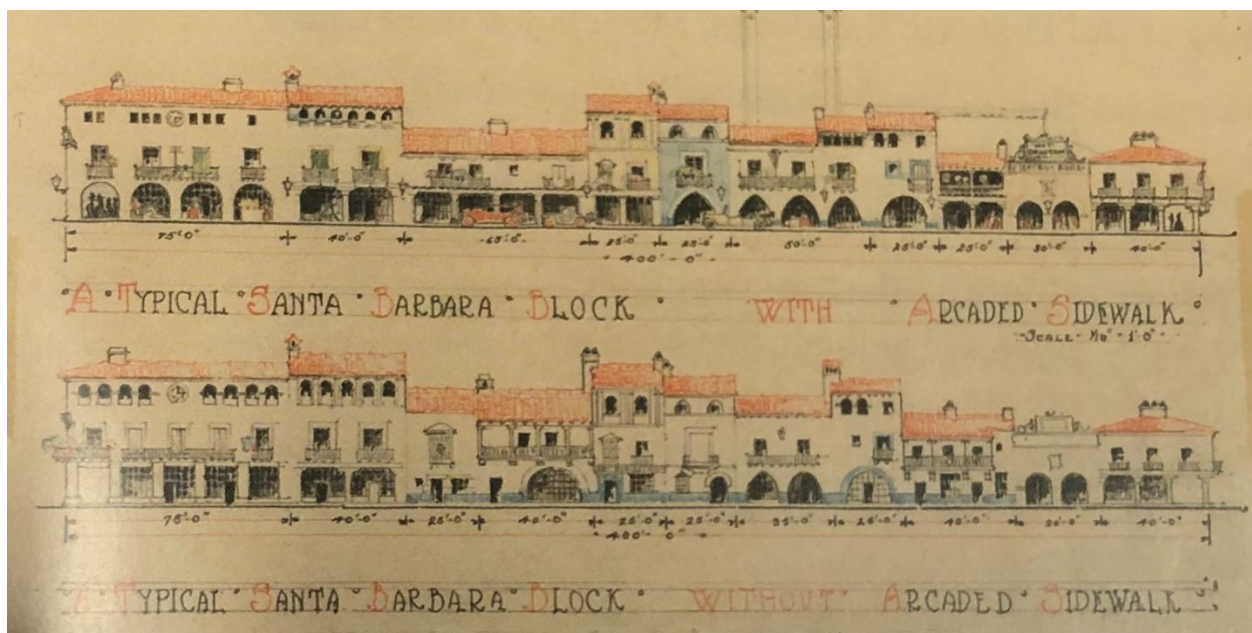
With increased leisure travel to Europe during the late 1800s and early 1900s, patrons began to request architecture strongly based on particular regions of the Mediterranean. The Mediterranean villa was seen as a perfect model for the American country house, as a counter to the Gothic-related forms of Queen Anne and Shingle styles. With more advanced printing techniques, as well as carefully studied drawings and photographs, architects were able to base their designs on highly accurate academic books of Italian architecture. This contrasts with the earlier American Italian movement, the Victorian Italianate, whose source was primarily pattern books that were loosely based on Italian models. In Santa Barbara, Mediterranean style fit well with the Mediterranean-like climate and was easily mixed with the growing popularity of Spanish Colonial Revival style, as well as the thriving Mission Revival architecture. There are examples of commercial Mediterranean style buildings in downtown Santa Barbara, as well as many large homes in the Upper East neighborhood and on the Riviera. Another key to the success of the Mediterranean and Spanish Colonial Revival styles in Santa Barbara was the Plans and Planting Committee, through which Pearl Chase and others helped to sway Santa Barbara towards a more unified architectural style based on the City's Spanish Colonial and Mexican past. After the earthquake of 1925, much of the rebuilding of State Street and the El Pueblo Viejo area was in the Mediterranean and Spanish Colonial Revival styles. The symmetrical rounded arch openings flanking the centered entrance and the





symmetry of the casement doors with the wrought-iron balconies on the second floor reflects the design envisioned by the planners as character-defining elements of Santa Barbara, a theme carried throughout downtown. The building sits in the center of El Pueblo Viejo Landmark District whose purpose is to preserve and enhance the unique heritage and architectural character of the central area of the city developed around the Royal Presidio. El Pueblo Viejo Landmark District has many of the City's important historic and architectural landmarks. While, regulation of architectural styles of new construction in the Spanish Colonial or Mediterranean styles enhances the cohesiveness of the area, preservation of the original pieces of architecture from the 1920s is essential to keeping the Landmark District authentic and illustrate the art, materials, and creativity of the 1920s when architects and planners sketched and envisioned the Spanish Colonial Revival streetscapes of Santa Barbara. Between 1923 and 1925 George Washington Smith, other local noted architects of Santa Barbara, the Community Drafting Room and the Allied Architectural Association of Los Angeles, demonstrated, through a public exhibition of drawings, how individual blocks of State Street could be reconstructed within the unifying Spanish Colonial Revival style. As part of El Pueblo Viejo Landmark District and the commercial core of the City, the building embodies the vision of the public exhibition drawings. The building is part of an original streetscape constructed just after the earthquake as envisioned by the planners with the character-defining elements of Santa Barbara; a theme carried throughout downtown. The volume, height, massing, footprint and character-defining features demonstrate the goal of the early plans for downtown Santa Barbara.

The building qualifies under criterion A as an excellent example of an original Mediterranean style commercial building in El Pueblo Viejo Landmark District that is essential to the identity of Santa Barbara.



1923 Sketch of Typical Santa Barbara Block by George Washington Smith. Courtesy of UCSB Art, Design, & Architecture Museum

**Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation:**

An important part of Santa Barbara's architecture, the Mediterranean style pre-dates the Spanish Colonial Revival and was key to Santa Barbara's spirit as the new American Riviera. Having both a climate and geography similar to the coastal hill-towns of the Italian Riviera, Santa Barbara embraced the architecture well suited to the Santa Barbara lifestyle. This structure may qualify under Criterion D

due to the following character-defining features:

- **Massing and form:** The form of the Italian Mediterranean building is a rectangular, two stories tall, with a gabled side roof that extends into a flat roof and bumps up into a third story toward the rear.
- **Roof:** Terra-cotta red tiles cover the low-pitched, side-gabled roof.
- **Balcony Details:** Cantilevered wrought-iron balconies on the second floor defined by delicate brackets.
- **Wall Materials:** Smooth, whitewashed, planar, stucco walls, with the emphasis on broad, uninterrupted wall surfaces punctuated by careful use of symmetrical openings.
- **Window and Door Details:** The first floor has arched narrow rectangular openings with divided light transoms flanking the central entrance and the second floor has casement windows with horizontally divided lights.

**Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship:**

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**Work Cited:**

Typical Santa Barbara Block by George Washington Smith, 1923, UCSB Art, Design, & Architecture Museum.