

HABS _____ HAER _____ No. 0135-03C
UTM: A 10/712760/3906610 NR 3 SHL _____ Loc _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: J.P. Andrews Building
2. Historic name: J.P. Andrews Building
3. Street or rural address: 978-998 Monterey Street
- City San Luis Obispo Zip 93401 County San Luis Obispo
4. Parcel number: 02-322-20
5. Present Owner: Fonte, V.S. and M.E., et al. Address: 992 Monterey
- City San Luis Obispo Zip 93401 Ownership is: Public _____ Private X
6. Present Use: Commercial/Office Original use: Commercial/Office

DESCRIPTION

- 7a. Architectural style: Richardsonian Romanesque style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two story brick building has a variety of arched and rectangular openings with decorative detailing at both floors. The most dominant entrance is the angled, recessed corner entry located behind the building corner column. A granite sill coarse extends around the building at the lower window level. Most of the windows are large double hung or fixed glass. A formed metal cornice continues around the building, and is interrupted at intervals with decorative corbels. The parapet is relatively simple except at the Monterey Street frontage, where the parapet steps up, and contains the name and date of the building. The brickwork detailing and ornamentation are reminiscent of the style.



8. Construction date:
Estimated _____ Factual 1893-1906
9. Architect (Kriffin & Ridle)
Addition _____
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 60' Depth 170'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
October 1982

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Kitchen and interior; sandblasted exterior
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: Government
16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? Yes Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

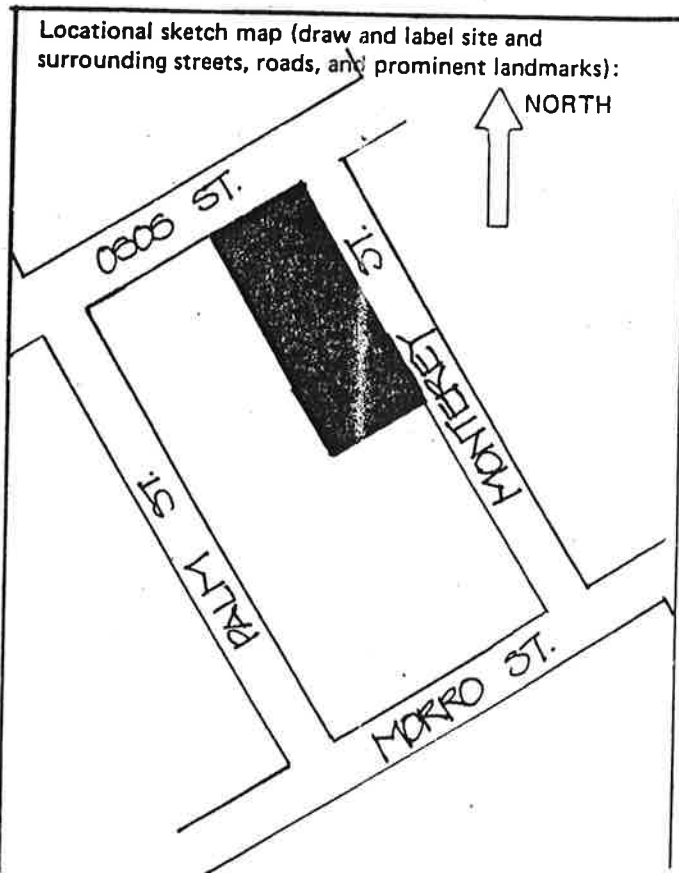
The Andrews Building was constructed in successive stages mostly between 1893 and 1906. The owner, J.P. Andrews, was an industrious and astute rancher, businessmen, and banker who acquired wealth by inventive ranching strategies during the drought of 1862-1863. An early building permit dated October 1, 1910, Block 8, lot 1, list a 31 x 118' four story brick structure estimated to cost \$730,000. The contractors for the structure were Kriffin and Ridle. This was an addition that extended his already large two story L-shaped brick building which fronts both Osos and Monterey Streets. Andrews had erected a luxurious three story hotel called the Andrews Hotel in 1886 in anticipation of railroad business. Built of wood, it was completely destroyed by fire in 1888, and he erected the present two story structure in 1893 which housed the Andrews Bank. Andrews gave the land across the street to the County where the Courthouse now stands. Ownership of the building stayed in the possession of the Andrews family until 1960. It changed hands several times until it was acquired by its present owners in 1973.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Building Permits (1910)
"Paths of History Brochure" - County
Historical Society, San Luis Obispo

22. Date form prepared 23 June 1983
By (name) Historic Res. Survey Staff
Organization City of San Luis Obispo
Address: P.O. Box 321
City San Luis Obispo Zip 93401
Phone: (805) 541-1000





ANDREWS BANKING COMPANY.

J. P. Andrews, Pres.

D. M. Meredith, Cashier.

A General Banking Business Transacted. Special Attention Given to Collections. Exchange on all the Principal Cities in the United States and Europe Bought and Sold.

Photo Fitzhugh.



ANDREWS BANK, 998 MONTEREY STREET, 1890s. In 1894, J.P. Andrews constructed the Andrews Bank building on the northwest corner of Monterey and Osos Streets. The Romanesque Revival-style structure had a variety of arched and rectangular windows, granite and terra cotta ornaments, and decorative detailing. Its granite steps led to an angled, recessed corner that created a secluded yet elegant entrance. Best of all, the two-story brick building was “fireproof.”



ANDREWS ADOBE, 1451 ANDREWS STREET. Built in the late 19th century by Indian laborers, the Andrews Adobe is believed to be one of the oldest surviving structures in San Luis Obispo County. Originally constructed as a one-story house, the edifice might have housed the manager of the mission in the early 1800s. Around 1870, prominent businessman and banker J.P. Andrews purchased the property and lived there with his family for many years. In 1906, at the age of 82, Andrews added a second floor. Today, the adobe is covered in clapboard.