



**City of San Juan Bautista
2005-2006
Certified Local Government Grant
Historical Resources Inventory
And Context Statement**

Historical
Inventory



September 2006





Prepared For:
The City of San Juan Bautista
P.O. Box 1420
311 Second Street
San Juan Bautista
California 95045
(831) 623-4661
Fax (831)623-4093

City Council
Mayor
G. Dan Reed

City Manager
Jan McClintock

September 2006

GalvinPreservation**Associates**



1611 s. pacific coast highway
suite 104
redondo beach ca 90277

Forward

The City of San Juan Bautista's General Plan Historic Preservation Element establishes a comprehensive set of policies to identify and preserve historic resources in San Juan Bautista. Historic preservation is not only an important part of San Juan's character, it is vital to the City's future economic prosperity. The City's rich sense of history and architectural legacy draw hundreds of thousands of visitors to town each year. These visitors sustain local businesses and provide sales tax dollars to City government.

San Juan Bautista is the home of the viable Mission San Juan Bautista and a State Historic Park that includes the Mission Plaza, the Plaza Hotel, the Castro Breen Adobe, and other nearby buildings. The City of San Juan Bautista has a long history of preservation efforts and activism including the San Juan Bautista Historical Society that was chartered in 1965 and a Local Historic District and Preservation Ordinance that was officially adopted in 1979.

Although the City currently has a Historic Preservation Element in the General Plan as well as a Historic Preservation Ordinance, the City's dynamic planning needs requires the ongoing revision and adoption of new methods and policies to ensure the protection of its valuable historic resources while suiting the changing needs of its public. Hence, the City received a Certified Local Government Grant to complete an update to their existing historic resources survey to assist the City with understanding the resources of the more recent past as well as resources that reflect a more ethnically diverse community. The intent of the survey is to inform land use planning and preservation of cultural landscape and to help promote tourism and install pride in the community. This survey update is only one of many goals and programs that have been identified in the General Plan to provide a continued emphasis on historic preservation. However, it is a major milestone in completing the additional goals for the City.

Historic preservation provides cultural as well as economic benefits. San Juan Bautista's older buildings give identity, character and continuity to the City. They provide a context for understanding and appreciating the past. Many place names, works of particular architects, and sites associated with important events or people have been preserved in San Juan Bautista and should continue to be preserved in the future. These features give the City a strong sense of identity and create a sense of belonging. Historic resources provide one of the strongest elements of the small town, rural character that residents want to protect. (San Juan Bautista General Plan Historic Preservation Element, Page 9-6)

Acknowledgements and List of Preparers

This report was prepared by Galvin Preservation Associates Inc. (GPA) under the guidance of the City of San Juan Bautista Planning Staff and City Manager. However, this report could not have been completed without the assistance of many thoughtful residents of San Juan who generously gave their time and talents by conducting surveys, giving oral interviews, attending meetings, writing architectural descriptions, preparing research, and peer reviewing the draft historic context to ensure that this report was accurate and incorporated the participation of the public. For that, GPA and the City of San Juan Bautista would like to extend our gratitude to the following volunteers who without their help, this report could not have been completed. Your spirit, diligence, and support for historic preservation in the City of San Juan Bautista shall not be forgotten. Special thanks go to:

Volunteers:

Charles (Tony) Boch	Rebecca McGovern
Laura C. Botelho	Steve Nishita
Susan Brady	Lolita Pinuela
Ralph Corral	John Ponce
Joe Cullumber	Richard Ponce
Georgana Grossi Gularte	Sheila Prader
Wanda Guilbert	Catherine Templeton
Georgana Gularte	Ted Theony
Carla Hendershot	Caitlin Urie
Frank Luchelli	Cara Vonk
Luis Matchain	

San Juan Bautista City Staff

Jennifer Coile	Jan McClintock
Elizabeth Caraker	Matthew Sundt

GPA staff

Andrea Galvin
Katie Horak
Christeen Taniguchi
Rebecca Smith
Ben Taniguchi
Laura Gallegos
Tonya Autry West

Executive Summary

The City of San Juan Bautista is a Certified Local Government (CLG) who has an interest in preserving and enhancing the buildings, structures, places, and landscapes within the City that reflect the historic and cultural elements of the City's past to safeguard the City's heritage and to promote the appreciation and enjoyment of those resources for the residents and visitors. In 2005, the City of San Juan Bautista's Historic Resources Board applied for and was granted a 2005-2006 CLG Grant from the California Office of Historic Preservation to update and expand the City's existing historic context statement and to conduct a city-wide reconnaissance survey of the City (including updates to information from a survey conducted in 1981). This report documents the survey effort and includes the complete historic context update to supplement the 1981 inventory and historic context. A separate appendix to this report contains the updated inventory and district record forms that were completed as part of this grant project.

The intent of the survey and historic context update is to meet the City's General Plan goal of recognizing historical and cultural resources as an essential part of the City's heritage and maintaining an updated inventory of local historic resources to assist the City with the management and planning for the future. Specifically, the survey update and context are intended to identify properties that are potentially eligible for the National or California Registers, or properties that may contribute to the existing downtown historic district, as well as identify and document rural cultural landscapes that are integral to the character of the City. This information will serve to inform land use planning and preservation, help promote tourism and install pride in the community. Portions of the survey and context update included working with the public and utilizing volunteer efforts.

This project included two elements; 1) preparation of a full reconnaissance and partial intensive level survey of buildings and resources within the City and 2) the development of an updated historic context to provide a framework for understanding the remaining resources. The survey and context were completed in tandem in order to integrate and fuel the findings of each element. The survey portion of the project involved conducting fieldwork to inventory all buildings that were constructed prior to 1960 and the historic context portion included conducting background documentary research into the community's history and architecture. The 1981 historic context that was developed for the City of San Juan Bautista had largely covered the history of San Juan, therefore, this context focuses on updating new information including more recent history and less represented ethnic histories as they

relate to the built environment and is intended to supplement the existing 1981 context.

(i.e. older than >45 yrs)
The reconnaissance survey included looking at all of the buildings located within the city limits and areas of influence (approximately 700 parcels). Of the 700 parcels, inventory forms were completed for 340 buildings that were constructed prior to 1960. A district record update was completed for the existing downtown historic district and a newly defined historic district called the "Concrete Bungalows Thematic Historic District." ✓

In addition to the inventory of properties, several historic contexts were determined to define the existing buildings within the City. Historic contexts are the broad patterns of historical development within the area that are represented by the existing built environment. The identified historic contexts are property-specific to the City of San Juan Bautista and are derived from comparing the built environment to the information gained from researching the area's historical development. This information is used to determine how each property will be evaluated for historic significance in the future.

The historic contexts that were identified within the study area are:

- 1) The Mission Period (1797-1834);
- 2) The Mexican Ranchero Period (1834- 1846);
- 3) A Growing Town: San Juan Bautista as an Important Transportation and Trade Center (1848-1875);
- 4) San Juan Bautista's Agricultural Beginnings- Ranching (1850-1900);
- 5) Economic Decline- The Southern Pacific Railroad chooses Hollister for its Depot (1875-1906);
- 6) The Boom of New Industry-- the Cement Plant (1906-1932);
- 7) Agriculture Continues in San Juan Bautista (1900-1960); and
- 8) Returning GIs and the Postwar Housing Boom (1942- 1960).

There were several different resource types that were identified within the City of San Juan Bautista. These resources were broken down into five categories:

- 1) Single family residences;
- 2) Multi-family residences;
- 3) Commercial buildings;
- 4) Institutions (such as churches and schools); and
- 5) Rural properties. Each of these types of buildings were designed in a wide variety of architectural styles.

Approximately 700 parcels were included within the study area, of which 340 were identified as being more than 45 years old and were inventoried on State

of California Department of Parks and Recreation Inventory Forms (DPR 523A) and were assigned historical status codes. The status codes that were used were adopted from the California Historical Resource Status Codes prepared by the Office of Historic Preservation and are intended to give the City a snapshot idea of the potential historic significance of the properties (see Attachment A). Of the 340 buildings:

- 3 were assigned status code 2S (Individual property determined eligible for the National Register by the Keeper. Listed in the California Register)
- 1 was assigned status code 3S (Appears eligible for the National Register as an individual property through survey evaluation)
- 36 were assigned status code 5D1 (Contributor to a district that is listed or designated locally)
- 19 were assigned status code 5D3 (Appears to be individually eligible for local listing or designation through survey evaluation)
- 74 were assigned status code 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation)
- 207 were assigned status code 7R (Identified in Reconnaissance Level Survey: Not evaluated)

(For a full listing of properties surveyed and their respective status codes, please refer to Attachment B).

This survey was completed in accordance with National Register Bulletin No. 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* and The California Office of Historic Preservation's *Instructions for Recording Historical Resources* (March 1995) and the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*.

Table of Contents

FORWARD	II
ACKNOWLEDGEMENTS AND LIST OF PREPARERS.....	III
EXECUTIVE SUMMARY	IV
TABLE OF CONTENTS.....	VII
INTRODUCTION	1
OBJECTIVES AND GOALS.....	1
DESCRIPTION OF PROJECT STUDY AREA.....	2
SURVEY AND HISTORIC CONTEXT METHODOLOGY	4
PRE-FIELD ARCHIVAL RESEARCH	4
FIELD SURVEY AND DEVELOPMENT OF DRAFT HISTORIC CONTEXTS.....	6
POST SURVEY DATA ENTRY AND PREPARATION OF REPORTS	8
RESULTS- FINDINGS	10
EXISTING HISTORIC DISTRICTS	10
IDENTIFICATION OF NEW HISTORIC DISTRICTS.....	16
IDENTIFICATION OF INDIVIDUALLY SIGNIFICANT PROPERTIES.....	20
IDENTIFICATION OF PROPERTIES THAT WILL REQUIRE FURTHER RESEARCH FOR EVALUATION	20
RESULTS- RECOMMENDATIONS.....	21
RECOMMENDATIONS FOR PLANNING PROCESSES.....	21
RECOMMENDATIONS FOR FUTURE RESEARCH	24
CITY OF SAN JUAN BAUTISTA GENERAL HISTORIC CONTEXT STATEMENT	30
INTRODUCTION.....	30
GENERAL OVERVIEW	31
<i>Early Days in San Juan Bautista.....</i>	<i>32</i>
<i>The Mission Period (1797-1834).....</i>	<i>33</i>
<i>Mexican Ranchero Period (1834- 1846).....</i>	<i>34</i>
<i>A Growing Town: San Juan as an Important Transport and Trade Center (1848-1875).....</i>	<i>36</i>
<i>San Juan Bautista's Agricultural Beginnings- Ranching (1850-1900).....</i>	<i>43</i>
<i>Economic Decline- The SPRR chooses Hollister for its Depot (1875-1906).....</i>	<i>44</i>
<i>The Boom of New Industry-- the Cement Plant (1906-1932).....</i>	<i>46</i>
<i>Agriculture Continues in San Juan Bautista (1900-1960).....</i>	<i>49</i>
<i>Returning GIs and the Postwar Housing Boom (1942- 1960).....</i>	<i>50</i>
SUMMARY	52
SAN JUAN BAUTISTA FOCUSED HISTORIC CONTEXT STATEMENT:.....	54
INTRODUCTION.....	54
<i>The Native American tribes of San Juan Bautista (pre-history to 1960).....</i>	<i>55</i>
<i>Chinese Americans (approximately 1860-1940).....</i>	<i>58</i>
<i>Japanese Americans (approximately 1890-1960).....</i>	<i>61</i>
<i>Filipino Americans (1910-1960).....</i>	<i>66</i>
<i>Mexican Americans (approx. 1834-1960).....</i>	<i>67</i>
SUMMARY	71
CONCLUSION	72
BIBLIOGRAPHY.....	75
ATTACHMENT A	78
ATTACHMENT B	79
ATTACHMENT C.....	87

Introduction

Objectives and Goals

The City of San Juan Bautista received a State of California Certified Local Government grant for the period 2005-2006 to conduct an update to their existing inventory of historic resources and to update their City's historic context. The City of San Juan Bautista was previously inventoried in a 1981 Historical Resources Inventory and Context Statement completed by Kent Seavey. However, the overall goal of this 2005-06 project was to update the 1981 inventory, identify new contextual themes that may have been omitted in the original context statement and include postwar resources that have not been identified or evaluated in the past.

Specifically, this project included the following elements:

- The development of historic context statement for the City by expanding the existing inventory's context statement and themes
- The development of additional detailed comprehensive themes that reflect patterns of development, including the role of its culturally diverse people and immigrants over two hundred years
- The updating of the existing 1981 inventory
- The completion of a reconnaissance survey of San Juan Bautista's approximate 350 properties constructed prior to 1960, followed by an intensive field-level survey of relevant properties. This included the identification, photography, and evaluation of homes and buildings built prior to 1960 for historic, architectural, and/or cultural significance, as applicable.
- The identification and documentation of at risk cultural landscapes that are integral to the character-defining features of the City
- The Insertion and storage of collected data into the California Historical Resources Inventory Database (CHRID)

The intent of the survey and historic context update is to meet the City's General Plan goal of recognizing historical and cultural resources as an essential part of the City's heritage and maintaining an updated inventory of local historic resources to assist the City with the management and planning for the future. This information will serve to inform land use planning and preservation, help promote tourism and install pride in the community.

Description of Project Study Area

The City of San Juan Bautista is a rural community of approximately 1,600 people located in the heart of San Benito County. It is the site of Mission San Juan Bautista (founded in 1797). The study area for this 2005-06 Certified Local Government grant project included all of San Juan Bautista proper and parts of San Benito County. The boundaries adopted for the project study area were those designated as the "Planning Area boundaries" by the Planning Department of the City of San Juan Bautista. Those areas outside of the city boundaries were included as part of this project as they are integral to understanding the broader context of San Juan Bautista's significance.

The project study area encompasses about three thousand acres, including the 449 acres within the city limits. There are approximately 700 parcels within the project study area. Of these parcels, approximately 350 were included in the inventory as containing buildings or structures that are more than 45 years old (constructed prior to 1960). These parcels include single and multi-family residential, commercial, institutional, and agricultural property types. The majority of buildings surveyed were located within city limits; however there are numerous rural properties outside of city limits and within the project study area that were included in the survey. The majority of these rural residences are located along Mission Vineyard Road and Salinas Road (south of town), and Breen, Cagney, and Lucy Brown Roads (east of town and north of Highway 156).

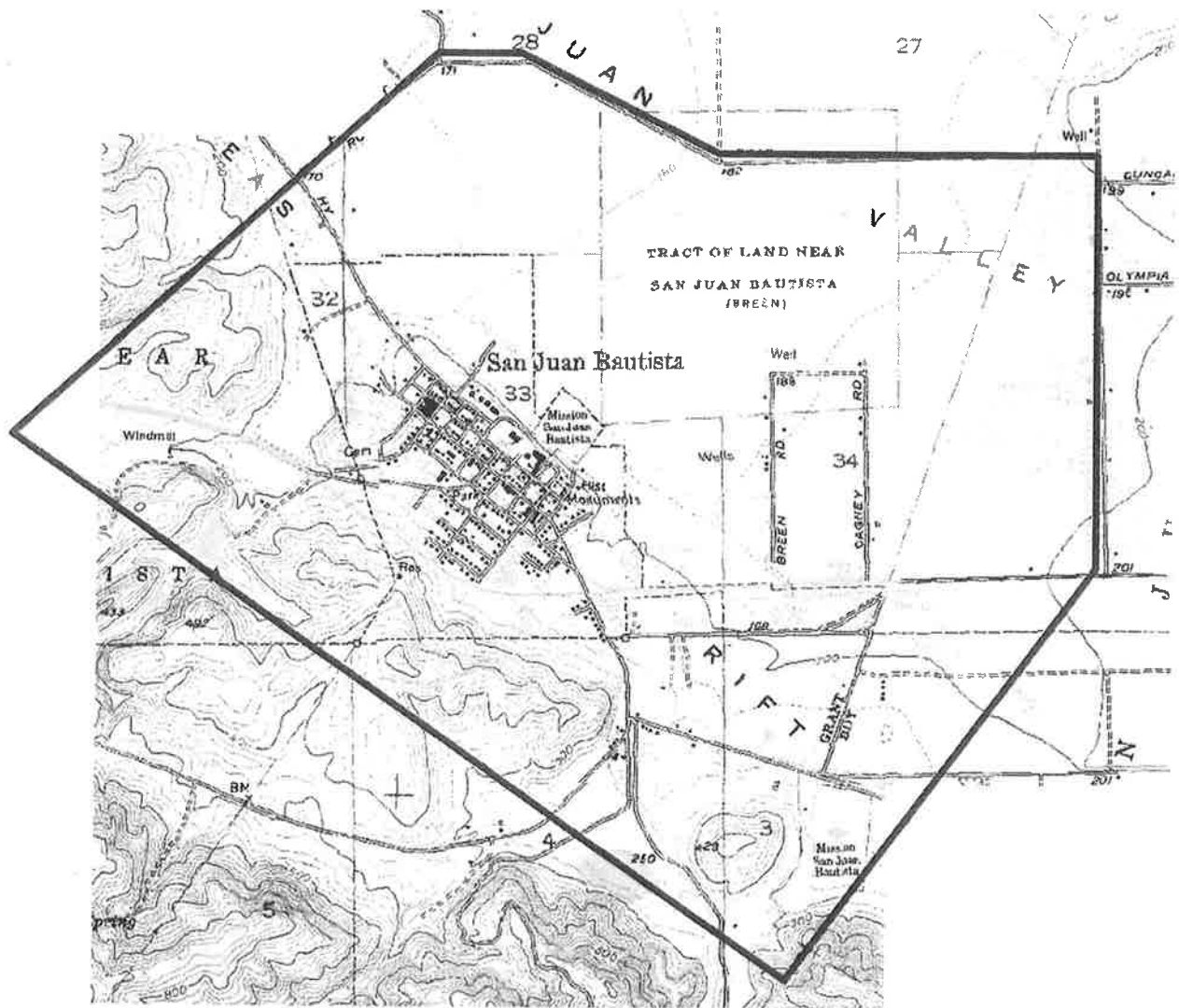


Figure 1: San Juan Bautista Sphere of Influence and Project Study Area

Survey and Historic Context Methodology

The project was contracted to Galvin Preservation Associates Inc. (GPA), who conducted the survey and prepared the historic context update on behalf of the City of San Juan Bautista. In addition to the GPA team members, several volunteers collaborated on this project (see acknowledgement on page iii). The GPA project team consisted of six team members, all of whom meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The team included Andrea Galvin, principal architectural historian/preservation planner; Katie Horak, architectural historian; Christeen Taniguchi, associate architectural historian; Rebecca Smith, associate architectural historian; Ben Taniguchi, historian; and Laura Gallegos, research associate. The survey and development of the draft historic context were conducted from September 2005 to August 2006.

The draft historic context and the historical resources survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation* and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases to include 1) pre-field archival research, 2) field survey and development of draft historic context, and 3) post survey data entry and preparation of reports.

Pre-Field Archival Research

The first phase of work included gathering the necessary data for developing a historic context and building a foundation for conducting the historic resources survey. The information that was gained from the pre-field research was used to develop a context in which to identify properties and served as a basis for evaluating the properties in the future. The purpose of the preliminary archival research was to identify potentially significant individuals, historical events, major industries, related industries (such as support industries) and development patterns. This initial research was used to build the foundation for developing a more detailed historic context that could be used for evaluating the individual properties in the future. The steps of the preliminary historical research included the following:

1. Review of the original Historic Resources Inventory and Context Statement, completed in 1981 by Kent Seavey. This gave the project team a general idea of the types of properties and styles extant in the district.

2. Review of the project area using current and historic topographic maps and aerial photographs. This familiarized the project team with the project area and helped to identify major topographic features such as infrastructure elements, utilities and highways, land use patterns, concentrations of buildings that are related by function, location, or use, and assisted in identifying historical and current development patterns. Historic maps identified early development areas, and current maps provided information on the current number of properties and identified pockets of historical development that had been demolished and replaced with new development.
3. An initial site visit and orientation. The project team drove around the project area to get a feel of the area and to identify potential research themes. The initial site visit was used to orient the project team to major streets and landmarks, to compare existing data with information gained from the map review, to identify potential concentrations of buildings by type, location, function, use, or design and to locate important cultural spots, research repositories, and facilities to be used during field survey. The project team took notes of distinct areas, neighborhoods, and property types/styles to guide more focused research that was used in developing the draft historic context.
4. Assembling written historical data and reviewing previously published contextual histories on the development of the project area and adjacent communities (secondary research). Archival research was oriented toward the identification and description of general trends, groups, and events in the community's history and their known or likely effects on the community's development. The focus of the archival research was specific to the project area, but also used general contextual histories from adjacent communities. This information was used as a foundation for developing the historic contexts for the project study area. The project team identified the contextual themes for developing a timeline for development, major events, and significant influences on the settlement pattern of the area. The archival research was conducted at the local city library and San Juan Bautista Historical Society (the Luck Museum).
5. Preliminary identification of properties that are more than 45 years old. The project team used information from the County Assessor's Office and historic maps to identify which properties that were constructed prior to 1960 to be included in the historic inventory. Unfortunately, the Assessor's data for San Benito County does not include construction dates, and therefore many of the dates needed to be assessed using historic maps or in the field. The Assessor's

information did provide information on the property's address and related parcel numbers, historic and present use, and the owner's name and address. The project team then used the assessor's information for establishing an approximate number of buildings located in the PSA and inserting the pertinent information into the California Cultural Resources Database (CALCRD).

6. Developing methodology for field survey. The project study area contained buildings representing a variety of dates of construction and property types/styles. The purpose of developing a survey method before conducting the survey was to identify concentrations of buildings that are similar in form and construction and to conduct the field survey in a manner that organized the identification effort by buildings that had a possible shared historic context. Additionally, a focused survey method helped to minimize the time it took to conduct the survey by concentrating the survey by geographic region, shared historic contexts, and by the City's needs.

Field Survey and Development of Draft Historic Contexts

The second phase of the project included conducting the field survey and inventory and the developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively and at a more detailed level. During the course of this phase, the historic context was augmented by new contexts that were identified in the course of the field survey and during additional research. Similarly, the field survey methodology was amended based on new information gained from newly identified historic contexts. The second phase consisted of the following:

1. Taking into account necessary precautions. The project team conducted the field survey from the public right of way and consisted of at least two team members at any one time. The survey team did not trespass onto private property without invitation from the property owner and utilized all necessary safety precautions in compliance with all local, state and federal laws, rules and regulations, including all Cal/OSHA requirements.
2. Developing an in-field checklist. A primary architectural historian provided the survey team with a brief description of expected property types and styles. This information and written reference guide was available to all volunteers for reference to expedite in-field data entry, to serve as a check-list for uniform building descriptions, and to assist in identifying typical character defining features of building types and styles. The reference guide for building types and

styles was developed from the information gained during preliminary research and the initial field review.

3. Conducting Field Survey and Photographing Buildings. The survey team used assessor's maps in the field to ensure the proper identification of buildings in relation to property address and location. The team used a digital camera to take, at minimum, one photograph of the façade (principal elevation) of each building and one photograph of each side elevation that was visible from the public right of way. Additional photographs were taken of some buildings to document major alterations to the building or particularly distinctive features. Related features (outbuildings, garages, sheds, masonry walls etc.) were also photographed as an inventory of location and condition of existing related features. The project team kept a detailed photographic log that included the photo accession number, property address, a brief description of photo for identification purposes, date photo was taken, and view (looking toward cardinal direction). The photographs were used for reference in the event that the field researchers had a question on a property after the field survey has been completed. The photographs were saved as jpeg files.
4. Writing architectural descriptions of each of the buildings in the district. Using photographs and notes taken in the field, the survey team (including volunteers) wrote architectural descriptions for every building in the project study are that pre-dated 1960. Included in these descriptions were a determination of style and extant character defining features, a description of every visible elevation, a list of determinable alterations, and a statement of condition.
5. Developing and Refining Draft Historic Context. This phase of the project included completing a review of the available literature found in the pre-field archival research. After the principal architectural historian completed the general background research to establish the historic contexts of the area and developed an outline for the Draft Historic Context, additional research was necessary to focus on specific people, properties, or contexts. The principal architectural historian conducted oral histories with some of the area's older residents and focused and refined the historic context to address the most significant and relevant aspects of the area's history.

Post Survey Data Entry and Preparation of Reports

The last phase of the project included assembling the survey information and editing the DPR 523 forms, inserting the digital photographs into the California Historical Resources Information Database (CHRID), reviewing and editing the Draft Historic Context, identifying possible future research and/or information gaps, providing a discussion of the results of survey and suggestions as to how the survey findings will be incorporated into the local planning process, and inserting and completing sources/notes, maps, formatting and citations for the Draft Historic Context.

1. Inserting electronic photographs into the CHRID. Using the photographs and photographic log that were prepared during the field survey in the second phase of the project, the project team inserted the jpeg photographs into the CHRID and inserted information regarding the property address and APN, a brief description of photo for identification purposes, date photo was taken, and view (looking toward cardinal direction).
2. Peer Review and Editing of the DPR 523 Forms. The project team circulated the completed DPR 523 Forms for quality assurance/quality control. All forms were reviewed by a qualified architectural historian. Particular attention was directed toward the accuracy of information provided, completeness and uniformity of the property descriptions, spelling and grammar, and cross-referencing building addresses and parcel numbers with photographs and building descriptions to ensure an accurate inventory of all existing properties that were constructed before 1960.
3. Assigning status codes to all buildings within the district and project study area. Based on integrity and known information on the buildings, each of the buildings were given one of seven codes (see attachments A & B):
 - **2S.** Determined eligible for the National Register and listed on the California Register;
 - **3S.** Appears eligible for the National Register through survey evaluation;
 - **5D1.** Contributor to an already established district;
 - **5D3.** Contributor to a new district identified as part of this project;
 - **5S3.** A building possessing high integrity and architectural value, which may be eligible for individual designation identified as part of this project; and

- **7R.** Identified as being older than 45 years of age but will require further evaluation.
4. Finalizing Draft Historic Context. The principal architectural historian refined the Draft Historic Context and submitted it to the City staff and a group of community members for review. This phase included incorporating comments from the City staff and members of the community into the Final Draft Historic Context and to format and edit the Final Draft Historic Context. The Draft Historic Context was circulated among the project team for quality assurance/quality control. Particular attention was directed toward the accuracy of information provided, completeness and clarity of the historic context statement, spelling and grammar, and formatting of sources/notes, maps, and citations.
 5. Presenting Final Historic Context and Inventory Findings to City, Historic Resources Board and Public. The principal architectural historian presented the final findings to the City and met with interested parties from the public to discuss the recommendations of the survey and to begin a forum of implementing the roll out of some of the recommendations.

Results- Findings

Existing Historic Districts

There are three previously identified historic districts in the City of San Juan Bautista. Two of the districts were identified during the 1981 historic survey. These two districts include the "Third Street Historic District" and the "San Juan Canyon Historic District." A third identified historic district includes the San Juan Bautista Plaza Historic District, a National Register of Historic Places (NRHP) listed district. These districts were re-evaluated as part of this project to verify that the contributing resources are still eligible and to confirm existing district boundaries.

The Third Street Historic District was identified in 1981 as one of the oldest continuously-occupied settlements in California that is little changed from its 19th century appearance and reflects the various periods of its pas-Spanish, Mexican and American resources. The district was named for the Third Street commercial core of San Juan Bautista from Franklin to Muckeleme Streets because these were the most integrated urban and agricultural historic business district in California. This district largely remains as an intact commercial core representing architectural specimens of Spanish/Mexican era adobes, western false front shops and locally quarried sandstone business buildings. The 1981 survey described the district as an area where one can "walk through an active three block commercial corridor and see so much of California's past and San Juan Bautista's historic fabric still in productive use." The district contains multiple resources significant in the areas of history, architecture, historic archaeology, exploration/settlement, the military, politics, commerce and transportation and meets virtually all the criteria established by the National Register of Historic Places for significance. The 1981 survey recommended nomination as a National Register Historic District.

Figure 2: Boundaries of Third Street Historic District



The Third Street Historic District Boundaries were defined in 1981 to include the area that begins at the northeast corner of San Jose and Third Streets and running south-easterly along Third Street to include Lots 5,6,7, Block 12; Lots 4,5,6 Block 14; Lots 3,4,12,13,14,6,7,8,9,10,11, Block 16; all of Block 18; Lots 7,1,3,4, Block 20; and the southeasterly corner of Lot 5, Block X, thence crossing Third Street to the southwest corner of Franklin and Third Streets, and running in a northwesterly direction along Third Street to include Lots 6,5,4,1, Block 21; Lots 4,6,5,2,1 Block 19; Lots 4,5,2,1 Block 17; Lots 5,4,3,2,1, Block 15; Lots 4,3,2,1, Block 13; thence northeasterly across Third Street to the point of the beginning.

Figure 3: Approximate Area of the San Juan Canyon Historic District



The San Juan Canyon Historic District (including eh Penn Site-CA-SBN-35 is a site with an immense concentration of archaeological material at the mouth of the San Juan Canyon that was identified in the 1981 survey. Concentrations of material were observed on the surface and artifact and burial finds were reported in all portions of the site. The boundaries of this district are located in the area of the San Juan Canyon mouth and include prehistoric and historic sites. However the specific location of this district has been omitted from this

report due to confidentiality laws pertaining to the protection of known identified archaeological sites and was not included in this survey for a re-evaluation.

Figure 4: Location of the San Juan Bautista Plaza National Register Historic District



The third existing historic district includes the San Juan Bautista Plaza Historic District, a National Register of Historic Places (NRHP) nominated district. This district was listed on the National Register in 1969 and includes four buildings and one structure. The district boundaries include the Plaza at Washington, Mariposa, and 2nd Streets in San Juan Bautista next to the mission. The areas of significance include architecture and community development.

Subsequent to these three historic districts being formally identified, the City of San Juan Bautista's Historic Preservation Element of the General Plan (April 2004 Program HP-4, page 9-11) recommended expanding the boundaries of the existing Third Street Historic district to include the Mission San Juan Bautista and the State Historic Park, as shown in the map below. The proposed district boundaries for this expanded district is roughly triple the size of the previously identified historic districts. The intent of this recommendation was to include the buildings within the State Historic Park to reinforce the importance of historic resources to the city's historic area. This district has since been informally referred to as the "downtown historic district."



Figure 5: Boundaries of the City of San Juan Bautista's Historic Preservation Element of the General Plan (April 2004)

Results of the Re-evaluation of Existing Historic District Boundaries

The results of this re-evaluation are that the San Juan Bautista Plaza Historic District remains eligible for the NRHP with its original contributors and boundaries.

It appears that the Third Street Historic District that was identified in the 1981 survey is eligible for the National Register of Historic Places as a commercial historic district. However, upon re-evaluation of the Third Street Historic District, GPA made a few recommendations for alteration of both the district boundaries and the status of a few of the contributing resources. These recommendations include the following:

1. Delineation of a Period of Significance. The recommendations that this area be designated a historic district in the 1981 Inventory Report did not delineate a Period of Significance for the district. GPA recommends that the Period of Significance be drawn as 1834 to 1910. This encompasses the general period of commercial development on Third Street in San Juan Bautista.
2. Re-delineation of the original historic district boundaries. The original boundaries extend west on Third Street to San Jose Street, including some resources that are not commercial properties and do not fall within the Period of Significance. These properties are generally single-family residences constructed at various times and would be more appropriately recognized as individual local landmarks than as contributors to the commercial historic district. These properties are:

502 Third Street
503 Third Street
504 Third Street
506 Third Street
507 Third Street

The removal of these five buildings will cause the new boundaries to extend west to Muckelemi Street. Additionally, the original boundaries extended east to Franklin Street. GPA recommends that the eastern boundary be extended slightly to include the property at 104 The Alameda. This single-family residence was originally a brewery and an integral part of San Juan Bautista's downtown core and should be included in the downtown historic district. These proposed changes to the historic district boundaries can be seen in the DPR523D District Record for the Third Street Historic District.

3. Removal of non-existent buildings from the list of contributors. Since the historic district was originally evaluated in 1981, one resource no longer

exists. This resource should be removed from the list of contributors. It was a single-family residence located at:

501 Third Street

4. Addition of properties to the list of contributors. Upon evaluation of the historic district, GPA recommends that the following properties be added to the list of contributors as having been constructed within the district's period of significance and being congruous with the overall type and style of buildings within the district boundaries:

104 The Alameda
322 Third Street

Identification of New Historic Districts

As part of the survey process, GPA identified one new historic district that appears eligible for local designation and confirms one locally significant historic district. The newly identified historic district is the Concrete Craftsman Bungalows Historic District. In addition, GPA recommends that the City of San Juan Bautista adopt the boundaries of the local "downtown historic district" that overlaps both the National Register eligible Third Street Historic District and the National Register Listed San Juan Bautista Plaza Historic District and also includes additional locally significant buildings that contribute to a local downtown historic district that follows the recommended boundaries of the 2004 General Plan Historic Preservation Element map. The recommended boundaries from the 2004 General Plan are shown below.

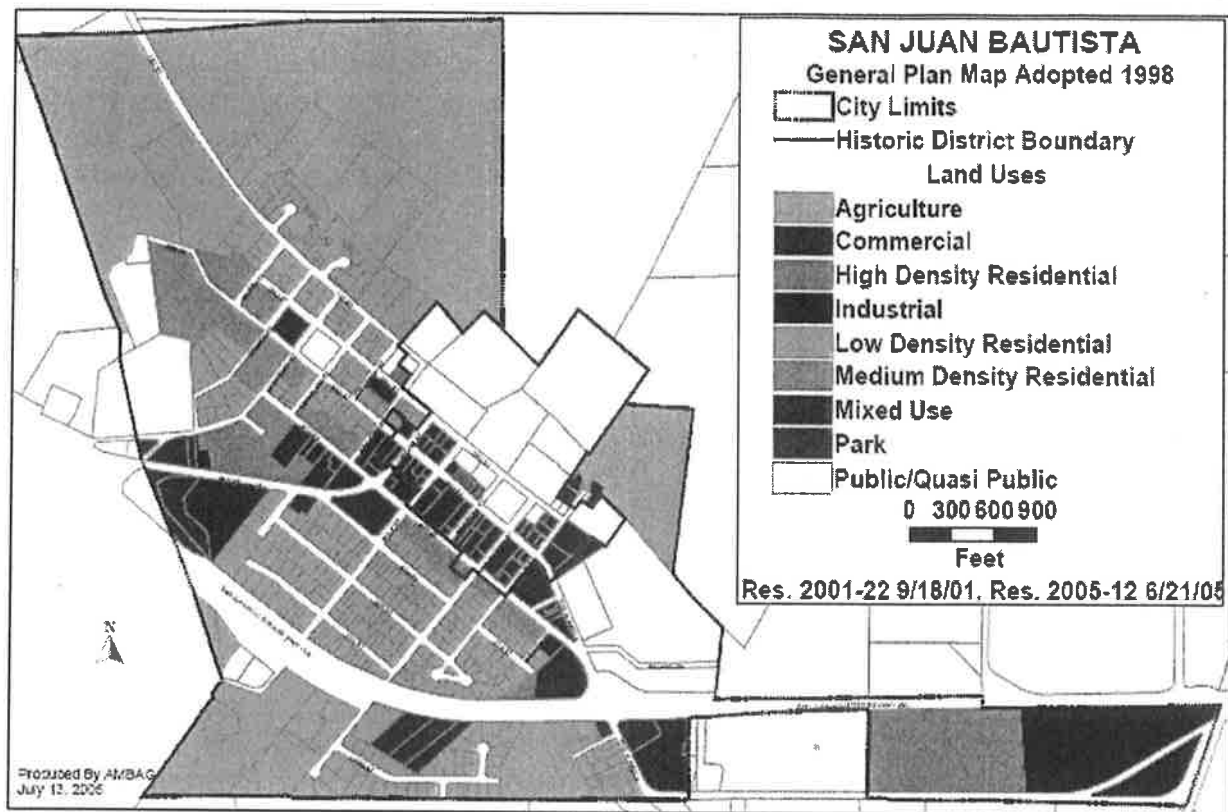


Figure 6: City of San Juan General Plan Map of Historic Boundaries

The Concrete Craftsman Bungalows Historic District is a geographically discontiguous district that is composed of single-family residences that share similar architectural style and method of construction. Each of the contributors to this district is located in various locations within San Juan Bautista city limits. There are eighteen buildings that were constructed in San Juan Bautista between 1915 and 1925 in the Craftsman style that were constructed out of concrete that also share a similar historic context.

In 1906, a cement plant opened just south of town and subsequently a narrow gauge railway was constructed that connected San Juan with the major Southern Pacific Lines a year later. With the cement plant bringing revenue and employment to the town and the railway connecting San Juan with the outside world, the town began to boom after several years of economic depression.

The construction of residential buildings resumed in San Juan Bautista at the turn of the twentieth century as a result of the need to provide housing for employees of the newly established cement plant. Nearly 100 new families moved to the town between 1906 and the early 1920s. This resulted in the rapid subdivision of land, which quickly began to change the appearance and feel of San Juan Bautista. The contractors and carpenters of this development

are unknown, but were likely from the surrounding cities of Gilroy and Hollister. The earliest buildings of this period were constructed in the Classic Box and Transitional styles however there are very few of these buildings present in San Juan because by the time the cement plant was firmly established in town a new architectural style had taken hold in California: the Craftsman bungalow.

Craftsman houses are typically one story in height. They are characterized by low-pitched gabled roofs with wide overhanging eaves, exposed rafter tails and wood brackets. Other character defining features include an exterior wall cladding of horizontal wood boards or wood shingles, wide wood window casings and surrounds, partial or full-width porches at the façade with heavy wood piers, and fieldstone foundations. The eighteen bungalows that make up the Concrete Bungalows historic district generally retain these character defining features; however, they have additional features that link them directly to San Juan Bautista and the events that were shaping the town during the first few decades of the twentieth century. Rather than fieldstone foundations, these bungalows have foundations of poured concrete; and rather than wood clapboard siding, these bungalows have an original wall cladding of sprayed concrete, or stucco. These features are less likely found in Craftsman bungalows in other locales; the presence of concrete in these buildings is what makes them regional to San Juan Bautista.

The eighteen contributing properties to the Concrete Bungalows Historic District are listed below. They were assigned status code 5D3, as appearing eligible for a historic district that appears eligible for local designation.

903 First Street
1122 First Street
87 Fourth Street
89 Fourth Street
91 Fourth Street
303 Fourth Street
35 Monterey Street
46 Monterey Street
505 Second Street

509 Second Street
701 Second Street
35 Tاهualami Street
37 Tاهualami Street
39 Tاهualami Street
411 The Alameda
504 Third Street
506 Third Street
707 Third Street

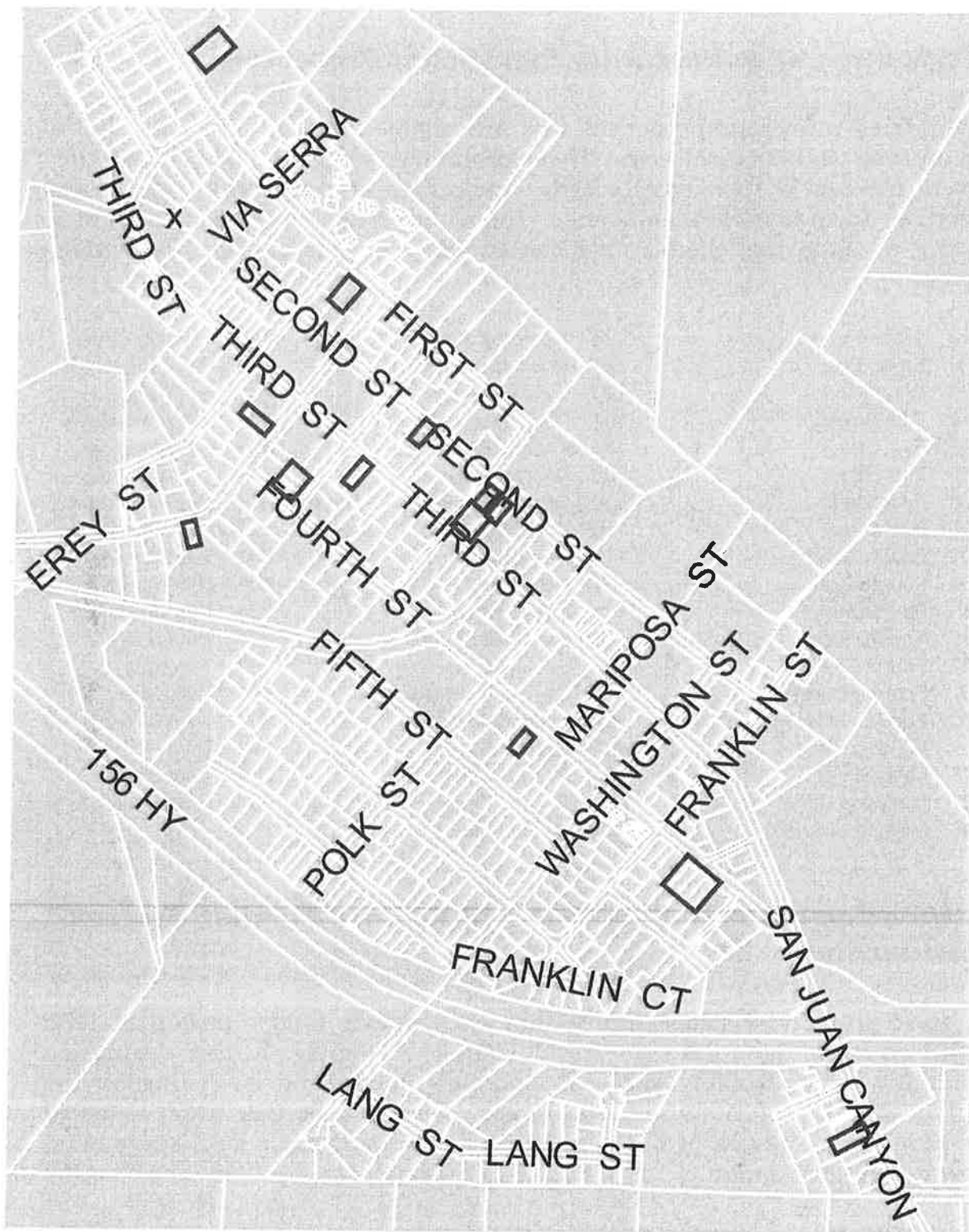


Figure 7: Map of Concrete Bungalows Discontiguous Historic District

Identification of Individually Significant Properties

GPA identified numerous properties that are eligible for local landmark status based on their architectural merit. These properties were selected because they represent the best of their type or style, retain high architectural integrity and still portray their historic significance. These properties were assigned status code 5S3, as appearing eligible for local landmark designation through survey evaluation.

570	Breen Road	27	Monterey Street	210	Seventh Street
570	Breen Road	55	Muckelemi Street	310	Sixth Street
570	Breen Road	120	Nyland Drive	401	Sixth Street
310	Fifth Street	104	Pearce Lane	103	The Alameda
602	First Street	34	Pearce Street	403	The Alameda
700	First Street	106	Pearce Street	415	The Alameda
706	First Street	108	Pearce Street	417	The Alameda
1001	First Street	110	Pearce Street	421	425 The Alameda
201	Fourth Street	112	Pearce Street	503	Third Street
404	Fourth Street	34	Polk Street	609	Third Street
81-81A	Fourth Street	1101	Salinas Road	700	Third Street
85	Fourth Street	10	San Jose Street	704	Third Street
92	Fourth Street	105	San Juan Hollister	900	Third Street
203-207	Fourth Street	211	San Juan Hollister	605	Third Street
23	Franklin Street	311	Second Street	607	Third Street
17	Franklin Street	407	Second Street	708	Third Street
16	Lang Street	704	Second Street	502	Third Street
37	Mariposa Street	405	Second Street	507	Third Street
435	Mission Vineyard	800	Second Street		

Identification of Properties that will Require Further Research for Evaluation

There were numerous properties within the project study area that GPA identified as being more than 45 years old that will require further evaluation to determine their eligibility for local landmark listing and for listing on the California Register of Historical Resources. These properties were assigned status code 7R for having been identified in a reconnaissance level survey and needing further evaluation.

A complete matrix of all properties and their appropriate status codes can be found in appendix B.

Results- Recommendations

Recommendations for Planning Processes

The City of San Juan Bautista's General Plan Historic Preservation Element outlines the goal of maintaining the integrity of local historic resources. The goal of the city is to allow a combination of preservation rehabilitation, restoration, and reconstruction within the city to encourage alterations and infill development that respects and enhances the City's historic ambiance. For example, new buildings adjacent to historic buildings within historic districts and individually significant buildings may require more stringent protection from properties that do not have historical significance.

As part of this project, GPA has made some recommendations for the treatment of all resources surveyed based on their assigned status codes. The intent of these recommendations is to assist the City Planning Department with making planning decisions to facilitate the planning process without burdening the Historic Resources Board or the public with long review times for projects that will have little potential to impact previously identified historic resources.

General Recommendations for Planning include:

1. Review existing policies on alterations and review processes. Identify and define major and minor projects that will be required for review and distinguish which projects are required for review by the City planning staff, the Planning Commission and the City Historic Resources Board.
2. Define a process for each action (minor or major project) and what level of environmental documentation is necessary for each. For example; a minor project on a property that has been identified as not historically significant outside of a historic district can be reviewed and approved at the counter by the Planning staff and no further environmental review is necessary as long as any proposed alterations meet pre-approved City design guidelines. Example: A major project on a building that has been determined significant within a historic district must be reviewed by the Historic Resources Board and a report documenting the potential impacts to the property shall be required.

The following are some suggested measures for properties

- **2S. Eligible for the National Register and listed on the California Register, and**
- **3S. Appears eligible for the National Register through survey evaluation:**

All alterations proposed on properties eligible or appearing individually eligible for the National Register of Historic Places and the California Register of Historical Resources must conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These proposed alterations must go through design review with the Historic Resources Board and recommendations to the Planning Commission prior to approval.

- **5D1. Contributor to an already established district, and**
- **5D3. Contributor to a new district identified as part of this project:**

These properties are contributors to one of San Juan Bautista's historic districts. GPA recommends that proposed major alterations to all properties that are located within the Third Street historic district (both contributors and non-contributors) go through design review with the Historic Resources Board to ensure that the proposed changes are congruous with the overall style, feeling and association of the historic district.

Those properties with status code 5D3 located within the Concrete Bungalows historic district will also need to go through design review with the Historic Resources Board to ensure that the proposed changes are congruous with the overall character defining features, style, feeling and association of the concrete bungalows historic district.

For the purposes of the California Environmental Quality Act (CEQA), **minimal alterations** made to all properties with status code 5D1 and 5D3 will be eligible for a Categorical Exemption (CE) as long as they follow city design guidelines for those treatments according to their identified historic style. Minimal alterations include the following: re-roofing, replacing window panes in existing frames, painting, general maintenance, and installation of gutters. These alterations DO NOT need approval from the Historic Resources Board and can be approved at the City Planning counter.

All **major alterations** made to properties with status code 5D1 and 5D3 will require an assessment of impacts by a qualified architectural historian. This assessment will include ways to design in a manner that is consistent with the *Secretary of the Interior's Standards*. Major alterations include demolition, additions, remodels, window replacements, modifications made for ADA compliance, and others to be defined later.

- **5S3. A building possessing high integrity and architectural value, which may be eligible for individual designation identified as part of this project:**

All properties that have been assigned a 5S3 have been identified as being eligible for local designation. GPA recommends that these properties go through the same process as all 5D1 and 5D3 properties, as outlined below:

For the purposes of the California Environmental Quality Act (CEQA), **minimal alterations** made to all properties with status code 5S3 will be eligible for a Categorical Exemption (CE) as long as they follow city design guidelines for those treatments according to their identified historic style. Minimal alterations include the following: re-roofing, replacing window panes in existing frames, painting, general maintenance, and installation of gutters. These alterations DO NOT need approval from the Historic Resources Board and can be approved at the City Planning counter.

All **major alterations** made to properties with status code 5S3 will require an assessment of impacts by a qualified architectural historian. This assessment will include recommendations for ways to design the project in a manner that is consistent with the *Secretary of the Interior's Standards*. Major alterations include demolition, additions, remodels, window replacements, modifications made for ADA compliance, and others to be defined later.

- **7R. Identified as being older than 45 years of age but will require further evaluation:**

GPA identified numerous properties in the project study area that are greater than 45 years old but did not appear to be eligible for local landmark status as individuals or as part of a district based on their architectural merit. However, extensive property-specific research was not conducted for these properties as part of this report, and therefore they are still potentially significant resources. These properties were assigned status code 7R as having been identified in a reconnaissance survey and needing further evaluation.

These properties will require an evaluation by an architectural historian to determine their significance based on California Register and local criteria and will need to go through the standard CEQA process. If it is identified as significant by an architectural historian, all proposed alterations to the property must go through design review with the Historic Resources Board. If not determined significant, proposed alterations can be administered from the City Planning counter.

Recommendations for Future Research

A final component of this 2005-06 CLG grant project was to develop a list of recommendations for further research, study, programs and actions in regard to San Juan Bautista's many historical resources.

1. Conduct a town workshop or meeting to discuss preservation goals for the City

The City of San Juan Bautista is a special town with many rich historic resources. The City's financial wellbeing heavily relies on tourism; as such the need to preserve the historic character and feel of the community is imperative. The challenge that the City of San Juan Bautista faces is that the City receives little funding due to its limited tax base and resources for personnel to implement historic preservation activities is limited.

However, despite the financial limitations, the City and community have an interest in continuing to preserve its historic character as a Mission and Rancho-era town. In order to achieve some of the historic preservation goals of the City and its community, it is essential to identify and layout all of the current goals, challenges and available resources and then plan out how to achieve the historic preservation goals within the next year, three years, and five years.

Therefore, GPA recommends that the City hold a public meeting or workshop to discuss the needs and goals of the City, the Historic Resources Board and also the public. Discuss ways to implement the programs and identify potential funding sources to achieve some of the goals. This workshop could be coordinated through a state-wide historic preservation group such as the California Preservation Foundation (CPF) by holding a conference or workshop in the City to help promote statewide awareness.

2. Prepare National Register of Historic Places (NRHP) nominations

There are numerous resources located within the City of San Juan Bautista that are likely eligible for the National Register. The Third Street historic district and the Concrete Bungalows historic district are both likely eligible for the Register at the state level. A future project might be the completion of the National Register nomination forms for these districts.

Additionally, a National Register nomination form was completed in the 1970s for the area at the mouth of San Juan Canyon, just south of town

near the southern end of The Alameda and the former cement plant. This area is extremely rich in archeological resources dating to prehistory. The original nomination was not formally listed on the NRHP. This issue should be revisited as that area is still likely eligible for the NRHP and is in need of protection.

Lastly, there are individual landmarks in San Juan Bautista that are likely eligible for the NRHP. These resources could be identified and National Register nominations could be completed. Benefits of properties that are listed on the National Register include eligibility for Federal tax credits for rehabilitation and eligibility for tax deductions for the donation of façade easements, among others.

The importance of having properties listed on the National Register is that it would make available federal, state, and private funding and financial incentives available to more buildings within the community to continue to promote the preservation and rehabilitation of properties in need of repair.

3. Implement a Mills Act program

One of the benefits of owning a historic property is being able to take advantage of government-administered financial incentive programs. One such program is the Mills Act Property Tax Abatement Program, in which participants may realize property tax savings of between 40-60% each year for newly improved or purchased older properties. All properties that have been listed on local, state, county or federal registers are eligible for this program.

The City of San Juan Bautista, as a Certified Local Government, can take advantage of this program. It is an excellent way to reward those who plan on rehabilitating their historic property and to offer an incentive to those who are planning on purchasing a historic property.

GPA recommends that the City of San Juan Bautista work with the California State Office of Historic Preservation and the County Assessor to activate a Mills Act Program. More information about the program can be found at: http://ohp.parks.ca.gov/default.asp?page_id=21412.

4. Develop fund-raising programs to reward historic property owners

Another way to offer financial incentives to historic property owners is to raise funds locally. The local Historical Society or other group could organize a walking tour of some of San Juan Bautista's historic buildings, such as the Third Street historic district or the Concrete Bungalows historic district. A nominal admission fee could be compiled

and awarded to the owner of a historic property who plans on making appropriate improvements to their property.

This could be an annual event that is advertised throughout the larger area, and historic property owners could apply for the grant with descriptions of proposed rehabilitation projects they would like to complete with the cash prize.

5. Develop web-site to key into historic properties

The City of San Juan Bautista currently has a website with a map showing the locations of identified historic properties. This website could be augmented by providing walking tours based on the various identified historic contexts, themes, and studies that were explored as part of this report. In addition, local artists could be commissioned to sketch pictures of the identified historic properties that would pop up when a citizen clicks on the property. With the picture could be an in-depth description of the history of the property including its prior occupants and the building's significance to the development of the City of San Juan. This will help to promote tourism and interest in the history of San Juan Bautista from prospective visitors.

6. Plaque program for those resources on the local register

GPA recommends that the City implement a plaque program in which properties listed on local, state or federal registers can be recognized, instilling a sense of pride to those who own and maintain historic properties.

7. Officially designate the local downtown historic district

Currently the locally significant downtown historic district boundaries are not clearly defined with contributing and non-contributing buildings. For the purposes of the California Environmental Quality Act (CEQA) only buildings that have been formally designated on a local register by ordinance or resolution are considered to be "historical resources" for the purposes of CEQA. Therefore, GPA recommends that, for planning purposes, the City of San Juan Bautista City Council formally adopt the local list of buildings that contribute to the downtown historic district.

All of these buildings collectively contribute to the feeling and association of the historic downtown core. This locally significant historic district includes some buildings that either listed or are eligible for the National Register, as well as some buildings that are only significant locally, but still contribute to the overall feel and association of the historic downtown core. This district includes buildings that are both

commercial and residential. Some of the buildings are managed by the California State Parks.

By having clearly defined historic district boundaries with contributing and non-contributing buildings, all properties that contribute to this district that are officially designated on the list of historic resources would be eligible for special consideration under CEQA and would also be eligible for financial incentives such as grant programs or Mills Act contracts, even though not all of the buildings are on the National Register.

8. Revise existing Historic Preservation Ordinance

A good historic preservation ordinance serves as a road map for historic resources and programs within the City. Although the City of San Juan Bautista currently has a preservation ordinance, there are areas that are confusing and in need of revision. In particular the Ordinance should outline the processes and procedures for how to treat historic properties from a planning level. Additionally, there are several definitions for language that is used within the ordinance that are confusing or could be condensed. Finally, the ordinance needs to be updated to reflect the new conclusions based on this recent survey and study effort.

GPA recommends that the City of San Juan Bautista form a committee to include members of the Planning Department, members of the Historic Resources Board, Planning Commission, public, and a preservation professional to identify key areas for revision and appropriate changes based on this survey. It is important that the ordinance revision process involve the public and allow for adequate comment and concerns from property owners as part of the process.

9. Prepare Design Guidelines for appropriate treatments

Design Guidelines are a tool to help preserve the architectural character of a community. However, not all properties necessarily require the highest treatment of preservation. Therefore, GPA recommends that the City of San Juan Bautista review and revise the current design guidelines for the City to address properties that may require conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and which properties might be eligible for lesser design treatments. Additionally, the treatments should be addressed by major and minor projects with the intent of streamlining the planning process but keeping in mind the need for preserving the essential character defining features of the significant buildings and districts within the City.

10. Outline specific processes for the review of historic properties

As mentioned previously, the City of San Juan Bautista would benefit from a clearly defined review process for applications for alterations or demolition of historic properties within the City. This most appropriately would be addressed within the Historic Preservation Ordinance. However, the City would need to coordinate with the Planning Commission and Historic Resources Board to determine appropriate review processes and the adequate environmental documentation required for such applications. Possible consideration of a Certificate of Appropriateness process would be advised as well as guidelines for standards for environmental compliance reports including definitions of professional qualifications standards to ensure the adequate identification, evaluation, and consideration of project impacts to historic properties. Other potential consideration could be made to establishing thresholds for significance and impacts including standard mitigation measures for historic properties. Having these items clearly defined in advance would allow for a clear understanding from the City planners of their responsibilities and of the public regarding applications to the City for alterations to historic properties.

11. Prepare a list of qualified architectural historians located in the general area every two years

A list of qualified architectural historians should be compiled and updated every two years to expedite the RFP process for properties that require review. This would ensure that the reports and review being conducted on properties within the City would meet State standards and would allow for full consideration of the historic resources and potential impacts to the City as a whole.

12. Identify potential funding sources including federal, state, and private grants

Because the City of San Juan Bautista is so full of rich architectural and historic resources that are important to the State, it is important to identify potential funding sources to accomplish some of the goals of the City's preservation efforts. Funding could help to support future planning efforts, including preparing nominations, establishing a Main Street Program, etc. Private and limited federal funding sources might allow bricks and mortar funding for individually significant buildings. The City would have more power to encourage individuals to preserve their historic properties if funding was available to assist private property owners with the preservation, maintenance, or rehabilitation of their properties.

Some potential funding sources include:

- National Trust
- Save America's Treasures
- Housing & Urban Development (HUD) Community Development Block Grants
- New Markets Tax Credits
- California State CLG Grants
- Prop 40 Heritage Grants
- HUD Rehabilitation Loans
- Getty Conservation Grants
- Investment Tax Credits for Low Income Housing (affordable housing)

13. Apply to become a Preserve America Community

San Juan may apply for special designation as a Preserve America Community to recognize their interest in protecting and celebrating their heritage, using their historic assets for economic development and community revitalization, and encouraging people to experience and appreciate local historic resources through education and heritage tourism programs. The benefit of becoming a Preserve American Community include White House recognition, a certificate of recognition a Preserve America Community road sign, listing in a Web-based Preserve America directory, inclusion in national and regional press releases, official notification of designation to State tourism offices and visitor bureaus, and enhanced community visibility and pride.

14. Establish a Main Street Program

The California Main Street program helps community members set forth a vision for their revitalization efforts, with organizational and financial support from businesses, citizens and local government. Community staff and volunteers implement projects and activities within the four program areas that comprise the Main Street Approach™ developed by the National Trust for Historic Preservation's National Main Street Center. The four areas include organization, economic restructuring, promotion, and design.

City of San Juan Bautista General Historic Context Statement

Introduction

The City of San Juan Bautista is located in San Benito County, approximately eight miles west of Hollister. The study area for this 2005-06 Certified Local Government Grant survey project includes all of San Juan Bautista proper and parts of San Benito County. The boundaries adopted for the Project Study Area (PSA) are those designated as the "Planning Area boundaries" by the Planning Department of the City of San Juan Bautista. Those areas outside of the city boundaries were included as part of this project as they are integral to understanding the broader context of San Juan Bautista's significance.

The PSA encompasses about three thousand acres, including the 449 acres within the City limits. There are approximately 700 parcels within the PSA. Of these parcels, approximately 350 were included in the inventory as containing buildings or structures that are more than 45 years old (constructed prior to 1960). These parcels include single- and multi-family residential, commercial, institutional, and agricultural property types. The majority of buildings surveyed were located within city limits; however there are numerous rural residences outside of city limits and within the PSA that were included in the survey. The majority of these rural residences are located along Mission Vineyard Road, Salinas Road, and Breen, Cagney, and Lucy Brown Roads north of Highway 156.

A *Historic Resources Inventory* and *Context Statement* were completed for the City of San Juan Bautista in 1981 by architectural historian Kent Seavey. The context statement developed at this time was comprehensive and well-developed; in light of this, Galvin Preservation Associates (in collaboration with the City of San Juan Bautista) decided to create a document that may serve as an addendum to the 1981 document. The purpose of this 2006 document will be to call out property types associated with the various historic contexts in San Juan Bautista as identified in the 1981 document and to further develop contexts that were not previously investigated. The historic data itself will be brief so as to not be redundant with the original document. Additionally, the 1981 document did not include those properties that were constructed after World War II; due to the passing of time and the fact that these properties are now fifty years of age, this *2006 Historic Context Statement* will include all properties and contexts up to the year 1960.

A separate *Focused Context Statement* was developed as part of this CLG grant project that explores the multi-cultural nature of San Juan Bautista. The

property types associated with the various non-European cultural groups (Native American, Mexican, Japanese, Chinese and Filipino) that have called San Juan Bautista home throughout the years have been identified as a part of that document and will not be repeated here.

General Overview

The fact that the City of San Juan Bautista was plotted in one of the most beautiful and fertile valleys in the western United States—if not the world—was no accident. The San Juan Valley supported the needs of the agrarian Native American Mutsun tribe for thousands of years before the arrival of European settlers, and the area continues to impress visitors and residents alike with its breathtaking beauty and the bounty of the fertile soil. One of the most prevalent of San Juan Bautista's character defining features is not related to its built environment, which itself is among the richest in nineteenth century architecture of any other city in the state. Rather, the way that one knows they are in San Juan Bautista as opposed to any other city in California is the fact that from almost any street corner of the diminutive town, one has a vista of the rolling golden and green hills of the Gabilan Range and the green patchwork blanket of the rural plains below.

The Spanish friars chose the San Juan Valley as the location for their fifteenth mission for a multitude of reasons, but it can be assumed that beauty was among the top selling points. One can imagine the friars gazing across the valley, which in 1797 would have been completely vacant but for the intermittent Mutsun village and smoke from the occasional campfire. Once built, the San Juan Bautista Mission church was the largest of the twenty-one missions, and the Spanish took advantage of the vast plains to graze their cattle and nurture their burgeoning hide and tallow trade.

By the time the Spanish had given up control of the missions to the Mexican government in 1834, the town had already begun to take shape. A map dating to 1849 shows the town plan that to a great extent still exists today. The town was laid out in a diagonal grid, with numbered streets stretching northwest to southeast. This "Plano de San Juan" was drawn by Herman Ehrenberg and the street names were written in Spanish, which in 1849 was still the primary spoken language in the area.

By the late 1860s the town had taken shape; when comparing the current town plan to a map from 1868, remarkably little has changed in 140 years. First, Second, Third and Fourth Streets stretched northwest to southeast and the perpendicular arteries beared the names they have today. The land south of Fourth Street was undeveloped at this point, with large lots of multiple acres

belonging to several different landowners who used the acreage for cattle grazing and ranching.

Little development occurred in San Juan Bautista between 1875 and 1906, as those were years of depression in the little town. But by 1910 the area had regained its economic vitality with the construction of a cement plant south of town, and many of the larger lots began to be subdivided for residential development. The land south of Fourth Street began to be subdivided; Fifth, Sixth, Seventh and Eighth Streets were created with the parcels immediately east and west of Polk Street having the earliest development. Houses were constructed south of town on The Alameda, which was close in proximity to the cement plant and were undoubtedly constructed for employees.

By the time the GIs returned from WWII in the mid-1940s, San Juan Bautista was ready to absorb the influx of housing. Development extended out from Polk along Sixth and Seventh Streets, and small subdivisions with names like "Franklin Circle" and "Ramona Heights" began to appear where there was once grazing land. The largest change to the plan of the city came in 1960 with the construction of Highway 156 which cut directly through the southern edge of town, obliterating Eighth Street and creating a tangible divide between the city and the development south along Mission Vineyard and The Alameda.

Despite the continued changes to the built and natural landscape, the elements that made San Juan Bautista attractive to its earliest settlers are still present. It is still nestled in a green valley with open space stretching in all directions. Many of its earliest architectural resources still exist, as there has been a long tradition of adaptive re-use in San Juan Bautista. More so than in most Californian cities, buildings were often utilized for new uses rather than being obliterated for new development. Even as Highway 156 came through town, residents purchased many of the homes that were in the way of development and had them moved to other parts of the city.

The following text will offer a brief historical sketch of San Juan Bautista and the way that historical events, people and patterns have shaped the development of the built landscape over time.

Early Days in San Juan Bautista

The earliest inhabitants of the San Juan Valley were peoples belonging to the Mutsun Indian tribe. Little is known about the lives of the Mutsun people prior to Spanish settlement of Alta California in the late 1700s. It has been written that the Mutsun people were a peaceful tribe who lived in beehive shaped huts constructed of willow reeds and grass. They were hunters and gatherers and

subsisted on the natural resources that the fertile valley provided, wearing little other than aprons or loincloths and enjoying the temperate climate of the region.¹

While there are no existing buildings that are associated with this period of San Juan Bautista's history, the San Juan Valley is rich with archeological artifacts dating to prehistory. In particular, the area south of town at the mouth of San Juan Canyon (near the former cement plant) is known to be the former location of Native American villages and is an archeological treasure. A National Register historic district nomination was completed for this area in the 1970s; this nomination was stalled at the time by the property owner who opposed listing on the Register. The area is still rich in archeological artifacts and a National Register nomination should be revisited. *Fatchance*

The Mission Period (1797-1834)

The peaceful existence of the Mutsun Indians in the San Juan Valley changed abruptly with the arrival of Spanish settlers in 1795. Since 1769, the Franciscan friars had been constructing a network of Missions in New Spain (later, Alta California) in order to establish their presence and ward off settlement by other explorers from England, France or Russia who were already making appearances along the coast. The Mission San Juan Bautista was chosen for its location, a day's walking distance (26 leagues), between the Mission San Carlos Barrromeo de Carmel and the Mission Santa Clara. It would become the fifteenth and largest of the twenty-one California Missions.

Associated Property Types

From the year of the Mission's dedication (1797) to the end of the Mission period (1834), 128 adobe buildings were constructed in San Juan Bautista, presumably all of which with Indian labor.² The buildings were made of hand-formed adobe bricks measuring at roughly twelve by eight inches wide and two inches thick. While some of the buildings had roofs clad with hand-shaped "tejas," or Mexican tiles, many had more expedient roofs made of native reeds and grasses. The absence of solid roof structures exposed these buildings to the elements and several quickly fell into disrepair. Many were destroyed in the 1906 San Francisco earthquake. For this, almost none of the original adobe

¹ In 1967 Martin Penn, a student of California Indians, wrote extensively about the Indians of the San Juan Valley. Excerpts of Penn's writings can be found in Charles W. Clough's *San Juan Bautista* (Sanger: World Dancer Press, 1996). Additionally, there is a more extensive description of the Native American presence and influence on the San Juan Valley in the 2006 *Focused Context Statement*.

² Kent Seavey, "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." May 31, 1981. 21.

buildings associated with the Mission still exist today other than the Mission church itself (see figures 1 and 2) and the lower floor of the Plaza Hotel (part of the California State Park and mentioned later in this document), which was reportedly an adobe that dates back to approximately 1815.

The San Juan Bautista Mission Church is sited at the northern boundary of the city, on a high bluff overlooking the San Juan Valley and the San Andreas fault to the north. It is currently owned by the Catholic Diocese of Monterey and is still utilized for church services.



Figure 1. The Mission Church at San Juan Bautista, 1803. View looking northwest. Photograph taken by Ben Taniguchi, 2005.



Figure 2. The Mission Church at San Juan Bautista, 1803. View looking south. The church was constructed of adobe bricks, visible here at the arcade. Photograph taken by Ben Taniguchi, 2005.

Mexican Rancho Period (1834- 1846)

When Mexico won its independence from Spain in 1821, it could not afford to keep the missions running as Spain had done. In 1834, Mexico decided to end the system and give the associated lands to prospective settlers. Under the secularization act, the San Juan Bautista Mission was reduced to a curacy of the second class under administrator Jose Tiburcion Castro and its assets were sold.³ Castro gave away much of the Mission's landholdings to friends and family in the form of land grants. There were approximately seventeen grants, or "ranchos," in the area that is now San Benito County.

Associated Property Types

The Mexican Rancho period in California lasted roughly twelve years, from 1834 until 1846. During this time a number of adobe buildings were

³ For a more extensive biography of Jose Castro, please refer to the *2006 Focused Context Statement*.

constructed in San Juan, primarily in close proximity to the Mission itself. Jose Tiburcio Castro constructed his large two-story adobe directly adjacent to the Mission, and several others were constructed on nearby Third and Fourth Streets.

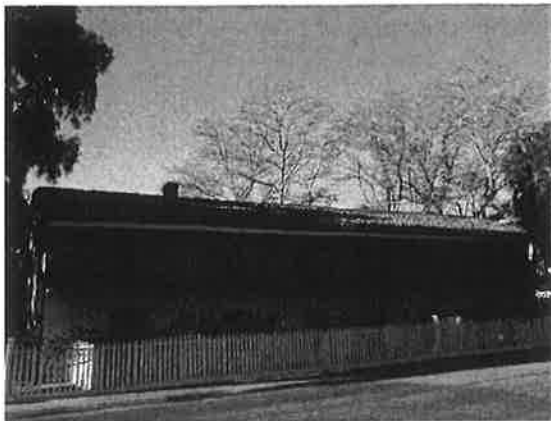


Figure 3. The Castro-Breen adobe, view looking southwest. This adobe was constructed in 1840 by Jose Tiburcio Castro in the Monterey Colonial Style. It is currently owned by the California State Dept. of Parks and Recreation. Photograph taken by Ben Taniguchi, 2005.



Figure 4. The Juan de Anza Adobe, 1834. This adobe was used as a residence until 1933 when it was converted into San Juan's first antique store. View looking south. Photograph taken by Katie Horak, 2005.

Several of these adobes (including Castro's) were constructed in the Monterey Colonial Style. This style was made popular by Thomas Larkin, who had come to California from Boston in 1832.⁴ The Monterey Colonial Style is characterized by a long rectangular plan and a full-width cantilevered wood balcony at the second story. These buildings nearly always have side-facing or hipped gabled roofs clad with Mexican clay tile. Monterey Colonial adobes in San Juan Bautista include the Castro-Breen Adobe (1840, figure 3), the Pico-Boronda Adobe (1836) at 203-207 Fourth Street and Tuccoletta Hall (1840) at 203 Third Street.

Other single-story adobes were constructed in San Juan during the Mexican Rancho period. These were simple buildings with rectangular floor-plans and side-facing gabled roofs clad with clay tiles. They often had a full-width porch at the facade and dirt floors that had been pounded flat with mallets (see figure 4).

An anomaly among the adobe buildings of this period is the Crane house, located at 401 Second Street (see figures 5 and 6). This one and a half story residence is reported to be the first wood-framed building to have been constructed in San Juan Bautista; it may be the first to have been built in the state of California⁵. The building originally housed the Oxcart Tavern before

⁴ "Thomas Oliver Larkin, Biographical Notes" (author unknown), *Inn-California*, an online magazine. <http://www.inn-california.com/Articles/biographic/larkinbio.html>

⁵ Brady, Susan. Personal communication.

being converted into a residence in 1857. Although it was originally constructed for Jose Maria Sanchez, it may have been operated by Thomas Doak who was the first American settler in California and the painter of the Mission church's altar reredos. Although the builder is not known, Doak's influence on the building is certain as the style and method of construction is purely Yankee and not that of the Mexican Rancheros.

The building was modified for use as a single-family residence in 1857 for James McMahan, one of San Juan's first merchants. At that time the Cape Cod envelope was added, along with the existing porch and shiplap siding. Maria Encarnacion Ortega moved into the building in the 1870s with her husband George Crane, for whom the building is named.



Figure 5. The George Crane House, located at 401 2nd Street. View of east elevation, looking west. Photograph taken by Katie Horak, 2005.



Figure 6. The George Crane House. View of the façade, looking south. Photograph taken by Katie Horak, 2005.

A Growing Town: San Juan Bautista as an Important Transportation and Trade Center (1848-1875)

While the Rancheros enjoyed their lives of leisure in the San Juan Valley, Americans were making their way across the western plains and the Sierra Nevadas with thoughts of manifest destiny. Upon entering San Juan Bautista, the Americans had as little regard for the Mexican Rancheros as the Rancheros had for the Indians. Without an established government or military infrastructure the Rancheros were easy prey to the Americans. The American flag was raised in the Plaza of San Juan Bautista on July 17, 1846.⁶

The influx of American settlers was subtle at first. However, when the fever of the Gold Rush hit in 1849, travelers began to pass through the region in torrents. San Juan was located on El Camino Real which served as the route to gold territory. In 1851, the first stage line through San Juan Bautista ran from

⁶ Seavey, 22.

San Jose to Monterey, and by 1855 as many as eleven stage lines brought travelers through town. The discovery of the New Idria quicksilver mines in 1852 brought further prosperity to San Juan Bautista. San Juan's new identity as a major transportation and trade center fueled its prosperity for over two decades.

Associated Property Types

This era represents the Golden Age of architecture in San Juan Bautista. The abundance of travelers coming through town and the prosperity of local industry fueled an economic boom. The architecture constructed during this period reflects the optimism of the time, and the grandness of the buildings in both style and scale would never be duplicated in the years to follow.



Figure 7. The Plaza Hotel (1858). Façade, view looking southwest. The hotel was constructed in a combination of Yankee and regional building styles. Photograph taken by Ben Taniguchi, 2005.



Figure 8. Plaza Hall (1868). Façade, view looking east. Also a combination of Yankee and regional building styles, the Plaza Hall has Classical details such as a pronounced cornice with decorative brackets and spindlework in the balustrades. Photograph taken by Ben Taniguchi, 2005.

The influx of people traveling through San Juan created a demand for boarding houses and hotels. The Castro Adobe was converted into a hotel by the Breen family to meet this demand, and numerous new hotels had begun to be erected in town as well. The Sebastopol Hotel was one of the earliest in the area and was located on Third Street, which was already taking shape as San Juan's bustling downtown. The Sebastopol was in operation from the early 1850s until 1891 when it burned down. In 1858 the National Hotel was constructed near the corner of San Jose and Second Streets. This hotel was used until it was torn down in the 1930s. Also in 1858, Italian immigrant Angelo Zanetta opened the Plaza Hotel (see figure 7), and his excellent French and Italian cooking made it one of the most famous hotels in Central California and the center of the community. This hotel still stands in the Plaza across from the Mission

church and is now maintained by the California Department of Parks and Recreation.

These early hotel buildings were constructed in a coalescence of Yankee and regional California building styles. Local carpenters combined the shiplap siding and tall narrow windows of the Classical Revival style with the cantilevered balconies of the regional Monterey Colonial style. The Plaza Hotel is a perfect example of this juxtaposition. Its first story was constructed of adobe in approximately 1815 for Spanish soldiers. When Zanetta acquired the building in the 1850s he added a wood frame second story with a hipped gabled roof and balcony reminiscent of the Monterey Colonial Style. The balcony and porch have squared wood columns typical of eastern Classical Revival styles. It is not unusual to find this combination of eastern and western details among the early buildings of San Juan Bautista.

Angelo Zanetta found business to be so successful in San Juan Bautista that he constructed another building across the plaza from his hotel in 1868. He anticipated that San Juan Bautista would be the county seat of San Benito County and constructed the Plaza Hall (see figure 8) to house county offices and a community hall. When the position of county seat was won by Hollister, Zanetta moved his family into the first floor and used the second floor for dances, political rallies, meetings, and other community functions. This building is also maintained by the California Department of Parks and Recreation.



Figure 9. Texas Lodge (1868), on Second Street. This is one of the preeminent buildings in the development of San Juan, constructed in the Carpenter Italianate Style. View of the façade, looking south. Photograph taken by Katie Horak, 2005.



Figure 10. San Juan School, now the I.O.O.F. Building, on Third Street. This is another example of the Carpenter Italianate Style. View of the façade and west elevation, looking northeast. Photograph taken by Katie Horak, 2005.

During this era a number of Carpenter Italianate buildings were constructed in San Juan Bautista. These include the Texas Lodge and the San Juan School (now known as the I.O.O.F. Building). The Texas Lodge (see figure 9) was

constructed in 1868 at the corner of Second and Muckelemi Streets as a Masonic Hall. The Lodge still retains many of its character defining features, such as the horizontal wood siding, quoining at the building's corners, a cupola at the gable ridge, and details such as decorative lintels over the windows and brackets at the side pediments and cornices. The San Juan School (figure 10), also constructed in 1868, was originally located on First Street before being relocated to its current site at the corner of Third and Polk Streets in 1907. This building has been modified but still retains some of its Italianate details, such as the discontinuous frieze bands at the gables and decorative lintels over the tall narrow windows.

Commercial buildings from the middle of the nineteenth century were primarily constructed in the Western False Front Style (see figures 11 and 12). A large amount of construction took place on Third Street, in the four blocks between Franklin and Muckelemi Streets. This remains as San Juan's "downtown" to this day. The Western False Front style is characterized by a long rectangular plan that is capped with a wooden parapet at the façade, giving a signboard appearance.



Figure 11. This building, located at 318 Third Street, was constructed in the Western False Front style in 1860. View looking north. Photograph taken by Katie Horak, 2005.



Figure 12. This building, located at 306 Third Street, served as the San Juan Justice Court in the 1860s and has had numerous commercial uses over the years. View looking north. Photograph taken by Katie Horak, 2005.

At the western edge of downtown San Juan Bautista sits the Glad Tidings Church (see figure 13). This church, originally the Baptist Church, was constructed in 1863 and is a pure example of temple-form Greek Revival architecture. While there is no architect on record for this building, it has often been speculated that it was designed by pioneer resident George Chalmers. This wood building has a simple rectangular plan with a steeple centered at the gable ridge. It has a front-facing gabled roof with decorative wide bands forming a triangular pediment on the gable end. The principal entry has a simple entablature over the wood double-doors. The church was moved to its current location at the corner of Third and Muckelemi Streets in 1886; at this time the

vestibule was enclosed. The church was rehabilitated in the 1970s, at which time the steeple spire was replaced.

A major fire in San Juan's downtown in 1867 caused residents to reevaluate their choice of wood as the primary building material for the commercial corridor. When redeveloping the area devastated by the fire, builders turned instead to sandstone quarried in nearby San Juan Canyon and Rocks Road. Four buildings were constructed of sandstone on Third Street between Polk and Mariposa Streets between the years 1868 and 1908; all of these buildings still exist. The Ramoni Building (see figure 14) at 307 Third Street was constructed in 1871 by Giacomo Ramoni. The sandstone building has pressed tin facing and a stepped false front façade. The balcony at the façade was added years later; despite this modification this building is still a major feature in downtown San Juan. Other sandstone buildings in San Juan Bautista's downtown include 303, 311 and 315 Third Street. These buildings were constructed larger and grander than their predecessors, indicative of the continued prosperity of San Juan Bautista during this period.



Figure 13. The Glad Tidings Church (1863), at 409 Third Street. This church is an excellent example of the Greek Revival style and was built by local resident George Chalmers. View looking south. Photograph taken by Katie Horak, 2005.



Figure 14. The Ramoni Building (1871), at 307 Third. This building was constructed of locally quarried sandstone. View looking south. Photograph taken by Katie Horak, 2005.

Residential buildings in San Juan Bautista during this era were primarily located in the areas adjacent to downtown, on First, Second and Third Streets and the side streets that ran perpendicular to the commercial artery. Several residences were constructed south of downtown on The Alameda. Many of San Juan Bautista's residents who were associated with the agriculture business lived in the areas just outside of town. These buildings will be discussed in the next section devoted to San Juan's agricultural development.

The residences constructed during this era run the gamut from modest one story cottages to larger high-style houses. There are numerous modest folk

houses in San Juan that date back to the 1860s and 1870s. These buildings are typically one-story with a rectangular plan and a wood frame clad with shiplap or board and batten siding. They are often fronted by a full-width porch and have a lean-to at the rear. Some of these houses have Classical Revival elements such as squared columns at the façade or decorative lintels at the windows. The style of these buildings is typical of the vernacular houses that were being constructed throughout the American west at this time. An example of this type of Folk house is the Lovett House, constructed in 1852 at 800 Second Street (see figure 15).

Another variation of the Folk house in San Juan Bautista is a simple one-story wood building with a cross-gabled roof. Still with a wood frame and shiplap siding, these houses typically have one or two cross-gables and a partial-width porch at the façade. An excellent example of this style of residence is George Chalmers' house at 70 Muckelemi (see figure 16), which was constructed in circa 1878.



Figure 15. 800 Second Street, constructed in 1852. This Folk house has Classical details such as squared columns at the porch. View looking south. Photograph taken by Katie Horak, 2005.

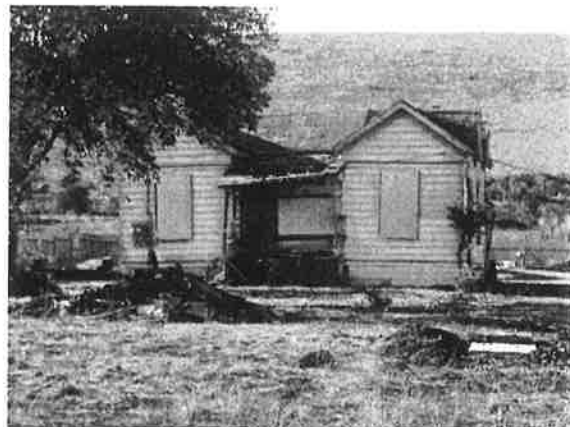


Figure 16. The George Chalmers House, located at 70 Muckelemi Street. This building was constructed in circa 1878. View looking south. Photograph taken by Katie Horak, 2005.

George Chalmers, who was mentioned earlier as being the architect who may have been responsible for the Glad Tidings Church on Third Street, has been credited with designing a great large number of buildings in San Juan Bautista during this period. Chalmers was born in Fifeshire, Scotland and immigrated to the United States with his parents William and Isabel in 1838. He spent time with his family in Vermont before arriving in San Francisco in August of 1850 and immediately settling in the gold mining area of Calaveras County, which is located approximately 130 miles northeast of San Francisco. While easterners came to the area during the Gold Rush period in search of fortune, Chalmers chose to work as a carpenter, which in itself may have been lucrative due to the numerous mining towns that were being hastily built. He returned to San Francisco in 1856 and on October 26 of that same year, Chalmers married

Mary S. Smith-- the daughter of the first postmaster of San Juan Bautista, Edward L.B. Smith.

During his years in San Francisco, he was involved in raising cattle, but a drought in the area during 1863-64 resulted in the loss of 3,000 heads of his own cattle and ended his days as a cattle rancher. It is around this time that he was joined by his brother Alexander. In order to reclaim his fortune, Chalmers invested in a steam threshing machine and along with his brother Alexander they built a grist mill in Castroville, located approximately 85 miles south of San Francisco. Since 1856, although he had been living in San Francisco, Chalmers owned and maintained property in San Juan Bautista. By around 1865 Chalmers decided to pursue his first passion, architectural design and construction. Although he was not formally trained, he had come from a family of architects with five brothers who appear to have all been builders/architects by trade. One of his brothers, Robert, built two homes in Vermont as well as the President Garfield Monument in Washington D.C., and with another brother, Alexander, Robert built the family homestead in 1852.

George Chalmers became a prominent figure in San Juan Bautista after being elected officer of the local Independent Order of Odd Fellows (IOOF) in 1871, and after the creation of San Benito County in 1874, he was elected County Assessor. It is very likely that he was San Benito County's first Assessor.

While it is uncertain how many buildings Chalmers was actually responsible for as few building records from this time still exist, there are three large Gothic Revival residences in the San Juan Valley that bear his distinctive signature. While most of the buildings constructed at this time were modest in size, these large residences bore the characteristics of the lavish Gothic Revival style and were likely owned by the wealthier land owners and merchants. Characterized by two-story massing, steeply-pitched cross-gabled roofs and decorative elements such as ornate window surrounds and wood porch supports, the Gothic Revival style was the predecessor to the heavily ornamented Queen Anne style. These residences include the Wilcox-Lang House (1858) at 315 The Alameda (see figure 17); and the Marentis House (1873) at 45 Monterey Street (see figure 18). Chalmers has also been credited with constructing the former Flint-Bixby homestead that more recently housed the St. Francis Retreat Center, just southeast of town. This magnificent building succumbed to fire on July 23, 2006.



Figure 17. The Wilcox Lang House (1858) was moved to its current location at 315 The Alameda. It is an example of the Gothic Revival Style and was designed by George Chalmers. View looking west. Photograph taken by Ben Taniguchi, 2005.



Figure 18. The Marentis House (45 Monterey Street) was constructed in 1873, also by George Chalmers, in the Gothic Revival Style. View looking northwest. Photograph taken by Katie Horak, 2005.

San Juan Bautista's Agricultural Beginnings- Ranching (1850-1900)

One of the characteristics of the greater San Juan Bautista area is the vast openness of the valley. This quality is what attracted horse and cattle ranchers to the area in the middle to late nineteenth century. The Friars at the Mission raised cattle on the land for hide and tallow trade; the subsequent American settlers followed their example and used the land for grazing.

Associated Property Types

One of the first American families to make use of the San Juan Valley for horse and cattle ranching was the Breen family. The Breens came to San Juan via the Donner Pass and purchased the Castro adobe in 1848. The eldest Breen son John made about \$1,200 in the Gold Rush and returned to San Juan to build an adobe for himself and his new bride (see figures 19 and 20). The adobe, which was constructed in 1852, sits on a bluff at the end of Nyland Drive (at the east end of town), overlooking the fertile valley. The building has been added to over the years, and there are numerous auxiliary buildings on the property. The Breens and their descendants were prominent ranchers in the area for generations, commanding hundreds of acres in the San Juan Valley.

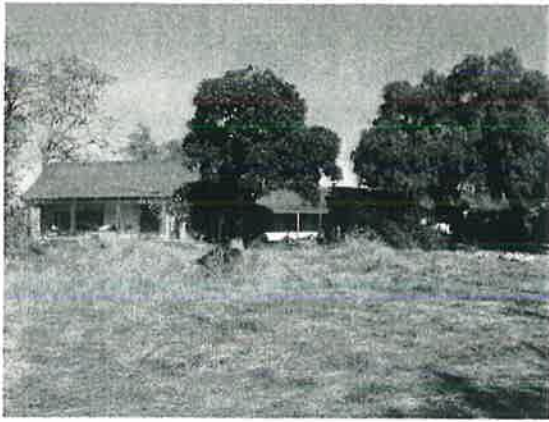


Figure 19. The John Breen Adobe, constructed in 1852. The Breens were some of San Juan's earliest ranchers. View looking north. Photograph taken by Katie Horak, 2005.

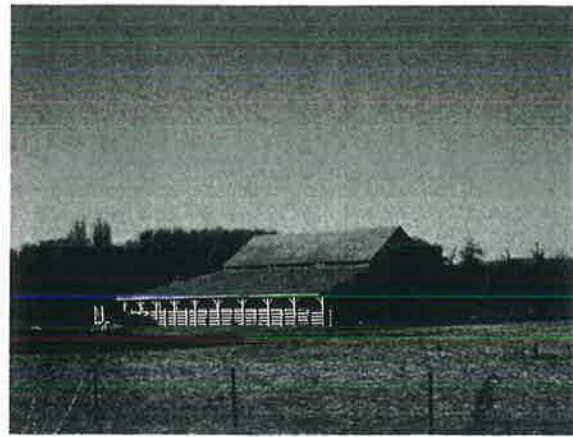


Figure 20. A barn associated with the Breen property. Date of construction unknown. View looking north. Photograph taken by Katie Horak, 2005.

Perhaps the most successful of the early agriculture industrialists were the Flint and Bixby families. Benjamin Flint, Dr. Thomas Flint, and Llewellyn Bixby, a cousin of the Flints, came to California from Maine during the Gold Rush. They had returned to Maine with their fortunes but before long decided to go back to California in pursuit of other opportunities. In 1854 they arrived in San Jose with 2,400 head of sheep. Together with Colonel Hollister, Flint-Bixby & Company bought the 34,615 acre San Justo land grant from Don Pacheco. The land grant began about three miles southeast of San Juan Bautista and included the area that is now the City of Hollister. By the late 1860s, with their landholdings and prosperous sheep and cattle business, the Flints, Bixbys and Colonel Hollister had become the most powerful group in the area. The Flint-Bixby homestead has been occupied by the St. Francis Retreat Center since the 1940s; the large Gothic Revival residence (designed by George Chalmers) where the three families lived is still on the property.

The number of ranches in San Juan before the turn of the twentieth century was relatively small, for a large amount of the land was owned by a few select families whose landholdings exceeded hundreds of acres. As these families began to sell portions of their land the number of farms and ranches grew, particularly to the east and south of San Juan Bautista.

Economic Decline- The Southern Pacific Railroad chooses Hollister for its Depot (1875-1906)

The prosperity of the mid-nineteenth century was followed by a period of economic decline for the city of San Juan Bautista. Its status as a popular stop on the stage line to Gold Rush country was soon diminished, for the newer and quicker method of transportation--the Southern Pacific Railroad--had bypassed

San Juan and routed instead through the nearby town of Hollister. This move created a panic among business owners in San Juan who had profited from the constant stream of passersby; by 1875 most of the businesses had moved to Hollister. Another blow to San Juan came in 1874 when Hollister was named county seat of newly-established San Benito County. San Juan Bautista's population dropped from 2,600 in the late 1860s to a meager 500 people in the mid-1870s. A core group of residents stayed in San Juan and continued to profit from the agriculture industry; these residents kept the economy of San Juan from falling into complete depression.

Associated Property Types

Construction tapered off dramatically in San Juan Bautista during this time. Several of the buildings in downtown on Third Street were vacant and cattle roamed the street. The businesses that did survive during this time were mostly associated with the agriculture industry: blacksmith shops, general merchandise stores, a carriage shop that manufactured plows and a livery stable.

Due to the decline of construction in San Juan Bautista at the end of the nineteenth century, the Victorian period of architecture is nearly absent within the town. There are a few modest representations of the Queen Anne style in San Juan Bautista; two examples are 37 Mariposa Street (1895, see figure 21) and 39 Washington Street (1906, see figure 22). Despite the fact that they were constructed ten years apart, these two single-story residences are nearly identical and are only one block apart from one another, just south of the Third Street commercial area. They were likely the products of architectural pattern books that had begun to influence the style of the nation's architecture in the late nineteenth century. Both are small one-story cross-gabled residences with partial width porches at the façade and Queen Anne details such as decorative shingles and tall narrow window openings. The Queen Anne style was popular in California towns from 1880 until about 1895; the late construction dates of these buildings -- 1895 and 1906, respectively -- is indicative of San Juan's isolation from cosmopolitan areas of California during this period.



Figure 21. 37 Mariposa, constructed in the Queen Anne style in 1895. View looking west. Photograph taken by Katie Horak, 2005.



Figure 22. 39 Washington, also constructed in the Queen Anne style in 1906. View looking west. Photograph taken by Katie Horak, 2005.

The Boom of New Industry-- the Cement Plant (1906-1932)

San Juan Bautista might have become a ghost town altogether had a cement plant not opened just south of town. The first plant opened shortly after 1906; this plant failed and the successful Old Mission Portland Cement Company assumed operation of the facility in 1913. In 1907 a narrow gauge railway was constructed that would connect San Juan with the major Southern Pacific Lines. With the cement plant bringing revenue and employment to the town and the railway connecting San Juan with the outside world, optimism returned and the town was once again booming.

Associated Property Types

The construction of residential buildings resumed in San Juan Bautista at the turn of the twentieth century as there was a need to provide housing for employees of the newly established cement plant. Nearly 100 new families moved to San Juan between 1906 and the early 1920s. This resulted in the rapid subdivision of land, which quickly began to change the appearance and feel of San Juan. The contractors and carpenters of this development are unknown, and were likely from the surrounding cities of Gilroy and Hollister. The earliest buildings of this period were constructed in the Classic Box and Transitional styles. There are very few of these buildings present in San Juan, for by the time the Cement Plant was totally established in town a new architectural style had taken hold in California: the Craftsman bungalow. This style was followed by the Spanish Colonial Revival style in the 1930s.



Figure 23. A concrete Craftsman bungalow (1915) located at 35 Tualamea Street. It is one of three identical bungalows in a row. View looking west. Photograph taken by Katie Horak, 2005.



Figure 24. This concrete bungalow (1930) is located on The Alameda near the Cement Plant. The rounded detail above the porch entrance is reminiscent of the Mission Revival style. Photograph taken by Katie Horak, 2005.

Craftsman bungalows were exceedingly popular from about 1910 to 1925 in California and plans for such homes were available in widely published pattern books. These buildings were typically clad with horizontal wood siding; however, in a cement industry town the more appropriate material for new residences was, of course, concrete. Many Craftsman bungalows in San Juan Bautista had poured concrete foundations, wood frames and sprayed concrete (or stucco) exterior wall cladding. There was a proliferation of these “concrete bungalows” in San Juan from about 1915 to 1925. Nearly all have low-pitched cross-gabled roofs, partial-width porches at the façade, and large wood sash windows with wood surrounds. These buildings were located near the center of town as well as on The Alameda, near the Cement Plant (see figures 23 and 24). Many of these buildings are nearly identical and clustered close together, indicative of the fact that they were members of small subdivisions and likely pulled out of pattern books.

The Craftsman style maintained its popularity until about 1925, at which point the Spanish Colonial Revival style took over as the predominant California building style. Character defining features of this style include a smooth stucco wall cladding, arched door and window openings, and flat or low-pitched roofs clad with Spanish clay tile (see figures 25 and 26). Several buildings of this style began to appear in San Juan Bautista in the late 1920s, such as 605 Third Street (figure 25) and 607 Third Street (figure 26).



Figure 25. This Spanish Colonial Revival residence was constructed in 1928 at 605 Third Street. View looking south. Photograph taken by Katie Horak, 2005.



Figure 26. Next door at 607 Third Street is this Spanish Colonial Revival residence, also constructed in 1928. View looking south. Photograph taken by Katie Horak, 2005.

Commercial development resumed in San Juan Bautista during this time as well. Third Street saw a revitalization as San Juan's bustling downtown, with saloons and shops popping up in rapid succession. There were not necessarily new buildings being constructed downtown at this time; the older buildings were rehabilitated and given new life by their occupants. San Juan grade road was completed in 1916, and the town was once again connected to California's north-south transportation route.

Despite San Juan's status as a Mission town, the Mission Revival style is mysteriously underrepresented in town. Two examples from this period are the Luck Service Station (see figure 27) at the corner of Third and Monterey Streets, and the San Juan Bautista Community Hall (see figure 28) at 10 San Jose Street. Another example of this style is the Japanese School on Second Street; this building is discussed at greater length in the *Focused Context Statement*.

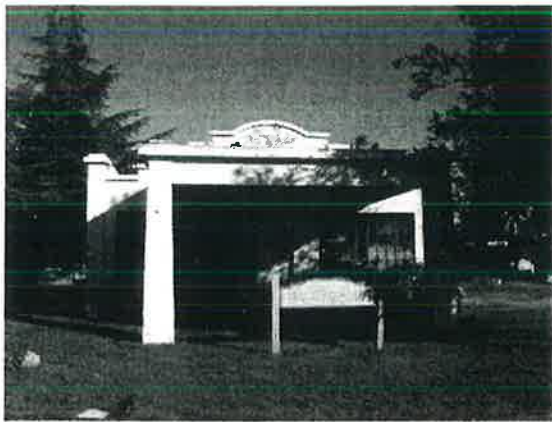


Figure 27. The Luck Service Station, 1919, located at the corner of Third and Monterey



Figure 28. The San Juan Bautista Community Hall, 1920, at 10 San Jose Street. View looking

Street. It now houses the Luck Museum. View northwest. Photograph taken by Katie Horak, looking northeast. Photograph taken by Katie Horak, 2005.

San Juan Bautista was not immune to the Depression of 1929 and the town once again fell into decline. Both the Cement Plant and the railroad spur were closed down. A further blow to San Juan was the completion of the "Prunedale Cutoff" (the current route of State Highway 101) in 1931, which, like the Southern Pacific Railroad in the nineteenth century, isolated the mission town for a second time. San Juan Bautista residents who waited out the Depression in hopes of a renewal joked that "someone could come along and buy the whole town for \$700."⁷

Agriculture Continues in San Juan Bautista (1900-1960)

As more and more settlers came to San Juan in the late nineteenth century hoping to profit from the fertile soil of the valley, the area became a profitable agricultural center. Farmers continued to settle in the areas south of town on Mission Vineyard and San Juan Hollister Roads, east of town on Cagney, Breen and Lucy Brown Roads, and northwest of town near Chittenden junction. There was a shift in the agriculture industry at this time from ranching to farming, with the most prevalent crops being grains (such as hay and wheat) and fruit orchards (such as apricots, apples and pears). These crops were soon joined in the 1920s and 30s with row crops such as sugar beets, potatoes, leaf lettuce, garlic, and numerous other fruits and vegetables. The landowners at this time were typically Anglo settlers who employed Chinese, Filipino, Japanese and Mexican laborers to work their land. The hard work of these immigrant groups is detailed in the *Focused Context Statement*.

In 1910 the Ferry-Morse Seed Company came to San Juan Bautista, which dramatically changed the nature of the agricultural land surrounding the town. Ferry-Morse purchased nearly 1,000 acres of farmland in the area between San Juan and Hollister (along what is now Highway 156, just east of San Juan) and began growing flowers for seed. Several other companies followed suit, pushing the total acreage of seed flowers to over 2,000 acres. Residents remember the breathtaking beauty of the flowers as they drove through the valley.

Associated Property Types

Unlike the ranches of the nineteenth century, the farms developed at this time were typically small residential farms of 20 or so acres each. Many would have one single-family residence on the property and numerous auxiliary buildings,

⁷ Conversation with Joe Cullumber, May 4, 2006.

such as barns, sheds, stables and water towers. All early twentieth-century building styles are represented in the residential buildings found on these properties, including Queen Anne, Transitional, Craftsman, Spanish Colonial Revival and Ranch styles (see figures 29 and 30).

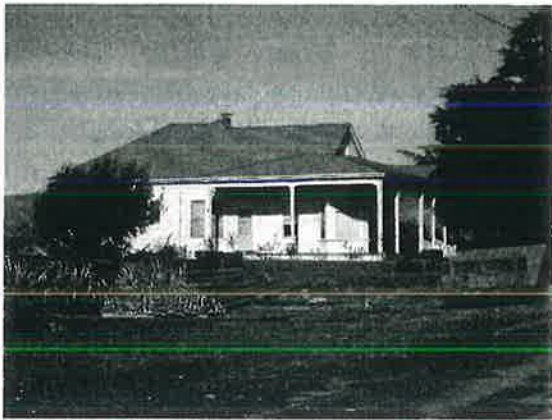


Figure 29. Farm house on located at the east side of Cagney Road, east of San Juan Bautista. This house was constructed in the Folk Victorian style in circa 1890. Photograph taken by Christeen Taniguchi, 2005.

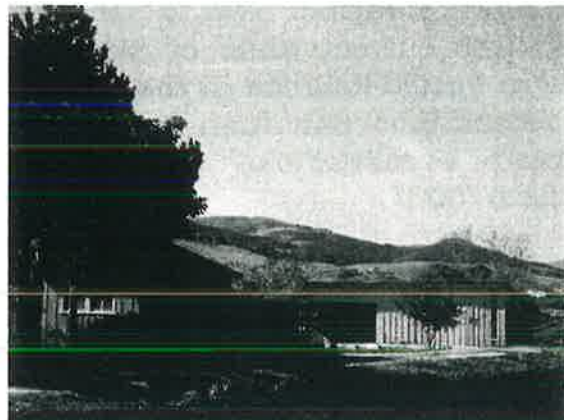


Figure 30. The auxiliary buildings associated with the farm house in figure 29. Photograph taken by Christeen Taniguchi, 2005.

These farms were typically owned by a single family who would employ a number of seasonal laborers to work the land. The farm owners often supplied housing for these laborers on the land, either in small houses that were shared by numerous laborers or in temporary trailers or shacks.

Returning GIs and the Postwar Housing Boom (1942- 1960)

The depressed town of San Juan Bautista during the 1930s saw revitalization in the postwar era. The Cement Plant re-opened in 1941 and by the end of the year had a crew of about 100 men. As the GIs began to trickle back to town, many found work at the plant. The development of the State Park in 1935 brought renewed pride into town and an influx of visitors, increasing the visibility of San Juan Bautista and encouraging new residents.

In 1960, the construction of California State Highway 156 made a major impact on the town. The highway ran along the southern border of San Juan Bautista and created a divide between the city and the residential development south of town on The Alameda and Mission Vineyard. Additionally, it caused the relocation of numerous houses that were in its path; a number of these buildings were purchased by residents and moved to other parts of the city. Many others were demolished.

Associated Property Types

The influx in the population of returning GIs called for new development. At this time, numerous subdivisions were created at the south end of Franklin Street, and along Fifth, Sixth and Seventh Streets. Local developers and builders Cullumber & Son was responsible for a large amount of construction at the time. Joseph Cullumber purchased the Alameda Tract near Franklin Street for \$525 as a returning GI and subdivided the land for new houses. He also developed about 28 lots on Fifth Street. Nearly all of the houses constructed at this time were in the Ranch style (see figures 31 and 32), which was the predominant building style in California from about 1940 to 1965. The style called back to the early California ranches with its sprawling single-story plans and utilization of the outdoors with porches and courtyards, making it an appropriate new style for San Juan Bautista.



Figure 31. 85 Fourth Street, constructed in the Ranch style in circa 1950. View looking south. Photograph taken by Katie Horak, 2005.



Figure 32. 104 Fifth Street, constructed in the Minimal Traditional style in circa 1950. View looking northwest. Photograph taken by Katie Horak, 2005.

While the predominant postwar housing style was the Ranch house, an additional housing style represented in San Juan Bautista during this period was the Minimal Traditional style (see figure 32). This style was popular in California from approximately the 1930s to the early 1950s, when it was replaced almost exclusively by the Ranch house. The Minimal Traditional style was based loosely on the Tudor Revival style of the 1920s (which is completely unrepresented in San Juan Bautista) in that it typically had a dominant front gable and large chimney. However, Minimal Traditional houses adopted a lower pitched roof and had very little in the way of ornamentation and traditional detailing.

In addition to the development of new single-family subdivisions, some infill began to take place in San Juan Bautista. An example of this is 606 Fourth Street, which was constructed as a motel in 1951. The owner sold unfurnished

units for long-term occupancy for \$1,000 each to returning GIs. A few small multi-family developments were constructed at this time; however, most of the postwar development was limited to single-family residential.

Commercial development in the postwar period was very minimal. The existing buildings in the Third Street commercial corridor were utilized for new and continued occupancy and little new construction occurred downtown at this time. The plan for the construction of Highway 156 impacted the southern portions of town, and city planners began to think about the highway turn-offs into San Juan Bautista (at The Alameda and Muckelemi Street) as “gateways” into the city. A new market was constructed on Muckelemi Street (figure 34), which was the first commercial building to be constructed outside of the Third Street corridor. This building is the only modern commercial building in town and bears the distinctive characteristics of its type: a long, one-story plan with a flat roof, a long band of fixed plate-glass windows, concrete block construction and a cantilevered porch roof.



Figure 33. 606 Fourth Street, constructed in 1951. View looking north. Photograph taken by Katie Horak, 2005.



Figure 34. 54 Muckelemi Street, or Neil's Market, constructed in circa 1955. View looking southwest at the façade. Photograph taken by Katie Horak, 2005.

Summary

As development continues in San Juan Bautista in the present day, it is important to consider those elements that make the town unique: its situation in the middle of an open valley, the utilization of the surrounding land for agriculture, the anchor of the Mission church and California State Park, and the continued adaptive re-use of one of the largest concentrations of mid-nineteenth century architecture found anywhere in the state. In a general sense, San Juan Bautista is itself a cultural landscape; one that has been shaped by the events of the past two hundred years without identity crisis. Rather than rebuild and redevelop, San Juan Bautista has made a grand

tradition of re-use, with the continued use of the Third Street commercial corridor, the Mission church, and numerous residences that surpass the century mark.

With the influx in population and the demand for housing that will surely continue to face San Juan Bautista, its historical resources will likely be challenged. But the identity of the town is its historical fabric and natural landscape, and these elements need be protected in order to preserve San Juan Bautista's character and appeal. The loss of San Juan Bautista's numerous historical resources would result in the loss of one of California's greatest and most historic cities.

San Juan Bautista Focused Historic Context Statement:

The Influence of Various Non-European Cultural Groups On the Built Environment of San Juan Bautista

Introduction

In addition to the development of an overall historic context statement for the City of San Juan Bautista, a component of the 2005-2006 CLG grant project is the development of a "focused context statement" that explores the multi-cultural nature of the city. This context statement does not presume to be all-inclusive of every nationality ever represented on the San Juan Bautista census; rather, it will focus on the larger non-European communities that have helped shape the city over time. The groups identified in this focused context statement are Native Americans of various heritage, Chinese, Japanese, Filipino, and Mexican.

Like nearly all Californian cities large and small, San Juan Bautista's social history has been vibrantly colored by the presence of a wide variety of ethnic groups. The Spaniards chose San Juan Bautista as the location of their fifteenth mission for its natural resources: its fertile soil, proximity to natural building materials and the breathtaking beauty of the valley. It is for these reasons that most subsequent settlers have chosen to come, and stay, in San Juan Bautista. The Native Americans enjoyed the bounty of the valley for thousands of years before the arrival of the Spanish; by the turn of the twentieth century both groups would share the valley with peoples of numerous ethnicities: Mexican, Italian, Anglo-American, Chinese, Portuguese, Filipino, and Japanese, to name a few.

The physical fabric that makes up the city of San Juan Bautista is as varied as those who have called the valley home, and San Juan is lucky enough to have nearly every era of the past three hundred years represented in its built environment. As is often the case, the buildings that still exist are those that were built to last; they were constructed of building materials and methods that were generally only available to those with the resources to buy them. Many of the people who have called San Juan home have been farm laborers of modest means, some of whom lived in the area on a seasonal basis. The transience of these populations has unfortunately left them underrepresented in the architectural history of the area, as their living quarters were often ephemeral in nature. However, their continued presence over the years has very much made San Juan Bautista an inimitable and desirable place to live. It

is the intent of this context statement to reveal the importance of these various cultural groups to the area's physical evolution.

The Native American tribes of San Juan Bautista (pre-history to 1960)

The earliest inhabitants of the San Juan Valley were peoples belonging to the Mutsun Indian tribe. Little is known about their lives prior to Spanish settlement of Alta California in the eighteenth century. It has been written that the Mutsun people were a peaceful tribe who lived in bee-hive shaped huts constructed of willow reeds and grass. They were hunters and gatherers and subsisted on the natural resources the fertile valley provided, wearing little other than aprons or loincloths and enjoying the temperate climate of the region.⁸

The lives and traditions of the Mutsun Indians in the San Juan Valley changed abruptly with the arrival of Spanish settlers in 1795. Since 1769, the Franciscan friars had been constructing a network of Missions in New Spain (later, Alta California) in order to establish their presence and ward off settlement by other explorers from England, France or Russia who were already making appearances along the coast. In their reconnaissance of the new land, the Spaniards encountered numerous native tribes and made it their purpose to colonize the Indians and convert them to Christianity.

The Mission San Juan Bautista was chosen for its location, a day's walking distance (26 leagues) between the Mission San Carlos Barromeo de Carmel and the Mission Santa Clara. It would become the fifteenth and largest of the 21 California Missions. The San Juan Valley was the perfect location for a new settlement for numerous reasons: there were plenty of natural resources nearby (such as timber, tules and limestone), it contained some of the most fertile farming land in the country, and, most importantly, it was home to a vast population of Native Americans whom the Franciscan friars could colonize and convert. There was reportedly a rancheria (Indian village) at what is now the corner of Mariposa and Third Streets. Martin Penn wrote of this and other Indian villages:

One of their main village sites was on the eastern edge of the present city limits of San Juan Bautista. It was called "Popelouchum." Other rancherias

⁸ In 1967 Martin Penn, a student of California Indians, wrote extensively about the Indians of the San Juan Valley. Excerpts of Penn's writings can be found in Charles W. Clough's book, San Juan Bautista. (Sanger: World Dancer Press, 1996) 7.

*were in the San Juan Canyon and in the foothills to the east and west of town.*⁹

The area south of town at the mouth of San Juan Canyon (near the former cement plant) is known to be the former location of Native American villages and is an archeological treasure. A National Register historic district nomination was completed for this area in the 1970s; this nomination was stalled at the time by the property owner who opposed listing on the Register. The area is still rich in archeological artifacts and a National Register nomination should be revisited.

The first buildings that can be associated with the Native Americans of the San Juan Valley are those associated with the Mission system. From the year of the Mission's dedication (1797) to the end of the Mission period (1834), 128 adobe buildings had been constructed in San Juan Bautista, presumably all of which used Indian labor.¹⁰ The buildings were made of hand-formed adobe bricks measuring at roughly 12 x 8 inches wide and two inches thick. While some of the buildings had roofs clad with hand-shaped "tejas," or Mexican tiles, many had more expedient roofs made of native reeds and grasses. The absence of solid roof structures exposed these buildings to the elements and several quickly fell into disrepair. Many were destroyed in the 1906 San Francisco earthquake. For this, almost none of the original adobe buildings associated with the Mission still exist today other than the Mission church itself (see figures 1 and 2) and the first floor of Angelo Zanetta's Plaza Hotel, which was originally a single-story adobe that dated to 1815.



⁹ Clough, 7.

¹⁰ Kent Seavey, "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." 31 May 1981. 21.

Figure 1. The Mission Church at San Juan Bautista, 1803. View looking northwest. The church was constructed using Indian labor under the guidance of the Franciscan friars. Photograph taken by Ben Taniguchi, 2005.

Figure 2. The Mission Church at San Juan Bautista, 1803. View looking south. The church was constructed of adobe bricks, visible here at the arcade. Photograph taken by Ben Taniguchi, 2005.

After the secularization of the Missions in 1833, the Native Americans were left to try to reestablish their communities after being nearly completely stripped of their identities by the Spanish friars.¹¹ Several went to work as laborers on the ranchos that had been granted to Mexican settlers. A large number of adobe buildings were constructed along The Alameda and in other parts of San Juan Bautista near the Mission during the Mexican Rancho period (1834-1846). The Native Americans were so adept at adobe construction by this time that the Mexican settlers employed them to construct these buildings. These buildings, many of which still exist in San Juan, will be discussed in greater length below in the Mexican American section.

Despite their proficiency with adobe construction, the Native Americans were mistreated by subsequent settlers and were generally not accepted as part of the fledgling San Juan community. It is likely that some lived on the ranches of the Mexican settlers in transient housing, as they were employed as farm laborers. It was the hard work of the Indians that allotted the Mexican rancheros their lives of ease.

The residences of the Native Americans at this time were meager as they likely did not have the resources for high-quality building materials. Therefore, these buildings were ephemeral in nature and have left no physical record on the landscape. The lack of recordation of the housing of Native Americans after the Mission period has made it difficult to determine exactly where and in what types of buildings they were living. Into the latter part of the nineteenth century, however, it appears that the Native American community began to settle in areas just outside of San Juan Bautista proper. One such settlement is located in an area that has been referred to as "Indian Corners." Located south of town at the southern end of The Alameda, Indian Corners was evidently a small community of Native Americans from the middle to late-nineteenth century until well into the twentieth century.¹² Isaac Mylar wrote of this settlement in the 1920s:

Returning to my father's place, on the other side of San Juan, at the junction of the road where it turned and ran on to Hollister, and up to the Flint Ranch in the other direction, there was located, in the early days, a

¹¹ For an extensive account of the Mutsun Indians at the Mission San Juan Bautista, refer to Richard Roods's "History of the Mutsun Band of Costanoan Indians (Indian Canyon)" at <http://www.native-net.org/archive/nl/9405/0085.html>.

¹² These dates are approximate and speculative and are based on conversations with San Juan Bautista residents.

*number of Indian huts. From this settlement the place was always designated as "Indian Corners."*¹³

It is assumed that the area that Mylar is referring to is the junction of The Alameda, Salinas Road and San Juan Canyon Road, just north of the former site of the cement plant. There are several modest wood frame Folk houses in this general area that may have been associated with this community (see figures 3 and 4). Additionally, this area (including the former location of the cement plant) is rich in archeological artifacts dating to prehistory.¹⁴



Figure 3. 651-1 Salinas Road, view facing southwest. This modest folk house appears to have been constructed in the mid- nineteenth century. It is located in the general area that has been referred to as "Indian Corners." Photograph taken by Katie Horak, 2005.

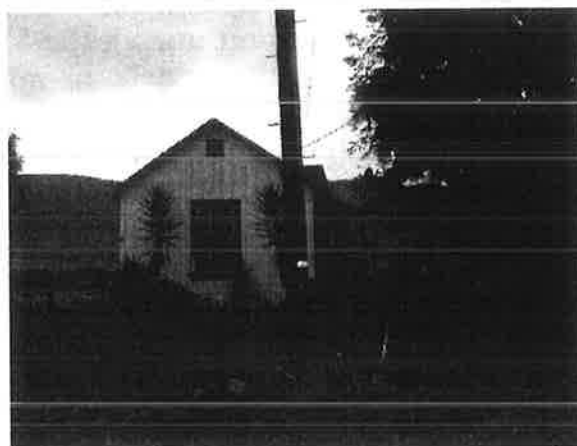


Figure 4. 421 The Alameda, view facing west. This modest building is also located in the area that has been referred to as "Indian Corners." Photograph taken by Katie Horak, 2005.

There was another Indian settlement in the area known as Chittenden junction, located northwest of San Juan Bautista. Residents of San Juan recall there being a cluster of "tar paper shacks" in this area that were inhabited by people of Native American heritage. Other references have been made to communities of Native Americans living in San Juan Canyon. However, other than the early abode buildings associated with the Mission church, the Mexican Rancho period and those located at "Indian Corners," there are no additional buildings within San Juan Bautista that appear to have been associated with the Native Americans of the San Juan Valley.

Chinese Americans (approximately 1860-1940)

Chinese immigrants came to California in the mid-nineteenth century to escape the oppression and poverty of the Manchu dynasty in China and participate in

¹³ Isaac Mylar, Early Days at the Mission San Juan Bautista. (Fresno: Valley Publishers, 1970).

¹⁴ Sheila Prader, genealogist. Personal interview. 4 May 2006.

the California Gold Rush. Many thousands of men came with the intention of making their fortunes and returning to the families they left behind. In 1849, the number of Chinese in California was only a few hundred; by 1852 there were nearly 25,000 in the state. Concentrated in the mining areas and in San Francisco, they were by far the largest minority in California at that time.¹⁵ Anglo-Americans feared that the foreign miners (which also included immigrants from Latin America) were removing too much of the readily available gold in the region, and codes were established that prohibited Mexicans and Asians from many of the diggings.

The Chinese population began to look elsewhere in the state for work when the fever for gold cooled at the end of the 1850s. Many sought labor in agriculture, which brought them south to central California and to the San Juan Valley.

At least fourteen Chinese laborers were known to have been working at the Flint-Bixby ranch located about three miles southeast of San Juan Bautista between approximately 1860 and 1900.¹⁶ Benjamin Flint, Dr. Thomas Flint, and Llewellyn Bixby, a cousin of the Flints, came to California from Maine during the Gold Rush. They had returned to Maine with their fortunes but before long decided to go back to California in pursuit of other opportunities. In 1854 they arrived in San Jose with 2,400 head of sheep. Together with Colonel Hollister, Flint-Bixby & Company bought the 34,615 acre San Justo land grant from Don Pacheco. The land grant began about three miles southeast of San Juan Bautista and included the area that is now the City of Hollister. By the late 1860s, with their landholdings and prosperous sheep and cattle business, the Flints, Bixbys and Colonel Hollister had become the most powerful group in the area. The Flint/Bixby homestead (see figure 5) has been occupied by the St. Francis Retreat Center since the 1940s; the large Gothic Revival residence where the three families lived burned to the ground tragically in June, 2006. It is likely that the Chinese laborers lived on the San Justo ranch while working for the Flint-Bixby Company; however, there are no evidences of worker housing on the premises today which indicates that their living quarters were more ephemeral in nature.

The most celebrated of those employed by the Flint-Bixby Company was a Chinese immigrant named Jim Jack (also known as "China Jim" and "Mustard King"). Jim Jack arrived in circa 1880 and went to work on the Flint/Bixby ranch eradicating squirrels. At the time he was only sixteen years old. Jim Jack took notice of the yellow mustard that was naturally abundant in the

¹⁵ James J. Rawls and Walton Bean. California: An Interpretive History. (New York: McGraw Hill, 2003) 147. Rawls and Bean state that "in 1852, the Chinese formed a tenth of the state's population other than Indians, and nearly a third of the population in several of the mining counties."

¹⁶ Sandy Lydon. Chinese Gold: The Chinese in the Monterey Bay Region. (Capitola: Capitola Book Company, 1985).

valley and organized 100 other Chinese men to harvest the plants for seed. The men harvested approximately 10,000 acres of mustard seed, which Jim Jack sold to French manufacturers for \$40,000—a tidy sum for the late 1800s.

A Chinese immigrant, Jim Jack was unable to purchase land with his new fortune. He gave \$3,500 to Charles and Peter Clausen to buy 26 acres southeast of San Juan off Mission Vineyard Road; Jack's only condition was that they allow him to reside in a small twelve by twelve foot cabin he had built on a corner of the land.¹⁷ Throughout his 50 years in San Juan Bautista, Jim Jack became famous for his generosity and farming ability.¹⁸

The small cabin where Jim Jack lived still stands in San Juan Bautista (see figure 6). Recently restored by the San Juan Bautista Historical Society, it is now located on the Luck Museum property.



Figure 5. The Flint-Bixby residence on the San Justo Ranch (now the St. Francis Retreat Center), located approximately three miles southeast of San Juan Bautista. The stately Gothic Revival residence was constructed in circa 1860, and had been dramatically modified over the years. It was destroyed in a fire in June, 2006. View looking southwest. Photograph taken by Katie Horak, 2006.



Figure 6. Jim Jack Cabin, view facing north. It is currently located in the City Yard on Second Street. Photograph taken by Katie Horak, 2005.

Little has been written about the Chinese in San Juan Bautista other than what has been documented about the laborers at the Flint-Bixby ranch and Jim Jack. It appears that the Chinese population declined rapidly at the early part of the twentieth century as those who had come for the Gold Rush in the

¹⁷ Clough, 76-77.

¹⁸ For a more extensive description of the life and generosity of Jim Jack, refer to Isaac L. Mylar's "Early Days at the Mission San Juan Bautista." (Fresno: Valley Publishers, 1970) 179-181.

1850s grew old and unable to work. The gradual depletion of the population is indicative of the fact that the Chinese population was made up primarily of single men who had come without families to work as laborers. References have been made to a Chinese-owned gambling hall in what was known as "Japantown" on Third Street in San Juan Bautista. From approximately 1910 until the beginning of World War II, the eastern block of Third Street was primarily occupied by Japanese-owned businesses (this is discussed at greater length in the next section). The Chinese gambling hall was purportedly located in the area that is now occupied by Jardines Restaurant (near the southwest corner of Third and Washington). However, the building that was occupied by this business no longer exists and therefore the exact details of its whereabouts or physical qualities cannot be determined.

Japanese Americans (approximately 1890-1960)

The first Japanese residents of the San Juan Valley arrived in the early 1890s. They came looking for agricultural work; by this time the Chinese laborers that had come for the Gold Rush were growing old and needed to be replaced. The natural farming abilities of the Japanese were well-respected and they quickly established their foothold in the agricultural industry of the San Juan Valley. Some of the first and largest employers of Japanese laborers were the local seed companies. In 1910 the Ferry-Morse Seed Company purchased nearly 1,000 acres of farmland in the area between San Juan and Hollister (along what is now Highway 156, just east of San Juan) and began growing flowers for seed. Several other companies followed suit, pushing the total acreage of seed flowers to over 2,000 acres. Almost half the Japanese in San Benito County in the 1910 census were working at the seed farms.¹⁹

Despite their growing prominence in the San Juan Valley, Japanese Americans were unable to purchase their own land prior to World War II due to restrictive United States immigration laws. Several began sharecropping with Anglo-American farmers. Others leased land, while those who had children born in the United States bought land in their names. In 1940, three farms were owned by Japanese farmers as opposed to 34 leased.²⁰

The Japanese population proliferated during the first three decades of the twentieth century; in 1890 there were no Japanese living in San Juan Bautista; by 1910, the Japanese population had grown to 210. By the late 1930s it is estimated that there were as many as 400 to 500 Japanese living in the San Juan Valley.²¹ The increase in the Japanese population was evident in the

¹⁹ Lydon, 31

²⁰ Lydon, 106.

²¹ Tony Boch. Personal interview. 4 May 2006.

types of businesses appearing along Third Street; beginning in about 1910 the area between Washington and Franklin Streets (at the east end of Third Street) was a veritable Japantown. The fact that there was a concentration of Japanese-owned businesses on San Juan Bautista's only commercial corridor is testament to the acceptance of this minority group by the greater population of the area.

San Juan Bautista's Japantown contained a variety of retail shops, hotels, and residences that catered to the Japanese population. 107 Third Street (now "La Casa Rosa" restaurant) was once a Japanese Hotel called "Oka's Hotel." Oka's Hotel relocated to a building across Third Street before eventually closing in the late 1930s when the Oka family moved to Monterey (see figure 7). Near 106 Third Street, where Dona Esther's Restaurant now sits, there was a fish market and tofu factory. This establishment was owned by the Yamamoto family. Near the southwest corner of Third and Washington, which is the current location of Jardines Restaurant, there was a cluster of Japanese businesses. Hiroshima-born entrepreneur Kichigoro Tanimura²² owned a grocery store at the corner, which reputedly had an "ofuro" (Japanese bath) in the back that he would allow customers to use free of charge.²³ Tanimura is credited with being the first Japanese resident in San Juan, and his grocery store was the anchor of the Japanese shopping district. Next door to Tanimura's grocery store was a pool hall and barber shop that were owned by the Kobayashi family. Also in this general area was a Chinese gambling hall.²⁴

Other than 107 Third Street, none of the original buildings that were occupied by these Japanese and Chinese-owned businesses still exist. Jardines and Dona Esther's Restaurants both occupy buildings that have been constructed within the past 30 years. For this, there is unfortunately no physical trace of what used to be San Juan Bautista's Japantown.

Although the businesses and residences in this area were primarily leased by Japanese, San Juan Bautista-area residents of other Asian ethnicities (such as Chinese and Filipino) frequented the district as well. The predominance of Japanese-owned businesses in this area in comparison to those of other Asian ethnicities is reflective of the size of the Japanese population as well as their growing prosperity in the local agricultural trade.

²² The Tanimuras (of T&A Farms in Salinas) have since become one of the largest leaf lettuce growers in the world.

²³ Lydon, 32.

²⁴ Steve Nishita. Personal interview. 8 May 2006. Steve's grandfather came to San Juan Bautista in 1903. Steve's father and aunt both lived in San Juan before World War II and recounted the businesses on Third Street and the families who owned them.



Figure 7. 107 Third Street, currently La Casa Rosa Restaurant. This was the location of "Oka's Hotel" in what was formerly San Juan's "Japantown." View looking south. Photo taken by Katie Horak, 2005.

While several Japanese families lived in Japantown itself, the area served those who lived in the outlying agricultural areas in the San Juan Valley. Many Japanese families lived east of San Juan Bautista, in the areas north and south of Highway 156 where the Ferry Morse acreage was located and where several Japanese families began to lease land for their own farms. These areas were convenient enough to San Juan Bautista that residents would frequent "downtown" for their commercial and social needs.

The Japanese population of San Juan was great enough in the early decades of the twentieth century to support the inception of a Japanese School. The first schoolhouse was located in a small building near the corner of Fourth and Washington streets (see figure 8). It is still standing behind a single-family residence at 35 Washington Street. This small board and batten building was originally constructed in the mid-nineteenth century and was likely a single family residence or outbuilding. In approximately 1915 it was adopted by the Japanese population for their educational facility and community hall.

Before long, a larger community hall was needed to accommodate the growing Japanese American population. The building that replaced the original schoolhouse was a large hall constructed in the Mission Revival Style in circa 1930 at 708 First Street (see figure 9). Its location is just around the corner from the impressive San Juan Bautista Community Hall, also constructed in the Mission Revival Style about a decade earlier. The proximity of these two buildings is indicative of the acceptance of the Japanese by the greater population of San Juan Bautista.



Figure 8. The red arrow indicates the original Japanese schoolhouse and community hall. It is located at 35 Washington Street and appears to have been constructed in the mid-nineteenth century. Photo taken by Katie Horak, 2005.

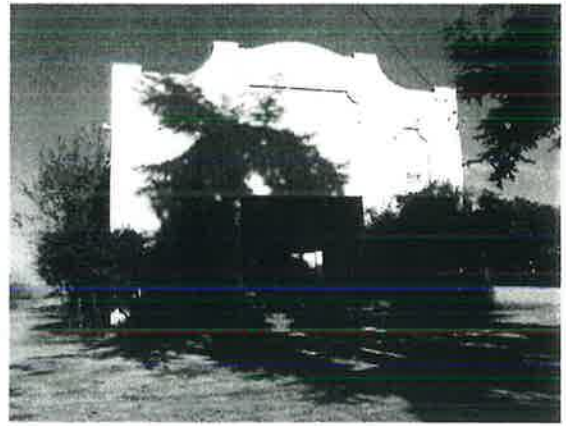


Figure 9. 708 First Street. The JACL building, or formerly the Japanese School. View looking north. Photo taken by Katie Horak, 2005.

The Japanese School served the Japanese American children of San Juan Bautista and the San Juan Valley. It was used as such only until the start of World War II; after the return of the internees it was utilized for JACL-related (Japanese American Citizen's League) activities but not as an educational facility. Before the war, Japanese schools were an important part of Japanese American communities because many Japanese felt it critical for their children to maintain their cultural identities and language. During the years after the war, there was more of an emphasis on assimilation; therefore, there was a decline in Japanese schools. This was certainly the case in San Juan Bautista. However, the Japanese School (later to be known as the JACL building) would remain an important center for the Japanese community after the war and remains as such to this day.

In 1935, the JACL came to San Juan Bautista. Originally known as the "Friendship Society," the local community of Japanese men and women assessed their \$1 annual dues and decided to join the national JACL. The San Juan Bautista JACL focused on social events, such as picnics and dances and eventually public service projects such as raising funds for the Hazel Hopkins Hospital in nearby Hollister.²⁵ The JACL met in the Japanese school at 708 First Street. The Mission Revival Style building is still utilized by the San Juan Japanese community for JACL meetings, social events and Buddhist services.

World War II was a turning point for the Japanese community in the San Juan Valley. After the bombing of Pearl Harbor, the local Japanese began to destroy any belongings and photographs that might associate them with "the enemy." On February 19, 1942, Executive Order 9066 was issued by the United States

²⁵ Lydon.

government, which ordered the removal of all Japanese, whether citizens or aliens, from the coastal areas of the western United States.²⁶ The San Juan Valley Japanese were first sent to Salinas, where they lived on the rodeo grounds in horse stables, and then on to Camp Poston in Arizona. Camp Poston would be their home for nearly three years.

The relocation order shocked the entire community of San Juan Bautista, for by this time the Japanese were a large and well-respected component of the population. They held sales on their land and in the Japanese School to liquidate their belongings before being sent to the camp, as they were only allowed to bring with them what they could carry. An article in the *San Juan Mission News* announced that the Japanese School (JACL building) would act as a clearinghouse with officials present to assist evacuees in liquidating their farms and equipment.²⁷ Several residents of San Juan offered to store cars belonging to their Japanese friends and look after their land while they were gone.

Despite the good intentions of Anglo-population of the San Juan Valley prior to the war, it was not immune to the anti-Japanese sentiment that had taken hold of the rest of the country. For this, the return of the Japanese to San Juan in 1945 was tumultuous. They were met with anti-Japanese signs mounted on fence-posts along the road and in store windows. The space in town once used for their shops was occupied by new shop owners and they were unable to reclaim their spot on Third Street. Many found it difficult to lease land and were forced to live in the homes of friends or in the Japanese School until they were able to find housing. The San Juan Japanese community would not recover from the trauma of relocation. The Japanese population in 1950 was only 27% of what it was in 1940. Even today the Japanese population is nowhere near its prewar numbers.²⁸

These numbers indicate that several of the Japanese families living in the San Juan Valley before the war did not return. Some, however, were able to return to their farms and re-establish their ties in the community. One such family is the Nishita family. Haykachi Nishita came to San Juan in 1903 by bicycle over the Pacheco Pass. By the 1930s he had established his presence on Breen Road, first as a share cropper and finally as owner of 20 acres of land (see figures 10 and 11). Haykachi married in 1906 and had children in San Juan; today, his grandson Steve runs the family farm business. Nishita Farms, Inc.

²⁶ For more information about Executive Order 9066, please refer to the website entitled, "Executive Order 9066—Roosevelt's Enduring Legacy, at <http://www.strike-the-root.com/4/powers/powers1.html>.

²⁷ "Japanese Hall here being used as clearing house for disposition of evacuee's land." *San Juan Mission News*, March 27, 1942. 1.

²⁸ The 2000 census stated that of the 1,549 people living in San Juan Bautista, only 2.65% were of Asian decent.

incorporated in 1976 and now produces nearly 12,000 acres of crop per year (primarily leaf lettuce).²⁹

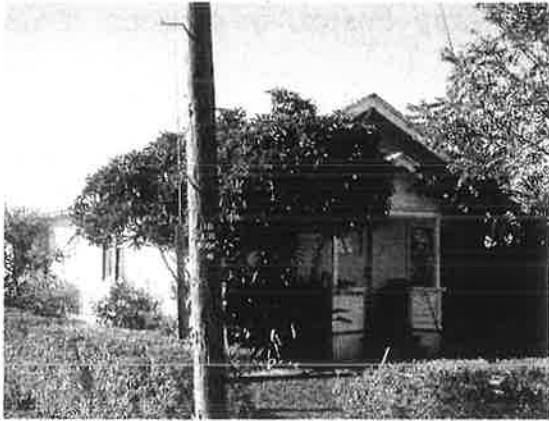


Figure 10. 570 Breen Road, single-family residence at Nishita Farms, Inc. View looking west. Photograph taken by Christeen Taniguchi, 2005.



Figure 11. View looking west at the leaf lettuce crops of Nishita Farms, Inc. Photograph taken by Christeen Taniguchi, 2005.

Filipino Americans (1910-1960)

Immigrants from the Philippines came to the San Juan Valley in the early part of the twentieth century. Similar to the Chinese and Japanese, they came looking for work as farm laborers. There were larger numbers of Filipinos in nearby Watsonville and Salinas; for the most part, the Filipino population in San Juan Bautista remained relatively small. Many Filipino laborers worked for the Ferry-Morse seed company alongside the Japanese, just beyond Mission Vineyard Road. The Filipino laborers were valued for their farming and irrigation expertise.

There is a small worker housing camp on the east side of Mission Vineyard Road that appears to have been constructed for Ferry-Morse laborers. It is possible that the camp was constructed specifically for Filipino laborers;³⁰ however, this cannot be ultimately verified since Ferry-Morse employed Japanese and Mexican laborers as well. The camp consists of a grouping of small identical wood shacks, each with board and batten siding and a simple front-facing gabled roof (see figures 12 and 13). There is larger building on the premises which may have been a residence for the foreman. The camp appears to have been constructed in circa 1910-15.

²⁹ Nishita.

³⁰ Lolita Pinuela. Personal interview. 4 May 2005. Ms. Pinuela's mother was Japanese and her father was Filipino. She remembers this camp being associated primarily with the Filipino population.

Unfortunately, very little has been written or documented of the Filipino population in San Juan Bautista. It is likely that this was a primarily transient population who traveled to different parts of California for labor at different times of the year. Consequently, there is very little physical fabric that can be linked to the Filipino population in San Juan Bautista.



Figure 12. Ferry-Morse worker housing camp off of Mission Vineyard Road. View looking southwest. Photograph taken by Christeen Taniguchi, 2005.



Figure 13. Example of one of the small residences located at the Ferry-Morse worker housing camp off of Mission Vineyard. View looking west. Photograph taken by Christeen Taniguchi, 2005.

Mexican Americans (approx. 1834-1960)

As one of the earliest and most consistent immigrant groups to settle in the area, Mexican culture is omnipresent in San Juan Bautista. For this, it is difficult to pinpoint exactly which buildings are associated with this population; their influence is in many ways pervasive with that of Anglo-American settlers.

The first wave of Mexican immigrants came to San Juan Bautista after the secularization of the Spanish mission system in 1833. The land once occupied by the Spanish was suddenly under Mexican rule, and in turn the Mexican government began giving away property to friends and family in the form of land grants. There were approximately seventeen grants, or "ranchos," in the area that is now San Benito County.

Perhaps the most preeminent and influential of these early Mexican settlers were the Castros. Macario Castro came to California in 1784 from Mexico as a sergeant in the Spanish Army. After the secularization of the Missions, there were seventy Castro ranchos, both Spanish and Mexican grants, in California. Conservative estimates determine that more than ten percent of land held

privately in California, before it was taken over by the United States, was controlled by members of the Castro family.³¹

The descendants of Macario Castro played leading roles in the development of the Mission San Juan Bautista into a free pueblo. Son Jose Tiburcio Castro became Civil Administrator of the Mission after secularization in 1834, and was responsible for dividing up and selling the former Mission property. For a time the town became known as San Juan de Castro. Jose Tiburcio Castro built a large adobe for his son, General Jose Castro, adjacent to the Mission in 1840 in the Monterey Colonial style, which had been made popular in California by Boston implant Thomas Larkin. Castro built the adobe as his home as well as the administrative headquarters for the Mexican government when he became acting governor of California. Jose Castro continued to live in the building with his family after California became United States territory. When the Patrick Breen family came to San Juan with the Donner Party, Castro allowed them to live in the home. The Breens purchased the adobe from Castro in 1848 and used it as a hotel during the Gold Rush.³² The Castro-Breen adobe still stands on its original site south just south of the Mission on Second Street (see figure 14). It has been owned by the California State Department of Parks and Recreation since 1935.

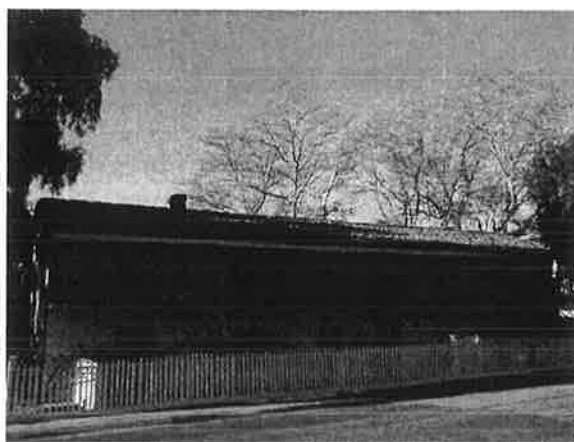


Figure 14. The Castro-Breen adobe, view looking southwest. This adobe was constructed in 1840 by Jose Tiburcio Castro in the Monterey Colonial Style. It is currently owned by the California State Dept. of Parks and Recreation. Photograph taken by Ben Taniguchi, 2005.

Macario Castro's son Angel Castro was grantee of the Rancho Cienega de los Paicines as well as land in the San Juan Canyon, where he lived in an adobe. Son Mariano Trinidad Castro was the owner of three lots near the Mission and

³¹ Marjorie Pierce, East of the Gabilans. (Santa Cruz: Western Tanager Press, 1976) 29.

³² Clough, 133.

was claimant in 1839 of an unnamed rancho whose location has not been determined.

The Mexican Rancho period in California lasted roughly twelve years, from 1834 until 1846. During this time a number of adobes were constructed in San Juan in addition to the Castro adobe. These homes were constructed of hand-formed adobe bricks and primarily had dirt floors that had been pounded flat with mallets. The Mexican settlers employed the Native Americans to construct these homes for them; it is truly the hard work of the Indians that allowed the Mexican aristocrats their lives of ease during the short-lived Rancho Period.

Other adobes built during this period that still stand in San Juan Bautista include the Juan de Anza (1834) Adobe at 103 Third Street, Tuccoletta Hall (1840) at 203 Third Street, the Vache Adobe (1850) at 115 Third Street, and the Pico-Boronda Adobe (1836) at 203-207 Fourth Street (see figures 15-18).



Figure 15. The Juan de Anza Adobe, 1834. This adobe was used as a residence until 1933 when it was converted into San Juan's first antique store. View looking south. Photograph taken by Katie Horak, 2005.



Figure 16. Tuccoletta Hall, 1840. This adobe was constructed in the Monterey Colonial Style. The first floor was used as a bakery until 1880 and then as the merchandise store of the Lavagnino family for fifty years. The upstairs hall was used for meetings, dances and other events, including the first showing of a movie in San Juan Bautista. View looking south. Photograph taken by Katie Horak, 2005.



Figure 17. The Theophile Vache adobe, 1850. This building was constructed slightly after the end of the Mexican Rancho Period as a wine shop. It is currently used as an art gallery. View looking south. Photograph taken by Katie Horak, 2005.



Figure 18. The Pico-Boronda Adobe, 1836, also constructed in the Monterey Colonial Style. This adobe was restored by the Native Daughters of the Golden West in 1933 and is currently used as their meeting hall. View looking southeast. Photograph taken by Katie Horak, 2005.

After the inception of California as a territory of the United States in 1848 with the Treaty of Guadalupe, there was a decline in Mexican settlement in San Juan Bautista until after the turn of the twentieth century. The Mexican population began to increase again in the 1920s during the havoc of the Mexican Revolution, for many families came to escape the political unrest and work in California's diverse agricultural industry. Many came to San Juan on a seasonal basis, picking fruit in the orchards or working in the lettuce fields for several months a year. Others found work at the cement plant which employed many San Juan Bautista residents in the early decades of the twentieth century.³³

There was an influx in the Mexican population during World War II when the Japanese were forced to abandon their farms and positions as laborers. Without the Japanese population, there was a large need for agriculture workers and the Mexican population increased to meet this need. On August 4, 1942, the Mexican and United States governments instituted the "Bracero Program," which was meant to appease the emergence of demand for manual labor during the war.³⁴ Nearly four million impoverished Mexican men left their families and fled north to work as braceros ("laborers," when translated from Spanish). They would work for several months of the year and return to their families in Mexico with their earnings. There were several hundreds of braceros working in the San Juan Valley; however, this was a transient population that essentially did not leave their mark on the physical fabric of the town. Many local farming families would provide living quarters for the laborers on their land either in trailers or mobile homes, hoping that the same men would return year after year as it required less time for training. The braceros also roomed in

³³ John and Richard Ponce. Personal interview. 4 May 2006.

³⁴ For more information about the Bracero Program, see <<http://www.farmworkers.org/bracerop.html>>.

existing buildings downtown and reportedly also in the Wilcox House at 315 The Alameda.³⁵ The bracero program ended in 1964 after criticism that it was little better than legalized slavery.

The Mexican population of San Juan Bautista has continued to increase throughout the years and today represents the largest percentage of the population.³⁶ They have been an integral part of the community, involved in all social, political and economic activities of the town. The Mexican community has been essential to the vitality of the San Juan Bautista Mission church throughout the twentieth century, raising money with the annual "Fiesta Rodeo" for the restoration of the San Juan Bautista Mission church. The Rodeo, which ran on an annual basis from 1947 to 1983, became the largest one-day rodeo in the United States, drawing thousands of people from the surrounding communities. The Mexican population has a strong presence in downtown San Juan Bautista (Third Street), with numerous Mexican restaurants and Mexican-owned businesses. The Mexican population continues to be a driving force in the agricultural industry of the San Juan Valley, with many of these laborers living in and around San Juan Bautista and utilizing its commercial and social amenities. They have been an important presence in San Juan and have helped shape the culture of the city throughout its history.

Summary

The significance of the built environment is not always immediately evident at first glance; it sometimes takes a delicate scraping away of the layers of a city's history to reveal the traces of past residents. This is certainly the case with San Juan Bautista. The town has a large amount of beautiful and intact buildings of an impressive vintage which are easy to identify as being significant for their aesthetic qualities. However, it is not only these buildings that tell the story of San Juan Bautista. Its history can also be interpreted when looking at buildings of modest size and style that were associated with the presence of a wide variety of cultural groups. It is with the help of these various groups -- including the Native Americans, Chinese, Japanese, Filipino and Mexicans -- that San Juan Bautista stands out as one of the most interesting and vibrant of California's founding cities.

³⁵ Cara Vonk, personal interview. 28 August 2006.

³⁶ The 2000 census reported that 47.32% of the population of San Juan Bautista was Hispanic or Latino of any race.

Conclusion

This Final Report and includes an executive summary, introduction (objectives, area surveyed, research design, methodology), findings, recommendations (to include a discussion of how the survey findings will be incorporated into the local planning process, management recommendations, possible future research and/or information gaps), and Appendices (sources, maps and a list of buildings surveyed with their appropriate status codes).

An intensive level survey was conducted as part of this survey. An intensive survey involved background documentary research into the community's history and architecture as well as fieldwork. The fieldwork for the survey included an inspection of the entire Project Study Area (PSA) for the purpose of characterizing its resources in general and for developing a basis for deciding how to organize and orient a more detailed survey effort.

There are several historic contexts that were defined after the preliminary historic research was completed. As opposed to the research themes, the historic contexts are more property-specific to the resources located within the PSA and are derived from comparing the built environment present to the information gained from researching the area's historical development. The historic contexts define how each property will be evaluated for historic significance in the future. The historic contexts are the broad patterns of historical development within the district area that are represented by the built environment present.

The historic contexts that were identified within the study area are 1) The Mission Period (1797-1834); 2) the Mexican Ranchero Period (1834- 1846); 3) A Growing Town: San Juan Bautista as an Important Transportation and Trade Center (1848-1875); 4) San Juan Bautista's Agricultural Beginnings- Ranching (1850-1900); 5) Economic Decline- The Southern Pacific Railroad chooses Hollister for its Depot (1875-1906); 6) The Boom of New Industry-- the Cement Plant (1906-1932); 7) Agriculture Continues in San Juan Bautista (1900-1960); and 8) Returning GIs and the Postwar Housing Boom (1942- 1960).



This map shows a concentration of buildings with share historic contexts.



There were several different resource types that were identified within the PSA. These resources were broken down into five categories: 1) single family residences; 2) multi-family residences; 3) commercial buildings; 4) institutions such as churches and schools; and 5) rural properties. The buildings were designed in a wide variety of architectural styles.

Of the approximate 700 parcels within the PSA, 340 were identified as being more than 45 years old and were assigned status codes. Of the 340 buildings:

- 3 were assigned status code 2S
- 1 was assigned status code 3S
- 36 were assigned status code 5D1
- 19 were assigned status code 5D3
- 74 were assigned status code 5S3
- 207 were assigned status code 7R

Bibliography

- "Army will post Jap evacuation notice in County today at noon." *San Juan Mission News*, May 15, 1942. 1.
- Bancroft, H.H. *History of California*. (Santa Barbara: Wallace Hevverd, 1963).
- Boch, Tony. Personal interview. 4 May 2006.
- Botelho, Laura (Mrs. Herman Botelho. Personal interview. 4 May 2006.
- "Bracero Program." <<http://www.farmworkers.org/bracerop.html>>.
- Caltrans aerial map of San Juan Bautista, dated 1941. (courtesy of the San Juan Bautista Historical Society).
- "Cement Plant May Close." *San Juan Mission News*. August 1, 1941. 1.
- "Cement Plant will be going at half-capacity within 4 to 6 weeks." *San Juan Mission News*. May 30, 1941. 1.
- "Cement Workers get raise." *San Juan Mission News*. October 24, 1941. 1.
- Clough, Charles W. *San Juan Bautista*. (Sanger: World Dancer Press, 1996).
- Corral, Ralph. Personal interview. 5 May 2006.
- Cullumber, Joseph. Personal interview. 4 May 2006.
- "Evacuation of Local Japanese finished yesterday." *San Juan Mission News*, May 22, 1942. 1.
- "Executive Order 9066—Roosevelt's Enduring Legacy." <<http://www.strike-the-root.com/4/powers/powers1.html>>.
- Flint, Dorothy, *Escarpment on the San Andreas: The Probing of a California Heritage*. Hollister, CA: Evening Free Lance, 1978.
- Gularte, Georgana Grossi. Personal interview. 4 May 2006.
- Hendershot, Carla. Personal interview. 4 May 2006.
- "Japanese Hall here being used as clearing house for disposition of evacuee's land." *San Juan Mission News*. 27 March 1942. 1.

- "Japs can't register autos." *San Juan Mission News*, December 26, 1941. 1.
- "Local Cement Plant to Re-Open." *San Juan Mission News*. May 23, 1941. 1.
- Luchelli, Frank. Personal interview. 8 May 2006.
- Lydon, Sandy. *Chinese Gold: The Chinese in the Monterey Bay Region*. (Capitola: Capitola Book Company, 1985).
- Lydon, Sandy. *The Japanese in the Monterey Bay Region*. (Capitola: Capitola Book Company, 1997).
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1984).
- McHugh, Tom. [biography on George Chalmers], *Riptide Newspaper*. No date.
- Mylar, Isaac. *Early Days at the Mission San Juan Bautista*. (Fresno: Valley Publishers, 1970).
- Nishita, Steve. Personal interview. 8 May 2006.
- Pierce, Marjorie. *East of the Gabilans*. (Santa Cruz: Western Tanager Press, 1976).
- Pinuela, Lolita. Personal interview. 4 May 2006.
- Ponce, John. Personal interview. 4 May 2006.
- Ponce, Richard. Personal interview. 4 May 2006.
- Prader, Sheila. Personal interview. 4 May 2006.
- Rawls, James J. and Walton Bean. *California: An Interpretive History*. (New York: McGraw Hill, 2003).
- Rood, Richard. "History of the Mutsun Band of Costanoan Indians (Indian Canyon)." <<http://www.native-net.org/archive/nl/9405/0085.html>>.
- San Benito County Assessor's Data. San Benito County Office of the Assessor.
- Sanborn Maps, San Juan Bautista. 1908, 1926, 1929. <<http://sanborn.umi.com.ezproxy.lapl.org/>>.
- San Juan Bautista aerial maps. Google Earth. <www.earth.google.com>.
- San Juan Mission Newspaper. Various issues.

Seavey, Kent. "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." May 31, 1981.

"Thomas Oliver Larkin, Biographical Notes" (author unknown). *Inn-California*.
<<http://www.inn-california.com/Articles/biographic/larkinbio.html>>.

Various maps of San Juan Bautista, no dates. (courtesy of the San Juan Bautista Historical Society).

Vonk, Cara. Personal interview. 28 August 2006.

"WRA Man seeks employment for Japanese-Americans." *San Juan Mission News*. August 31, 1945. 1.

Attachment A

California Historical Resource Status Codes

- 1 Properties listed in the National Register (NR) or the California Register (CR)**
 - 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
 - 1S Individual property listed in NR by the Keeper. Listed in the CR.
 - 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
 - 1CS Listed in the CR as individual property by the SHRC.
 - 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
- 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
 - 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
 - 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
 - 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
 - 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
 - 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
 - 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
 - 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
 - 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
 - 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
 - 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
 - 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
 - 2CS Individual property determined eligible for listing in the CR by the SHRC.
- 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
 - 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
 - 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
 - 3S Appears eligible for NR as an individual property through survey evaluation.
 - 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
 - 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
 - 3CS Appears eligible for CR as an individual property through survey evaluation.
- 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
 - 4CM Master List - State Owned Properties – PRC §5024.
- 5 Properties Recognized as Historically Significant by Local Government**
 - 5D1 Contributor to a district that is listed or designated locally.
 - 5D2 Contributor to a district that is eligible for local listing or designation.
 - 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
 - 5S1 Individual property that is listed or designated locally.
 - 5S2 Individual property that is eligible for local listing or designation.
 - 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
 - 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
- 6 Not Eligible for Listing or Designation as specified**
 - 6C Determined ineligible for or removed from California Register by SHRC.
 - 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
 - 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
 - 6T Determined ineligible for NR through Part I Tax Certification process.
 - 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
 - 6W Removed from NR by the Keeper.
 - 6X Determined ineligible for the NR by SHRC or Keeper.
 - 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
 - 6Z Found ineligible for NR, CR or Local designation through survey evaluation.
- 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**
 - 7J Received by OHP for evaluation or action but not yet evaluated.
 - 7K Resubmitted to OHP for action but not reevaluated.
 - 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
 - 7M Submitted to OHP but not evaluated – referred to NPS.
 - 7N Needs to be reevaluated (Formerly NR Status Code 4)
 - 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
 - 7R Identified in Reconnaissance Level Survey: Not evaluated.
 - 7W Submitted to OHP for action – withdrawn.

12/8/2003

Attachment B

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
460	Breen Road		C. 1950	Ranch	7R
460	Breen Road		C. 1950	Ranch	7R
511	Breen Road		C. 1910	Transitional	7R
570	Breen Road		C. 1950	Ranch	5S3
570	Breen Road		C. 1955	Ranch	5S3
570	Breen Road		C. 1920	Transitional	5S3
	Cagney Road		C. 1890	Folk Victorian	7R
	Cagney Road		C. 1885	Queen Anne	7R
	Cagney Road		C. 1920	barn	7R
102	Fifth Street	24500180	C. 1955	Ranch	7R
111	Fifth Street	24400130	C. 1955	Ranch	7R
115	Fifth Street	24400100	C. 1950	Ranch	7R
207	Fifth Street	24100350	Unknown	Minimal Traditional	7R
300	Fifth Street	24100320	C. 1900	Queen Anne	7R
301	Fifth Street	23900110	C. 1925	Minimal Traditional	7R
303	Fifth Street	23900110	C. 1925	Craftsman	7R
307	Fifth Street	23900070	C. 1925	Craftsman	7R
310	Fifth Street	23900150	C. 1925	Craftsman	5S3
313	Fifth Street	23900020	C. 1950	Ranch	7R
405	Fifth Street	23700070	C. 1950	Ranch	7R
413	Fifth Street	23600050	C. 1955	Modern	7R
104	Fifth Street	24500100	C. 1955	Minimal Traditional	7R
105	Fifth Street	24400030	C. 1940	Ranch	7R
107	Fifth Street	24400040	C. 1950	Ranch	7R
108	Fifth Street	24500120	C. 1950	Minimal Traditional	7R
110	Fifth Street	24500130	C. 1955	Minimal Traditional	7R
201	Fifth Street	24100230	C. 1910	Folk Victorian	7R
203	Fifth Street	24100060	C. 1960	Ranch	7R
204	Fifth Street	24100120	C. 1955	Ranch	7R
211	Fifth Street	24100040	C. 1920	No style	7R
309	Fifth Street	23900060	C. 1925	Craftsman	7R
401	Fifth Street	23700090	C. 1925	Craftsman	7R
403	Fifth Street	23700080	C. 1925	Ranch	7R
407	Fifth Street	23700060	C. 1925	Craftsman	7R
409	Fifth Street	23700050	C. 1960	Ranch	7R
411	Fifth Street	23700040	C. 1960	Ranch	7R
109	Fifth Street	24400120	C. 1955	Ranch	7R
106	Fifth Street	24500110	C. 1980	Ranch	7R
206	Fifth Street	24100100	C. 1920	Craftsman	7R
103	Fifth Street	24400180	C. 1920	Craftsman	7R
205	Fifth Street	24100340	C. 1955	Minimal Traditional	7R
602	First Street	22700050	1937	Spanish Colonial Rev.	5S3
700	First Street	22700040	C. 1955	Ranch	5S3

Address		APN	Date of	Architectural Style	Assigned Status
#	Address Street	(Add 00 In Front)	Construction		Code
706	First Street	22700030	C. 1955	Ranch	5S3
707	First Street	20800010	C. 1955	Ranch	7R
810	First Street	22400050	C. 1950	Ranch	7R
1001	First Street	20100050	C. 1860	Folk Victorian	5S3
1122	First Street	22300030	1915	Craftsman	5D3
705	First Street	20800020	Unknown	Monterey Colonial	7R
708	First Street	22700020	C. 1935	Mission Revival	5S3
903	First Street	20300020	C. 1925	Craftsman	5D3
907	First Street	20300010	1908	Craftsman	5S3
956	First Street	22300020	Unknown	Craftsman	7R
1111	First Street	22600210	1868	Folk Victorian	7R
1022	First Street	22400140	C. 1900	Transitional	7R
803	First Street	20500030	C. 1905	Folk Victorian	7R
801	First Street	20500040	C. 1930	Spanish Colonial Rev.	5S3
97	Fourth Street	24500020	C. 1900	Transitional	7R
201	Fourth Street	24100250	C. 1890	Folk	5S3
205	Fourth Street	24100310	C. 1925	Craftsman	5S3
211	Fourth Street	24100330	C. 1925	Craftsman	7R
213	Fourth Street	24100270	C. 1950	No style	7R
303	Fourth Street	23900190	C. 1925	Craftsman	5D3
307	Fourth Street	23900160	C. 1925	Craftsman	7R
309	Fourth Street	23900160	C. 1925	Craftsman	7R
313	Fourth Street	23900140	C. 1925	Craftsman	7R
400	Fourth Street	21500070	1941	Spanish Colonial Rev.	7R 5D1
404	Fourth Street		C. 1960	Ranch	5S3
81/81A	Fourth Street	24500150	C. 1930	No style	5S3
85	Fourth Street	24500080	C. 1950	Ranch	5S3
87	Fourth Street	24500070	C. 1916	Craftsman	5D3
89	Fourth Street	24500060	C. 1916	Craftsman	5D3
92	Fourth Street	24700070	C. 1955	No style	5S3
93	Fourth Street	24500220	C. 1925	Craftsman	7R
408	Fourth Street	21500060	Unknown	Monterey style elements	7R
604	Fourth Street	21000140	C. 1955	Ranch	7R
606	Fourth Street	21000190	1951	Ranch	7R
203-207	Fourth Street	24100190	1836	Monterey	5S3
99	Fourth Street	24500010	C. 1925	Craftsman	7R
301	Fourth Street	23900200	C. 1960	Ranch	7R
704	Fourth Street	21000290	C. 1925	Craftsman	7R
705	Fourth Street		Unknown	Vernacular	5S3
91	Fourth Street	24500200	1916	Craftsman	5D3
601	Fourth Street	23300240	C. 1930	Craftsman	7R
702	Fourth Street	21000260	C. 1930	Folk Revival	7R
305	Fourth Street	23900170	C. 1915	Craftsman	7R
10	Franklin Street	24900020	C. 1910	Craftsman	7R
23	Franklin Street	22000020	C. 1850	Folk	5S3
36	Franklin Street	24700050	1900	Transitional	7R

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
17	Franklin Street	23400030	C. 1933	Monterey Revival	5S3
22	Franklin Street	24800020	1860	Colonial Revival	5S3
35	Franklin Street	22100030	C. 1905	Transitional	3CS
11	Franklin Street	23400060	C. 1925	Craftsman	7R
	Hwy 156	23500100	C. 1910	No style	5S3
21	Jefferson Street	20900030	1920	Craftsman	
12	Lang Street	2530003	C. 1925	Transitional	7R
14	Lang Street	2530007	C. 1920	Craftsman	7R
15	Lang Street	25300020	C. 1930	Craftsman	7R
16	Lang Street	25300200	C. 1930	Craftsman	5S3
18	Lang Street	25300210	C. 1950	No style	7R
37	Mariposa Street	21700040	1895	Queen Anne	5S3
46	Mission Street	24500160	C. 1925	Craftsman	7R
48	Mission Street	24500170	C. 1950	Ranch	7R
49	Mission Street	24500140	C. 1960	Ranch	7R
30	Mission Vineyard		C. 1915	Transitional	7R
31	Mission Vineyard	121800070	C. 1920	Craftsman	7R
41	Mission Vineyard	121800060	C. 1920	Craftsman	7R
51	Mission Vineyard	121800050	C. 1870	Folk Victorian	7R
71	Mission Vineyard	121800030	C. 1925	Craftsman	7R
91	Mission Vineyard	121800040	C. 1905	Transitional	7R
160	Mission Vineyard		C. 1920	No style	7R
170	Mission Vineyard	121900330	C. 1905	Transitional	7R
191	Mission Vineyard	121900160	C. 1955	Ranch	7R
334	Mission Vineyard	121900210	Unknown	Not Visible	7R
431	Mission Vineyard	121900210	C. 1955	Ranch	7R
435	Mission Vineyard	121900100	C. 1910	No style	5S3
451	Mission Vineyard	121900340	C. 1960	Ranch	7R
490	Mission Vineyard	121900270	C. 1920	Craftsman	7R
734	Mission Vineyard	121900240	C. 1920	Barn	7R
790	Mission Vineyard	121900250	C. 1915	Craftsman	7R
830	Mission Vineyard	1.22e+08	Unknown	Ranch	
				Folk with Craftsman elements	
801	Mission Vineyard	121900310	C. 1860		7R
?	Mission Vineyard	18180005	C. 1920	Worker's housing	5S3
	Monterey at Church	22800020			
		22800010	1864		
14	Monterey Street	20500020	C. 1955	Ranch	7R
27	Monterey Street	20400010	C. 1925	No style	5S3
35	Monterey Street	22900270	C. 1915	Craftsman	5D3
37	Monterey Street	22900220	C. 1950	Ranch	7R
39	Monterey Street	22900240	C. 1915	Craftsman	7R
41	Monterey Street	22900250	C. 1930	Craftsman	7R
45	Monterey Street	22900460	1873	Gothic Revival	2S
46	Monterey Street	23200100	C. 1925	Craftsman	5D3
VFW 60	Monterey Street	23200010	1947	Adobe	5S3
12	Monterey Street	20500010	C. 1925	Craftsman	7R

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
36	Monterey Street	20700020	C. 1925	Unknown	7R
48	Monterey Street	23200040	C. 1955	Ranch	7R
16	Monterey Street	20500080	C. 1955	Craftsman, Ranch remodel	7R
18	Monterey Street	20500090	C. 1955	Ranch	7R
38	Monterey Street	20700010	C. 1905	Transitional	7R
40	Monterey Street	23300010	C. 1955	Ranch	7R
54	Muckelemy Street	23600160	C. 1955	No style	7R
55	Muckelemy Street		C. 1920	No style	5S3
61	Muckelemy Street		Unknown		7R
70	Muckelemy Street	23500020	C. 1878	Gothic Revival	3CS
120	Nyland Drive	121300280	C. 1852	Monterey	5S3
104	Pearce Lane		C. 1920	Craftsman	5S3
34	Pearce Street	24600020	C. 1905	Transitional	5S3
				No style, Craftsman elements	
106	Pearce Street	24800040	C. 1920	No style, Craftsman elements	5S3
108	Pearce Street	24800040	C. 1920	No style, Craftsman elements	5S3
110	Pearce Street	24800040	C. 1920	No style, Ranch elements	5S3
112	Pearce Street	24800040	C. 1920	No style, Ranch elements	5S3
34	Polk Street	21700070	C. 1925	No style	5S3
48	Polk Street	23900120	C. 1920	Craftsman	
68	Polk Street	24000220	C. 1930	Craftsman	7R
69	Polk Street	23800160	C. 1930	Craftsman	7R
72 & 74	Polk Street		Unknown		
31	Polk Street	21500050	1856	Vernacular	5D1
46a	Polk Street	23900130	Unknown	Craftsman	7R
46b	Polk Street	23900130	C. 1950	Ranch	7R
701	Salinas Road		C. 1920	Craftsman elements	7R
710	Salinas Road		C. 1920	No style	7R
1101	Salinas Road		C. 1920	Craftsman	5S3
1130	Salinas Road		C. 1920	No style	7R
651-1	Salinas Road			Folk Victorian	7R
				No style, Craftsman elements	
651-3	Salinas Road		C. 1920	No style, Craftsman elements	7R
651-4	Salinas Road		C. 1920	No style, Craftsman elements	7R
69	San Antonio St	23500130	C. 1861	elements	7R
10	San Jose Street	22700060	C. 1920	Mission Revival	5S3
	San Juan Hwy		C. 1925	Spanish Colonial Revival	5S3
	San Juan Hwy		C. 1925	Spanish Colonial Revival	5S3
105	San Juan Hollister		C. 1870	Folk Victorian	5S3
200	San Juan Hollister		C. 1945	Craftsman	7R
211	San Juan Hollister	121700010	C. 1920	Craftsman	5S3
400	San Juan Hollister		C. 1945	Ranch	7R
?	San Juan Hollister		C. 1920	Craftsman	7R
?	San Juan Hollister		C. 1941	Service station	7R
1	Second Street	21100010	C. 1860		5S3

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
101	Second Street	22000060	1860	Monterey	1D
307	Second Street		C. 1935	Spanish Colonial Rev.	7R
311	Second Street	21600010	1957	Spanish Colonial Revival	5S3
407	Second Street	21400010	1868	Italianate	5S3
600	Second Street	22700070	C. 1920	Craftsman	7R
602	Second Street	22700070	C. 1920	Craftsman	7R
700	Second Street		C. 1860	Folk	7R
701	Second Street	20900030	1920	Craftsman	5D3
704	Second Street	20800090	C. 1860	Folk	5S3
708	Second Street	20800050	1858	Folk	7R
900	Second Street	20300060	C. 1890	Folk Victorian	7R
902	Second Street	20300050	C. 1920	Transitional	7R
904	Second Street	20300040	C. 1920	Craftsman	7R
1002	Second Street	20100060	C. 1950	Ranch	7R
5	Second Street		C. 1955	Folk Revival	7R
401	Second Street	21400030	1835	Cape Cod elements	3S
405	Second Street	21400020	1910	Craftsman	5S3
505	Second Street	21200030	C. 1920	Craftsman	5D3
507	Second Street	21200020	C. 1920	Craftsman	7R
509	Second Street	21200010	C. 1920	Craftsman	5D3
709	Second Street	20900010	C. 1920	Craftsman	7R
804	Second Street	20500060	C. 1950	Ranch	7R
1000	Second Street	20100040	C. 1960	Ranch	7R
800	Second Street	20500070	1852	Folk	5S3
104	Second Street	24800050	1871	Vernacular	
313	Seventh Street	24000010	C. 1925	Craftsman	7R
304	Seventh Street	24000130	C. 1955	Ranch	7R
306	Seventh Street	24000120	C. 1925	Craftsman	7R
308	Seventh Street	24000140	C. 1950	Modern	7R
311	Seventh Street		C. 1960	Ranch	7R
404	Seventh Street	23800080	C. 1955	Ranch	7R
405	Seventh Street	23800190	C. 1950	Ranch	7R
414	Seventh Street	23800060	C. 1925	Craftsman	7R
303/305	Seventh Street	24000190	Various	Craftsman	7R
202	Seventh Street	24200070	C. 1955	Ranch	7R
207	Seventh Street	24200030	C. 1930	Craftsman	7R
209	Seventh Street	24200160	C. 1955	Ranch	7R
210	Seventh Street	24200050	C. 1870	Folk Victorian	5S3
310	Seventh Street	24000070	C. 1925	Craftsman	7R
409	Seventh Street	23800020	C. 1925	Craftsman	7R
301	Seventh Street	24000180	C. 1960	Minimal Traditional	7R
309	Seventh Street	24000250	C. 1925	Craftsman	7R
206	Seventh Street	24200200	C. 1955	Ranch	7R
401	Seventh Street	23800250	C. 1920	Craftsman	7R
508	Sixth Street	23600170	C. 1960	Ranch	7R
201	Sixth Street	24200130	C. 1950	Ranch	7R

Address		APN	Date of	Architectural Style	Assigned
#	Address Street	(Add 00 In Front)	Construction		Status Code
207	Sixth Street	24200100	C. 1955	Ranch	7R
307	Sixth Street	24000160	C. 1925	Craftsman	7R
308	Sixth Street	23900050	C. 1925	Craftsman	7R
309	Sixth Street	24000150	C. 1955	Ranch	7R
310	Sixth Street	23900030	C. 1925	Craftsman	5S3
409	Sixth Street	23800110	C. 1905	Transitional	7R
500	Sixth Street	23600080	C. 1960	Ranch	7R
501	Sixth Street	23600120	C. 1955	Ranch	7R
503	Sixth Street	23600150	C. 1955	Ranch	7R
507	Sixth Street	23600140	C. 1960	Ranch	7R
203	Sixth Street	24200120	C. 1945	Craftsman	7R
204	Sixth Street	24100150	C. 1955	Ranch	7R
205	Sixth Street	24200110	C. 1960	Modern	7R
206	Sixth Street	24100210	C. 1955	Minimal Traditional	7R
209	Sixth Street	24200090	C. 1960	Modern	7R
301	Sixth Street	24000110	C. 1950	Ranch	7R
305	Sixth Street	24000100	C. 1955	Ranch	7R
401	Sixth Street	23800140	C. 1916	Craftsman	5S3
405	Sixth Street	23800120	C. 1925	Craftsman	7R
502	Sixth Street	23600070	C. 1955	Ranch	7R
506	Sixth Street	23600060	C. 1955	Ranch	7R
412	Sixth Street	23700230	C. 1930	Spanish Colonial Revival	7R
39	Tahualami Street	20700040	1915	Craftsman	5D3
36	Tahualami Street	21000280	C. 1860	Folk	7R
35	Tahualami Street	20700060	C. 1915	Craftsman	5D3
37	Tahualami Street	20700050	C. 1915	Craftsman	5D3
103	The Alameda	24700100	C. 1890	Folk Victorian	5S3
207	The Alameda	24600030	C. 1860	Folk	7R
315	The Alameda	25300220	1858	Gothic Revival	2S
401	The Alameda		C. 1925	Craftsman	7R
403	The Alameda		C. 1915	Craftsman	5S3
407	The Alameda		C. 1915	Craftsman	7R
411	The Alameda	25300120	C. 1920	Craftsman	5D3
413	The Alameda		C. 1910	Transitional	7R
415	The Alameda	25300160	C. 1930	Spanish Colonial Revival	5S3
417	The Alameda	25300170	C. 1930	Mediterranean Revival	5S3
419	The Alameda		C. 1915	Craftsman	7R
421-425	The Alameda	121600130	C. 1850	Folk	5S3
205	The Alameda	24600020	C. 1925	Warehouse	7R
103	Third Street	22100060	C. 1834	Spanish Colonial	2S
107, 109	Third Street	22100040	1870	Monterey	5D1
108	Third Street	22000010	C. 1940	No style	5D1
110	Third Street		C. 1955	Neo-Mediterranean	7R
111	Third Street	22100010	1900	Folk	5D1
115	Third Street	22100010	C. 1850	Spanish Colonial	5D1
203	Third Street	21900040	1840	Monterey	5D1

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
205	Third Street		C. 1870	Western False Front	7R
209	Third Street	21900050	1858	Western False Front	5D1
211	Third Street	21900090	1900	Western False Front	5D1
215, 217	Third Street	21900010	1900	Western False Front	5D1
300	Third Street	21600100	1856	Western False Front	5D1
302	Third Street	21600110	1906	Western False Front	5D1
				Neoclassical with Spanish	
303	Third Street	21700020	1910	Colonial Revival elements	5D1
304	Third Street	21600090	1883	Western False Front	5D1
307	Third Street	21700020	1871	Western False Front	5D1
311	Third Street	21900050	1868	No style	5D1
313, 315	Third Street	21700010	1908	Western False Front	5D1
317	Third Street		Unknown	False Front	5D1
318	Third Street	21600040	1860	Western False Front	5D1
322	Third Street	21600030	C. 1930	No style	5D1
400	Third Street	21400060	1868	Carpenter Italianate	5D1
401,					
403, 405	Third Street	21500040	C. 1894	Italianate	5D1
402	Third Street		C. 1955	Neo-False Front	5D1
404	Third Street		C. 1955	False Front	5D1
406	Third Street	21400050	1910	Western False Front	5D1
407	Third Street	21500020	Unknown	Modern Commercial	7R
409	Third Street	21500010	1863	Greek Revival	5D1
503	Third Street	21300030	C. 1885	Folk Victorian	5S3
504	Third Street	21200060	1920	Craftsman	5D3
506	Third Street	21200050	1920	Craftsman	5D3
600	Third Street	21100030	C. 1955	Ranch	7R
606	Third Street	21100040	C. 1925	Craftsman	7R
609	Third Street	21000050	1870	Folk	5S3
700	Third Street	20900070	C. 1880	Queen Anne	5S3
701	Third Street	21000250	C. 1900	Folk	7R
704	Third Street	20900060	C. 1900	Transitional	5S3
706	Third Street	20900050	C. 1950	Ranch	7R
707	Third Street	21000160	C. 1920	Craftsman	5D3
709	Third Street	21000010	C. 1925	Transitional	7R
807	Third Street		C. 1955	Ranch	7R
900	Third Street	20700090	1919	Mission Revival	5S3
903	Third Street	22900190	C. 1920	Craftsman	7R
304 A	Third Street	21600090	1883		5D1
				Folk with Craftsman	
306 B	Third Street	21600060	C. 1883	elements	7R
306	Third Street	21600080	1857		5D1
308	Third Street	21600070	1857	Western False Front	5D1
319	Third Street	21700060	C. 1860	False Front	5D1
505	Third Street	21300020	C. 1945	Ranch	7R
605	Third Street	21000070	C. 1928	Spanish Colonial Revival	5S3
607	Third Street	21000180	C. 1928	Spanish Colonial Revival	5S3

Address #	Address Street	APN (Add 00 In Front)	Date of Construction	Architectural Style	Assigned Status Code
708	Third Street	20900040	C. 1880	Folk Victorian	5S3
801	Third Street	20700080	C. 1905	Transitional	7R
213	Third Street	21900080	Unknown		5D1
502	Third Street	21200070	C. 1860	Folk	5S3
507	Third Street	21300010	C. 1930	No style	5S3
300-A	Third Street	21600110	1856	Western False Front	5D1
1113	Third Street	22600110	C. 1925	Craftsman	7R
39	Washington Street	21900120	1906	Queen Anne	5D3
68	Washington Street	24300040	C. 1955	Ranch	7R
504	Washington Street		C. 1900	Craftsman	7R
502-503	Washington Street	25100010	C. 1930	Minimal Traditional	7R
45	Washington Street	24100240	C. 1940	Craftsman	7R
50	Washington Street	24300120	C. 1955	Ranch	7R
51	Washington Street	24100290	C. 1955	Ranch	7R
				Folk and Craftsman	
500	Washington Street	25100040	C. 1860	elements	7R
59	Washington Street	24100030	C. 1955	Ranch	7R
63	Washington Street	24200230	C. 1925	Craftsman	7R

Attachment C

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code _____
Other Listings _____ Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or # (Assigned by recorder) San Juan Bautista Third Street Historic District

P1. Other Identifier: none

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Benito

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address various City San Juan Bautista Zip 95045

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: various

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The San Juan Bautista Third Street Historic District is a geographically contiguous district that is composed primarily of commercial buildings dating to the earliest years of San Juan Bautista's commercial development. This district was originally identified and locally designated in 1981 as part of the "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista," completed by architectural historian Kent Seavey. This analysis is a re-evaluation of the continued integrity of the district, the validity of its originally delineated district boundaries and its continued eligibility for local landmark status.

San Juan Bautista is a small town of approximately 700 parcels and is located in San Benito County, approximately eight miles northwest of Hollister. The San Juan Bautista Third Street Historic District is located on Third Street in the City of San Juan Bautista and to this day serves as the city's primary commercial corridor. There are 29 contributing buildings in this district. Building styles in the district vary, from modest adobe folk buildings to the more elaborate Monterey Colonial, Italianate, and Western False Front styles.

Please refer to the DPR523D District Record form for a more detailed description.

*P3b. Resource Attributes: (List attributes and codes) various

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (view, date, accession #)

San Benito County Parcel Map, from
<http://www.lynxgis.com/sanbenitoco/>

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both
various

*P7. Owner and Address:

various

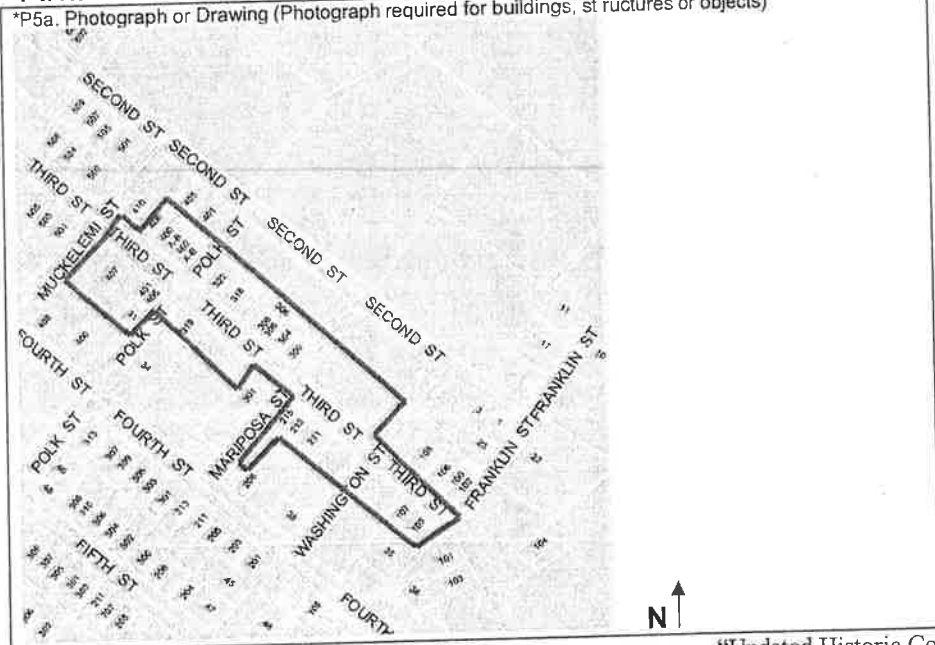
*P8. Recorded by: Name, affiliation, and address)

Katie Horak
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy, Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: 1/4/2006

*P10. Survey Type: (Describe)

☐ Intensive
☒ Reconnaissance



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Updated Historic Context and Citywide Inventory of Architectural Resources Within the City of San Juan Bautista," Galvin Preservation Associates Inc., September, 2006.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

*Required Information

*Resource Name or # (Assigned by recorder)

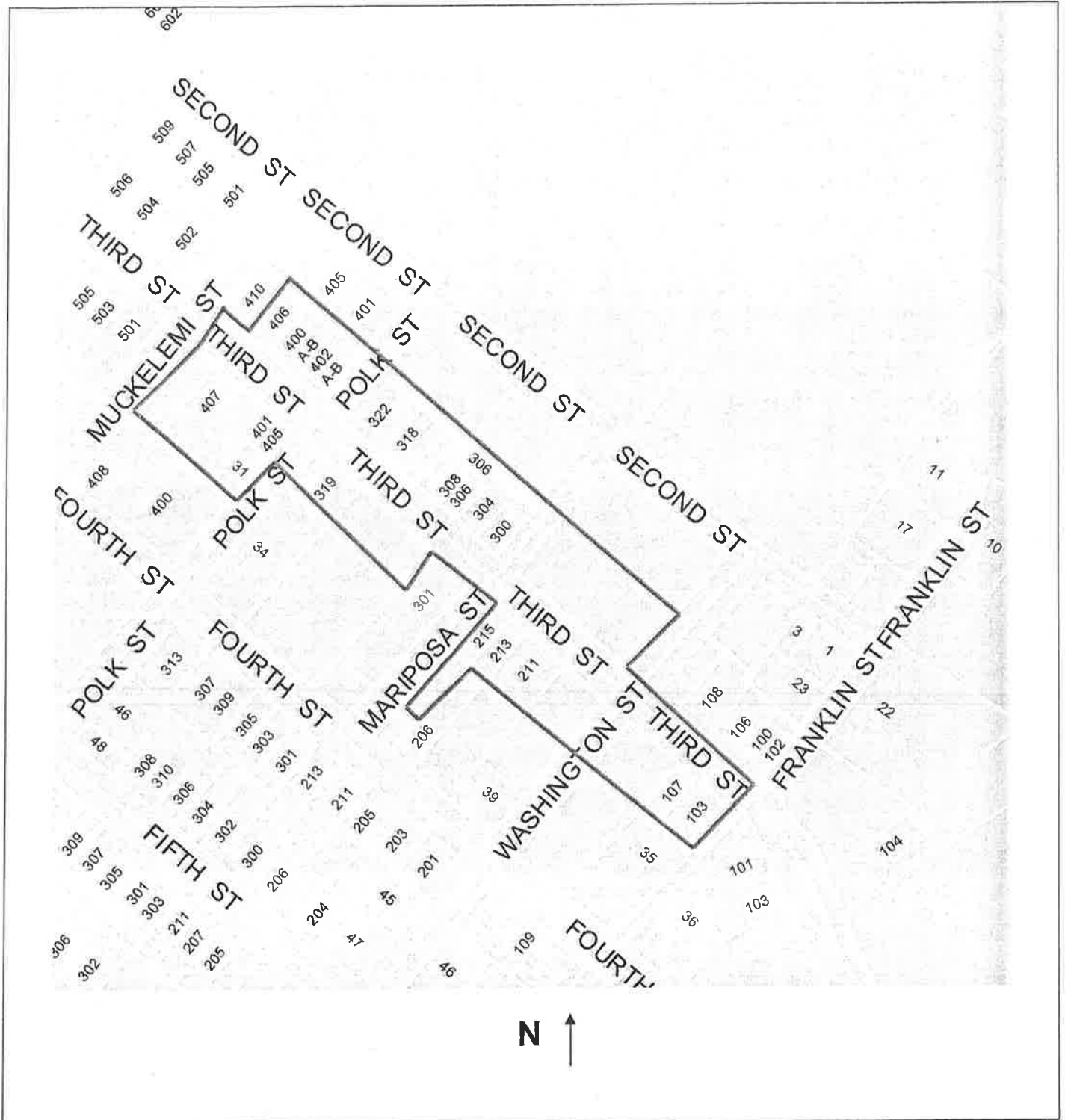
San Juan Bautista Third Street Historic District

***Map Name:**

San Benito County Parcel Map, from
<http://www.lynxgis.com/sanbenitoco/>

*Scale: 1:3,162

*Date of Map: 8/28/06



CONTINUATION SHEET

Page 1 of 5

*NRHP Status Code 5D1

D1. Historic Name: none D2. Common Name: San Juan Bautista Third Street Historic District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district):

The San Juan Bautista Third Street Historic District is a geographically contiguous district that is composed primarily of commercial buildings dating to the earliest years of San Juan Bautista's commercial development. This district was identified and locally designated in 1981 as part of the "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista," completed by architectural historian Kent Seavey. This analysis is a re-evaluation of the continued integrity of the district, the validity of its originally delineated district boundaries and its continued eligibility for local landmark status.

(continued to page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The original boundaries of the San Juan Bautista Third Street Historic District as delineated by Mr. Seavey in the "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista," were drawn to include buildings on Third Street from San Jose Street to the northwest to Franklin Street to the southeast.

These original boundaries were re-evaluated and amended as part of this report. The boundaries were altered either because buildings have been eliminated since the drafting of the original report or because originally included buildings were not constructed within the period of significance or are not congruous with the overall type and style of buildings found in the district. The northwestern boundary was changed to Muckelemy Street, and the southeastern boundary remains the same.

***D5. Boundary Justification:**

The original boundaries were amended to include buildings on Third Street from Muckelemy Street to the northwest. The original southeast boundary of Franklin Street remains the same. These boundaries were drawn to include all buildings which were constructed as part of the commercial development of San Juan Bautista and which were constructed within the district's period of significance. The original boundaries were drawn to include buildings on Third Street between Muckelemy and San Jose Street; those buildings include 501, 502, 503, 504, 506 and 507 Third Street. These buildings were not included in the district in this update because they either no longer exist or because they are not congruous with the overall type and style of the district. 501 Street no longer exists and has therefore been eliminated from the list of district contributors. 502, 503, 504 and 506 were not included in the district because they are single-family residences and were not related to the commercial development of San Juan Bautista. 507 is a large warehouse building that likely dates to 1930, therefore outside the period of significance. The building is also and is also not related to the city's downtown history. Although the portion of the San Juan Bautista State Historic Park between Mariposa and Washington Streets is not commercial, it was included within the district boundaries because that area did exist during the period of significance and is located within the core area of the district.

*D6. Significance:	Theme	Early Commercial Development of San Juan	Area	San Juan Bautista
	Period of Significance	1834-1910	Applicable Criteria	1

Historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole. (Discuss district's importance in terms of its)

(see page 4)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Clough, Charles W. *San Juan Bautista*. (Sanger: World Dancer Press, 1996).
McAlester, Virginia and Lee. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1984).
Mylar, Isaac. *Early Day at the Mission San Juan Bautista*. (Fresno: Valley Publishers, 1970).
Seavey, Kent. "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." May 31, 1981.

***D8. Evaluator:** Katie Horak

Date: August 26, 2006

CONTINUATION SHEET

Page 2 of 5

Affiliation and Address: Galvin Preservation Associates Inc., 1611 South Pacific Coast Highway, Suite 104, Redondo Beach, CA 90277

Recorded By: Katie Horak *Resource Name or # (Assigned by recorder) San Juan Bautista Third Street Historic District
Date: 8/26/06 ☐ Continuation ☒ Update

(continued from page 1)

*D3. Detailed Description

The San Juan Bautista Third Street Historic District is located on Third Street in the City of San Juan Bautista and to this day serves as the city's primary commercial corridor. San Juan Bautista is a small town of approximately 700 parcels and is located in San Benito County, approximately eight miles northwest of Hollister.

There are 29 contributing buildings in this district. Building styles in the district vary, from modest adobe folk buildings to the more elaborate Monterey Colonial, Italianate, and Western False Front styles. Third Street is generally located in the center of the city of San Juan Bautista, with the Mission just to the north and Highway 156 less than a quarter mile to the southeast. The district is characterized by commercial buildings constructed in the latter part of the nineteenth century. The street itself is only two lanes wide, with parallel parking available at the curb. The buildings are fronted by concrete sidewalks (with the exception of 31 Polk Street, which is fronted by a wood plank sidewalk) and iron horse-tie rings are still located in front of several of the buildings. This district also includes a section of the San Juan Bautista State Historic Park on the northeast side of Third Street between Washington and Mariposa Streets. This is an open area with citrus trees and is surrounded by an adobe wall.

The San Juan Bautista Third Street Historic District consists of 29 contributing buildings:

1. 31 Polk Street (built in 1856; Rozas House)
2. 103 Third Street (built in circa 1834; Casa Juan de Anza Adobe)
3. 107-09 Third Street (built in 1870)
4. 111 Third Street (built in circa 1900)
5. 115 Third Street (built in circa 1850; Theophile Vaché Adobe)
6. 203 Third Street (built in 1840; Tuccoletta Hall/Plaza Market)
7. 205 Third Street (built in circa 1870; J. H. Lavagnino's Clothing Store)
8. 209 Third Street (built in 1858)
9. 211 Third Street (built in circa 1900)
10. 215-17 Third Street (built in circa 1900; Protolongo Store - 217)
11. 300 Third Street (built in 1856; Breitbarth Shoe Store/Mission Cafe)
12. 300A Third Street (built in 1856)
13. 302 Third Street (built in 1906; Mission Shoe Renewal addition)
14. 303 Third Street (built in circa 1910; Murphy Bakery/First National Bank/Bank of America)
15. 304 Third Street (built in 1883; original Mission Shoe Renewal building)
16. 306 Third Street (built in 1857; Alexander Bowie Bakery)
17. 306B Third Street (built in circa 1883 with 1925 alterations; Verutti House located behind 306)
18. 307 Third Street (built in 1871; French Hotel/Ramoni Building/Cutting Horse Restaurant)
19. 308 Third Street (built in 1857)
20. 311 Third Street (built in 1868; Ramoni Building)
21. 313-15 Third Street (built in 1908; A. Taix Block)
22. 317 Third Street (built in circa 1868; storage for the Abbe Company General Merchandise Store)
23. 318 Third Street (built in circa 1860; San Juan Bautista Justice Court)
24. 319 Third Street (built in circa 1860; Gardella Building/Abbe Company General Merchandise Store/Paradis Bakery)
25. 322 Third Street (built in circa 1930)
26. 400 Third Street (built in 1868 on First Street as a grammar school and moved to its current location in 1907 when it became an Independent Order of Odd Fellows Hall)
27. 401, 403, 405 Third Street (built in circa 1894; Bluebird Hotel)
28. 406 Third Street (built in circa 1910; J. A. Hudner owned blacksmith shop)
29. 409 Third Street (built in 1863; Baptist Church/First Congregational Church/Glad Tidings Church)

CONTINUATION SHEET

Page 3 of 5

There are six non-contributing buildings within the district boundaries:

1. 113 Third Street (two-story post-1980 reconstruction)
2. 207 Third Street (one-story post-1980 construction)
3. 213 Third Street (two-story recent reconstruction)
4. 402 Third Street (one-story circa 1955 Neo-False Front)
5. 404 Third Street (one-story circa 1955 Neo-False Front)
6. 407 Third Street (one-story circa 1970s concrete block construction)

CONTINUATION SHEET

Page 4 of 5

Recorded By: Katie Horak *Resource Name or # (Assigned by recorder) San Juan Bautista Third Street Historic District
Date: 8/26/06 ☐ Continuation ☒ Update

*D6. Significance:

The San Juan Bautista Third Street Historic District was re-evaluated as part of the 2005-2006 Certified Local Government Grant Historical Resources Survey and Context Statement. As part of this project, it was determined that it continues to be eligible for local landmark designation. The period of significance for the district is 1834 to 1910. The following is a discussion outlining out this determination was made.

The City of San Juan Bautista (San Juan) is located in San Benito County, approximately eight miles west of Hollister. The earliest inhabitants of the San Juan Valley were peoples belonging to the Mutsun Indian tribe. Little is known about the lives of the Mutsun people prior to Spanish settlement of Alta California in the late 1700s. It has been written that the Mutsun people were a peaceful tribe who lived in bee-hive shaped huts constructed of willow reeds and grass. They were hunters and gatherers and subsisted on the natural resources the fertile valley provided, wearing little other than aprons or loincloths and enjoying the temperate climate of the region.

The peaceful existence of the Mutsun Indians in the San Juan Valley changed abruptly with the arrival of Spanish settlers in 1795. Since 1769, the Franciscan friars had been constructing a network of Missions in New Spain (later, Alta California) in order to establish their presence and ward off settlement by other explorers from England, France or Russia who were already making appearances along the coast. The Mission San Juan Bautista was chosen for its location a day's walking distance (26 leagues) between the Mission San Carlos Barrameo de Carmel and the Mission Santa Clara. It would become the fifteenth and largest of the 21 California Missions.

When Mexico won its independence from Spain in 1821, it could not afford to keep the missions running as Spain had done. In 1834, Mexico decided to end the system once and for all and give the associated lands to prospective settlers. Under the secularization act, the San Juan Bautista Mission was reduced to a curacy of the second class under administrator Jose Tiburcion Castro and its assets sold. The period of Mexican rule in California was short-lived, as Americans were quickly making their way across the western plains. The American flag was raised in the Plaza of San Juan Bautista on July 17, 1846, and within four years the state of California would be ceded into the Union.

The influx of American settlers in San Juan Bautista was subtle at first. However, when the fever of the Gold Rush hit in 1849, travelers began to pass through the region in torrents. San Juan was located on El Camino Real which served as the route to gold territory. In 1851, the first stage line through San Juan Bautista ran from San Jose to Monterey, and by 1855 as many as eleven stage lines brought travelers through town. The discovery of the New Idria quicksilver mines in 1852 brought further prosperity to San Juan Bautista. San Juan's new identity as a major transportation and trade center fueled its prosperity for over two decades.

A map of San Juan Bautista dating to 1849 shows the town plan that to a great extent still exists today. The town was laid out in a diagonal grid, with numbered streets stretching northwest to southeast. This "Plano de San Juan" was drawn by Herman Ehrenberg and the street names were written in Spanish, which in 1849 was still the primary spoken language in the area. By the late 1860s the town had truly taken shape; when comparing the current town plan to a map from 1868, remarkably little has changed in 140 years. First, Second, Third and Fourth Streets stretched northwest to southeast and the perpendicular arteries beared the names they have today. By this time Third Street had been established as San Juan Bautista's commercial core, with small shops, restaurants, saloons and hotels stretching in both directions from Franklin to Muckelemi Street.

While a variety of building styles can be found in the San Juan Bautista Third Street Historic District, the predominant style is the Western False Front Style. This style is characterized by a long rectangular plan that is capped with a wooden parapet at the façade, giving a signboard appearance. Also present in the district are buildings constructed in the Monterey Colonial and the Carpenter Italianate styles. The majority of the buildings in this district were constructed of wood; however, a major fire in San Juan's downtown in 1867 caused residents to reevaluate their choice of wood as the primary building material for the commercial corridor. When redeveloping the area devastated by the fire, builders turned instead to sandstone quarried in nearby San Juan Canyon and Rocks Road. Four buildings were constructed of sandstone on Third Street between Polk and Mariposa Streets between the years 1868 and 1908; all of these buildings still exist. The Ramoni Building at 307 Third Street was constructed in 1871 by Giacomo Ramoni. The sandstone building has pressed tin facing and a stepped false front façade.

CONTINUATION SHEET

Page 5 of 5

Recorded By: Katie Horak *Resource Name or # (Assigned by recorder) San Juan Bautista Third Street Historic District
Date: 8/26/06 ☐ Continuation ☒ Update

The period of significance for the San Juan Bautista Third Street Historic District was delineated as 1834 to 1910. This was established as such because 1834 is the date of construction of the first building in the district (the adobe at 103 Third Street) and 1910 is generally the year that development in downtown had begun to slow down. By this time, most Third was developed and established. Although some new construction has occurred since then, the street has an established look and identity that generally ends in circa 1910.

The San Juan Bautista Third Street Historic District, with its revised boundaries, continues to be eligible for local landmark designation. The 29 contributing properties were assigned California Historical Resource Status Code 5D1, or, "contributor to a district that is listed or designated locally."

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or # (Assigned by recorder) Concrete Craftsman Bungalows

P1. Other Identifier: same

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Benito
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address various City San Juan Bautista Zip 95045
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) various

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Concrete Bungalows historic district is a geographically discontinuous district that is composed of single-family residences that share similar architectural style and method of construction. Each of the contributors to this district is located in various locations within San Juan Bautista city limits. San Juan Bautista is a small town of approximately 700 parcels and is located in San Benito County, approximately eight miles northwest of Hollister.

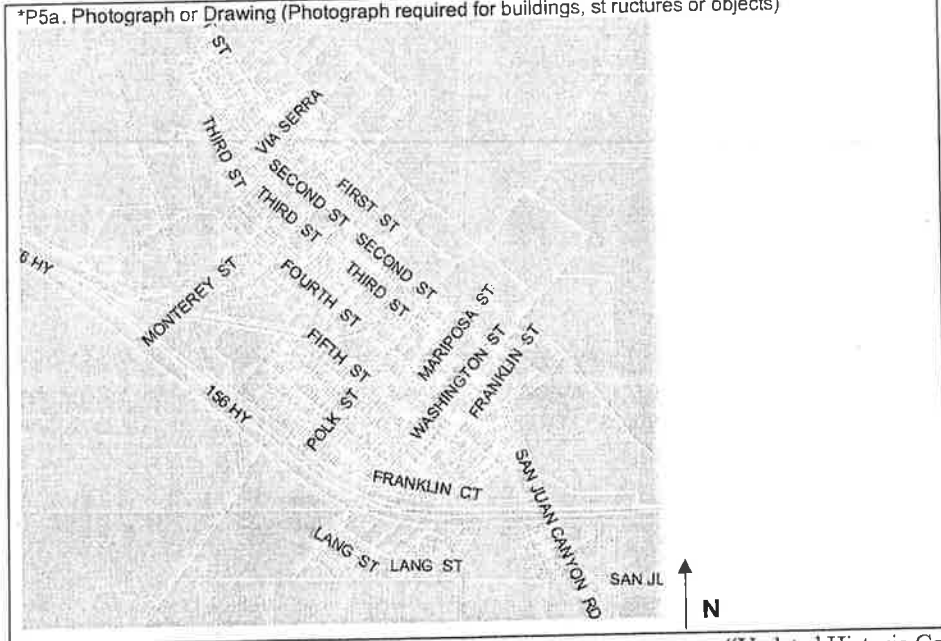
Please refer to the DPR523D District Record form for a more detailed description.

(continued page)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family residences

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, Date, accession #)

San Juan Bautista parcel map, from
http://www.lynxgis.com/sanbenitoco/

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both
Various, from 1915 to 1925

*P7. Owner and Address:

Various

*P8. Recorded by: Name, affiliation, and address)

Katie Horak
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: 8/24/2006

*P10. Survey Type: (Describe)

☐ Intensive
☒ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Updated Historic Context and Citywide Inventory of Architectural Resources Within the City of San Juan Bautista," Galvin Preservation Associates Inc., September, 2006.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

LOCATION MAP

Page 2 of 2

Primary # _____

HRI _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Concrete Craftsman Bungalows

*Map Name:

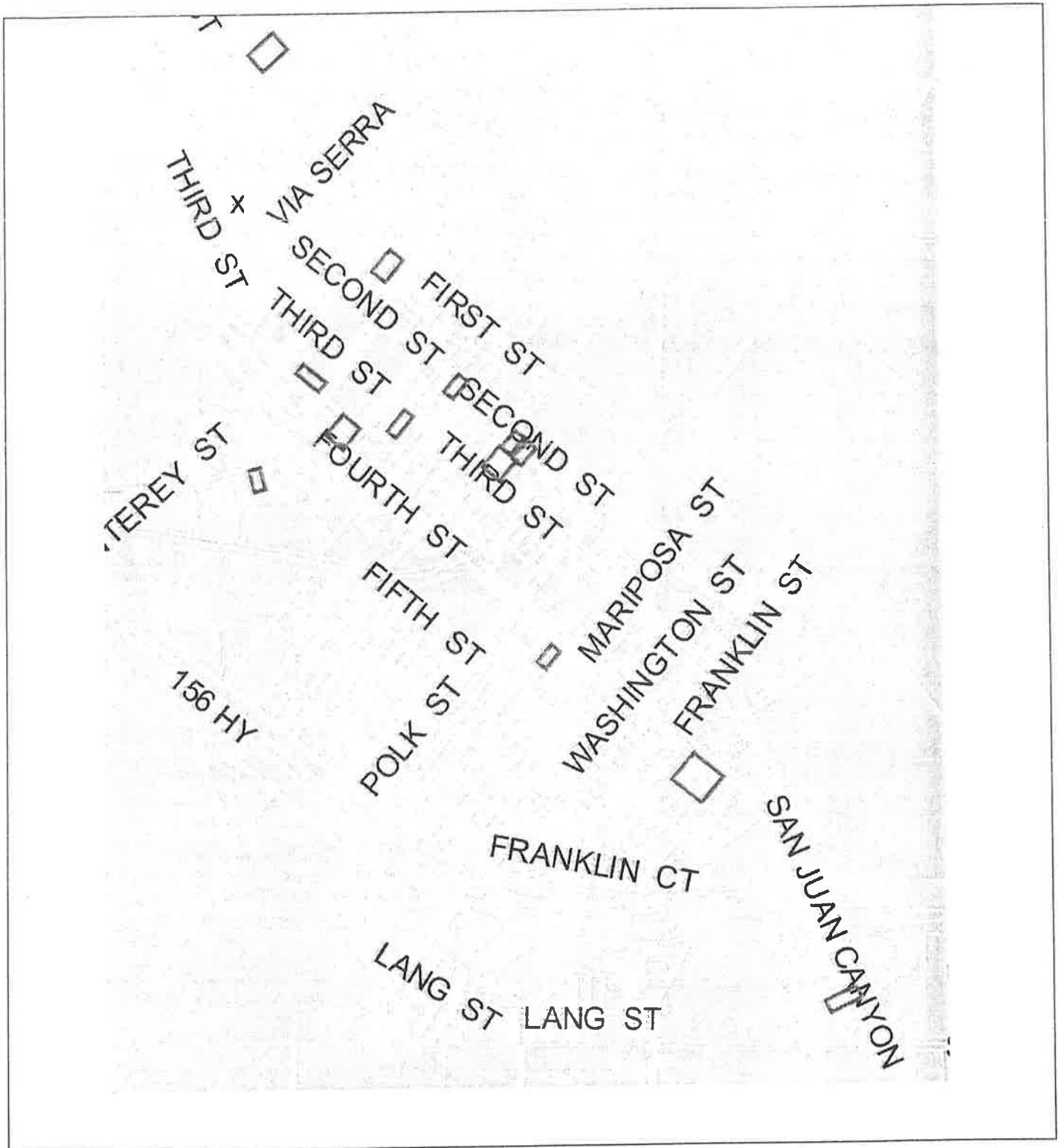
San Benito County Government Map, from
<http://www.lynxgis.com/sanbenitoco/>

*Scale:

1:13,440

*Date of Map:

8/24/06



DISTRICT RECORD

Primary # _____

HRI _____

Trinomial _____

Page 1 of 3

*NRHP Status Code 5D3

D1. Historic Name: none

D2. Common Name: Concrete Craftsman Bungalows

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district):

The Concrete Bungalows historic district is a geographically discontinuous district that is composed of single-family residences that share similar architectural style and method of construction. Each of the contributors to this district is located in various locations within San Juan Bautista city limits. San Juan Bautista is a small town of approximately 700 parcels and is located in San Benito County, approximately eight miles northwest of Hollister.

There are eighteen contributing properties in the Concrete Bungalows historic district. Each property contains a one-story single family residence constructed in the Craftsman style. All of the contributing buildings have a wood frame construction with stucco exterior wall cladding. They were likely constructed using plans from pattern books that were instrumental in colonizing the eminently popular Craftsman style in the 1910s and 1920s.

(continued to page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

This is a thematic district and is not geographically contiguous. The district contributors are sited in various locations within San Juan Bautista city limits (see Location Map).

***Boundary Justification:**

The City of San Juan Bautista has developed over the years in such a way that there are generally not geographically contiguous districts that contain architecture similar in type, style, or method of construction. Rather, the town is composed of buildings of varied vintages and styles that share a very small geographic area (roughly a square half-mile). The evaluated district consists of a group of buildings that have a similar building style and regional method of construction, but are not located within a geographically defined area. They are all located within San Juan Bautista city limits but are scattered in various parts of town. For this, there are no definable boundaries to this district.

*D6. Significance: Theme	Craftsman bungalows constructed with concrete in		
	San Juan Bautista	Area	San Juan Bautista
Period of Significance	1915-1925	Applicable Criteria	3 (Discuss district's importance in terms of its
Historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)			

As part of the 2005-2006 CLG Grant historical resources survey, eighteen properties were identified as being unique for their implementation of both the popular Craftsman style and regional building materials. These eighteen properties together make the Concrete Bungalows historic district, a geographically discontinuous district located in San Juan Bautista. This historic district appears to be eligible for local designation. The following is a discussion outlining how this determination was made.

(continued to page 2)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Clough, Charles W. *San Juan Bautista*. (Sanger: World Dancer Press, 1996).
McAlester, Virginia and Lee. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1984).
Mylar, Isaac. *Early Day at the Mission San Juan Bautista*. (Fresno: Valley Publishers, 1970).
Seavey, Kent. "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." May 31, 1981.

***D8. Evaluator:** Katie Horak

Date: August 24, 2006

Affiliation and Address: Galvin Preservation Associates Inc., 1611 South Pacific Coast Highway, Suite 104, Redondo Beach, CA 90277

DISTRICT RECORD

Page 2 of 3

Primary # _____

HRI _____

Trinomial _____

*Resource Name or # (Assigned by recorder) Concrete Craftsman Bungalows

Recorded By: Katie Horak

Date: Aug. 24, 2006 ☒ Continuation ☐ Update

(continued from page 1)

***D3. Detailed Description**

The Concrete Bungalows Historic District consists of the following eighteen properties:

903 First Street
1122 First Street
87 Fourth Street
89 Fourth Street
91 Fourth Street
303 Fourth Street
35 Monterey Street
46 Monterey Street
505 Second Street
509 Second Street
701 Second Street
35 Tualum Street
37 Tualum Street
39 Tualum Street
411 The Alameda
504 Third Street
506 Third Street
707 Third Street

***D6. Significance:**

The evaluated eighteen buildings were constructed in San Juan Bautista between 1915 and 1925 in the Craftsman style. The first three decades of the twentieth century were a time of social and economic growth for San Juan Bautista. After 30 years of depression, a cement plant opened just south of town. The first plant opened shortly after 1906; this plant failed and the successful Old Mission Portland Cement Company assumed operation of the facility in 1913. In 1907 a narrow gauge railway was constructed that would connect San Juan with the major Southern Pacific Lines. With the cement plant bringing revenue and employment to the town and the railway connecting San Juan with the outside world, optimism returned and the town was once again booming.

The construction of residential buildings resumed in San Juan Bautista at the turn of the twentieth century as there was a need to provide housing for employees of the newly established cement plant. Nearly 100 new families moved to the town between 1906 and the early 1920s. This resulted in the rapid subdivision of land, which quickly began to change the appearance and feel of San Juan Bautista. The contractors and carpenters of this development are unknown, and were likely from the surrounding cities of Gilroy and Hollister. The earliest buildings of this period were constructed in the Classic Box and Transitional styles. There are very few of these buildings present in San Juan, for by the time the cement plant was firmly established in town a new architectural style had taken hold in California: the Craftsman bungalow.

Popular between 1905 and 1925, many examples of the Craftsman style can be found in San Juan Bautista and its surrounding locales today. Craftsman houses were inspired primarily by the work of Charles and Henry Greene of Pasadena, California. The Greene brothers, who were trained in architecture at MIT before relocating to Southern California, were influenced by the Arts and Crafts movement in England and the aesthetics of oriental design. The most famous of their "ultimate bungalows" is the Gamble House in Pasadena (1909). While the designs of Greene and Greene were typically large and intricately crafted homes for wealthy clients, a modest middle-class version of the Craftsman home surfaced in about 1910 and quickly became the most popular building style of the early part of the twentieth century. The popularity of these Craftsman bungalows can be attributed in part to the publication of bungalow plans and elevations in pattern books such as *Sweet's Bungalows*, *Artistic Bungalows*, and *Allen Bungalows*.

(continued to page 3)

DISTRICT RECORD

Primary # _____

HRI _____

Trinomial _____

Page 3 of 3

Recorded By: Katie Horak *Resource Name or # (Assigned by recorder) Concrete Craftsman Bungalows
Date: Aug. 24, 2006 ☒ Continuation ☐ Update

(continued from page 2)

Craftsman houses are typically one story in height. They are characterized by low-pitched gabled roofs with wide overhanging eaves, exposed rafter tails and wood brackets. Other character defining features include an exterior wall cladding of horizontal wood boards or wood shingles, wide wood window casings and surrounds, partial or full-width porches at the façade with heavy wood piers, and fieldstone foundations. The eighteen bungalows that make up the Concrete Bungalows historic district generally retain these character defining features; however, they have additional features that link them directly to San Juan Bautista and the events that were shaping the town during the first few decades of the twentieth century. Rather than fieldstone foundations, these bungalows have foundations of poured concrete; and rather than wood clapboard siding, these bungalows have an original wall cladding of sprayed concrete, or stucco. These features are rarely found in Craftsman bungalows in other locales; the presence of concrete in these buildings is what makes them regional to San Juan Bautista.

For these reasons, the Concrete Bungalows historic district appears eligible for local landmark designation. The eighteen contributing properties were assigned California Historical Resource Status Code 5D3, or, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."