



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

**HISTORIC RESOURCES BOARD  
TUESDAY, APRIL 11, 2023, 6:00 P.M.**

## **HYBRID MEETING**

**City Hall, Council Chambers**  
311 Second Street, San Juan Bautista, California

## **AGENDA**

### **ZOOM WEBINAR PARTICIPATION**

*The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.*

### **JOIN ZOOM WEBINAR TO PARTICIPATE LIVE**

<https://us02web.zoom.us/j/86357637623>

To participate telephonically:  
**call 1 (669) 900-6833**  
**Webinar ID: 863 5763 7623**

#### **1. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

#### **2. PROCLAMATION**

National Preservation Month, May 2023

- A. Public Building 203 Fourth Street – Native Daughters of the Golden West, Parlor 179
- B. Private Building 201 Fourth Street – Drew and Peggy Naubauer

#### **3. GENERAL PUBLIC COMMENT**

*Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City's subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.*

#### **SUBMISSION OF PUBLIC COMMENTS PROCEDURES**

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press \*9 on your telephone keypad icon.

Written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to [deputycityclerk@san-juan-bautista.ca.us](mailto:deputycityclerk@san-juan-bautista.ca.us) no later than 4:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

**4. CONSENT**

*All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.*

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Minutes of March 7, 2023.

**5. COMMENTS**

- A. Planning Commissioners
- B. Community Development Director

**6. ADJOURNMENT****AGENDA MATERIAL / ADDENDUM**

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website [www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us) subject to Staff's ability to post the documents before the meeting, or by emailing [deputycityclerk@san-juan-bautista.ca.us](mailto:deputycityclerk@san-juan-bautista.ca.us) or calling the Deputy Clerk (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

**PUBLIC NOTIFICATION**

This agenda was posted on Friday, April 7, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

## AFFIDAVIT OF POSTING

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Deputy City Clerk / Administrative Services Manager in The City of San Juan Bautista and That I Posted Three (3) True Copies of the attached Historic Resources Board Agenda. I Further Declare That I Posted Said Agenda on the 7th day of April 2023, and in the Following Locations in Said City of San Juan Bautista, County of San Benito, California.

1. On the Bulletin Board at City Hall, 311 Second Street.
2. On the Bulletin Board at The City Library, 801 Second Street.
3. On the Bulletin Board at The Entrance to The United States Post Office, 301 The Alameda

Signed at San Juan Bautista, County of San Benito, California, On the 7th day of April 2023.



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Elizabeth Soto  
Deputy City Clerk / Administrative Services Manager

**CITY OF SAN JUAN BAUTISTA  
HISTORIC RESOURCES BOARD  
UNOFFICIAL MEETING MINUTES  
MARCH 7, 2023**

- 1. CALL TO ORDER** – Chair Medeiros called the meeting to order at 6:21 p.m., in the Council Chambers.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present:

Board member Jose Aranda  
Board member Tony Correia  
Board member Dan DeVries  
Board member David Medeiros

Absent:

Board member Mishele Newkirk-Smith

Staff Present:

Brian Foucht, Assistant CM/Community Development Director  
Elizabeth Soto, CMC, Deputy City Clerk

**2. ELECTION OF CHAIR AND VICE CHAIR**

No public comment received.

**MOTION:**

Upon motion by Board member Aranda, and second by Board member DeVries, Board member DeVries was appointed as Chair to serve a one-year term. AYES: Board members: Aranda, Correia, DeVries, and Chair Medeiros. NOES: None; ABSTAIN: None; ABSENT: Board member Newkirk-Smith. Motion Carried.

No public comment received.

**MOTION:**

Upon motion by Board member DeVries, second by Board member Medeiros, Commissioner Correia was appointed as Vice Chair to serve a one-year term. AYES: Board members: Aranda, Correia, Medeiros, and Chair DeVries. NOES: None; ABSTAIN: None; ABSENT: Board member Newkirk-Smith. Motion Carried.

### **3. PRESENTATION**

#### **A. Historic Resources Consultant Recommendations for Historic Preservation document updates.**

Meg Clovis, Historic Resources Consultant, presented an update on the Historic Preservation Resources documents and programs, and provided recommendations. Ms. Clovis fielded questions from the Board members.

Ms. Clovis suggested forming a Historic Resources Board Subcommittee to review city Ordinances pertaining to Historic Preservation.

Received public comment from the following members of the public:

Wanda Guibert

Cara Vonk (via email)

### **4. PUBLIC COMMENT**

No public comment received.

### **5. INFORMAL PROJECT REVIEW**

No items to report.

### **6. CONSENT**

#### **A. Affidavit of Posting Agenda**

No public comment received.

#### **MOTION:**

Upon motion by Board member Medeiros, second by Board member Aranda, the Affidavit of posting was approved. AYES: Commissioners: Aranda, Correia, and Medeiros; NOES: None; ABSTAIN: Board member DeVries; ABSENT: Board member Newkirk-Smith. Motion Carried.

#### **B. Approve the minutes of October 4, 2022**

Board member Newkirk-Smith and Chair Aranda were appointed as Planning Commission Representatives to serve on the City Council's Public Safety Committee.

No public comment received.

#### **MOTION:**

Upon motion by Board member Medeiros, second by Board member Aranda, the minutes of October 4, 2022, was approved. AYES: Commissioners: Aranda, Correia, and Medeiros; NOES: None; ABSTAIN: Board member DeVries; ABSENT: Board member Newkirk-Smith. Motion Carried.

## 7. ACTION ITEMS

### A. Update: Major Site and Design Review Permit

Community Development Director Brian Foucht reviewed the Major Site and Design Review Permit for 302 Third Street (APN 002-290-041) and stated that the project is an addition of windows and repair of inoperable windows located on the second floor.

Chair DeVries recused himself stating that Mr. and Mrs. Bains are clients of his.  
*Chair DeVries left the meeting at 7:47 p.m., and rejoined the meeting at 8:00 p.m.*

Received public comment from the following member of the public:

Wanda Guibert  
Cara Vonk (via email)

### MOTION:

Upon motion by Board member Medeiros, second by Board member Aranda, the Historic Resources Board recommends the Planning Commission Approve a Site Plan and Design Review Permit for Historic Resources subject to conditions and based on findings contained in the Staff Report dated March 7, 2023. AYES: Board members: Aranda, Medeiros, and Vice Chair Correia. NOES: None; ABSTAIN: Chair DeVries; ABSENT: Board member Newkirk-Smith. Motion Carried.

## 8. COMMENTS

### A. Historic Resources Board members

Chair DeVries commented that he would like to see the Historic Resources Board and Planning Commission be two separate bodies.

### B. Community Development Director

None.

## 9. ADJOURNMENT

Motion to adjourn the meeting by Board member Aranda, second by Board member Medeiros. All in favor. There being no further business, Chair DeVries adjourned the meeting at 8:05 p.m.

### APPROVED:

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Dan DeVries, Chair

### ATTEST:

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Elizabeth Soto, Deputy City Clerk



**San JUAN BAUTISTA HISTORICAL SOCIETY**  
P.O. Box 1      San Juan Bautista, CA 95045-0001  
(831) 524-1605    [sjbhistoricalsociety@gmail.com](mailto:sjbhistoricalsociety@gmail.com)  
Third & Monterey Streets

**To: Historic Resources Board and Planning Commissioners**  
**Re: National Preservation Month recognitions**  
**Date: April 11, 2023**

Dear Members of the Historic Resources Board and Planning Commission,

In May 2012, the Planning Commission implemented a program to recognize property owners and businesses that have made significant improvements to their properties that enhance and maintain the overall area and help attract visitors to the City. Their guidelines for selection are the *Secretary of the Interior Standards for the Treatment of Historic Properties*, which “are intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources.”

Tonight the Historic Resources Board and Planning Commission are asked to approve the Historical Society’s selections by resolution, and formal recognition will be made by City Council at their May 18 meeting. Staff will send letters to the property owners congratulating them and inviting them to appear at that City Council meeting.

After careful consideration, the SJB Historical Society recommends that the owners of the properties below be honored with Certificates of Recognition for their investments of time, talent and treasure.

**Private: The Neubauer property at 201 Fourth Street**, built circa 1898, is a charming one-story, single-family residence in the Folk style, surrounded by 3 mature pepper trees. It was originally located on the Taix-Lushbaugh-Santana property, now Jardine’s.

The character-defining features of this Folk style home have been maintained and include:

- Steeply pitch side gabled roof
- Exterior cladding in horizontal beveled siding and board and batten
- Dropped secondary porch roof with squared wood porch supports
- Wood sash double hung windows

Rental properties often appear neglected, but between tenants, the property owner has applied fresh paint to the house and picket-style fence and has done a lot to freshen up the gardens as well, maintaining the historic landscaping.

**Public: The Pico-Boronda Adobe/Native Daughters of the Golden West Adobe at 203 Fourth Street**, built in 1836 has been very well maintained since purchased by NDGW Parlor in 1935. In recent years, they have added a new roof, restored the balcony and exterior stairs, remediated issues with the Sala flooring, done extensive repair work on the 4 adobe walls, and more. The character defining features of this Monterey style building have been maintained and include

- Adobe structural system clad in plaster
- Hipped roof





201 Fourth Street



203 Fourth Street NDGW adobe



- A large wood door with wrought iron hinges and door handle
- Wood sash double-hung windows with multiple panes
- Full width balcony

These property owners have modeled responsible stewardship of historic buildings that welcome visitors and residents to the nationally-registered Third Street Historic District. The many character-defining features of these structures have been preserved, and the rehabilitations have extended the economic lives of the buildings and enhanced the historic ambiance of authentic San Juan Bautista.

Thank you for your consideration.

*Wanda Guibert*

Wanda Guibert, San Juan Bautista Society

**City of San Juan Bautista  
California**



**~ Drew and Peggy Naubauer ~**

**WHEREAS**, the month of May is National Preservation Month, and historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

**WHEREAS**, the City of San Juan Bautista supports the Secretary of the Interior's Standards for the Treatment of Historic Properties, "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources," and

**WHEREAS**, the Historic Resources Board wishes to recognize a property owner whose rehabilitation of a private building reflects the City's goals to maintain its historic ambiance by preserving and restoring the structure at 201 Fourth Street built circa 1898; and

**WHEREAS**, this charming one-story, single-family residence in the Folk style, is surrounded by 3 mature pepper trees and was originally located on the Taix/Lushbaugh/Santana property, now Jardine's; and

**WHEREAS**, the house and picket-style fence have been freshly painted, and the garden, with its historic landscaping, has been renewed.

**WHEREAS**, the character-defining features of this Folk-style home have been maintained and include:

- Steeply pitch side gabled roof
- Exterior cladding in horizontal beveled siding and board and batten
- Dropped secondary porch roof with squared wood porch supports
- Wood sash double hung windows

**NOW THEREFORE**, the Historic Resources Board for the City of San Juan Bautista, on wishes to recognize the efforts of the "**Drew and Peggy Naubauer**" in renewing and investing in an existing resource at 201 Fourth Street and energizing the local economy, and thanks them for being involved citizens.

*Dated this 11th day of April 2023.*

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*Dan DeVries, Chair*

**City of San Juan Bautista  
California**



**~ Native Daughters of the Golden West Parlor 179 ~**

**WHEREAS**, the month of May is National Preservation Month, and historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

**WHEREAS**, the City of San Juan Bautista supports the Secretary of the Interior's Standards for the Treatment of Historic Properties, "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources;" and

**WHEREAS**, the Historic Resources Board wishes to recognize a property owner whose rehabilitation of a public building reflects the City's goals to maintain its historic ambiance by preserving and rehabilitating the structure at 203 Fourth Street, the Pico-Boronda Adobe/**Native Daughters of the Golden West Adobe**; and

**WHEREAS**, the Pico-Boronda Adobe/**Native Daughters of the Golden West Adobe** is #38 on the San Juan Bautista Historic Walking Trail; and

**WHEREAS**, the character-defining features of this two-story building originally constructed in 1836, as a single-family residence, in the Monterey style have been maintained and include:

- Adobe structural system clad in plaster
- Hipped roof
- A large wood front door with wrought iron hinges and door handle
- Wood sash double-hung window with multiple panes
- Full-width balcony

**NOW THEREFORE**, the Historic Resources Board for the City of San Juan Bautista, wishes to recognize the efforts of the "**Native Daughter of the Golden West Parlor 179**" in renewing and investing in an existing resource at 203 Fourth Street and energizing the local economy, and thanks them for being involved citizens.

*Dated this 11th day of April 2023.*

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*Dan DeVries, Chair*