



# City of San Juan Bautista

*The "City of History"*

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

## AGENDA

### HISTORIC RESOURCES BOARD MEETING

**TUESDAY ~ FEBRUARY 1, 2022 ~ 6:00 P.M.**

### **~ PUBLIC PARTICIPATION BY ZOOM ONLY ~**

**Join Zoom Meeting** <https://zoom.us/j/85236481045>

**or call 1 (669) 900-6833**

**Meeting ID: 852 3648 1045**

**THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVT. CODE §54953(e)(1)(A).**

In order to minimize the spread of the COVID 19 virus the Historic Resources Board is conducting this meeting by Zoom webinar and will be offering alternative options for public participation. You are encouraged to watch the meeting live on Zoom or Facebook.

**PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE HISTORIC RESOURCES BOARD. DURING THE MEETING:** TO PROVIDE VERBAL PUBLIC COMMENTS ON AN AGENDA ITEM DURING THIS MEETING CALL THE PHONE NUMBER LISTED ABOVE OR LOG INTO ZOOM AND ENTER THE MEETING ID NUMBER AS LISTED ABOVE.

When the Chairperson announces public comment is open for the item which you wish to speak, press \*9 on your telephone keypad or if joining by Zoom, use the raise your hand icon. When called to speak, please limit your comments to three (3) minutes, or such other time as the Chairperson may decide, consistent with the time limit for all other speakers for the particular agenda item. Comments from other platforms will not be considered during the meeting. If you would like to participate you **MUST** log in to Zoom.

Written comments may be mailed to the Community Development Director at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to [acm--cddirector@san-juan-bautista.ca.us](mailto:acm--cddirector@san-juan-bautista.ca.us) not later than 5:00 p.m., February 1, 2022, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, 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.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Historic Resources Board at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Materials related to all items on this agenda are available in the agenda packet 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.

**1. Call to Order**

**Roll Call**

**Pledge of Allegiance**

**2. Ceremonial Items**

**A. Select Chairperson**

**B. Select Vice Chairperson**

**3. Training**

**A. Refresher: Ralph M. Brown Act. Presented by City Attorney Deborah Mall**

**4. Public Comment on Items Not on the Agenda but Within the Subject Matter  
Jurisdiction of the Historic Resources Board**

This portion of the meeting is reserved for persons desiring to address the Board on matters not on this agenda. The law does not permit Board action or extended discussion of any item not on the agenda except under special circumstances. If Board action is requested, the Board may place the matter on a future agenda.

**5. Consent Items**

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Historic Resources Board, a staff member, or a citizen.

**A. Approve Affidavit of Posting the Agenda**

**B. Approve Minutes of the December 7, 2021 Historic Resources Board Meeting**

**6. Action Items**

**A. Consider Recommending to the Planning Commission that the Building at  
205 The Alameda (Former Warehouse) is not an Historic Resource and No  
Discretionary Action is Necessary Prior to Demolition**

**7. Comments**

**A. Board Members**

**B. Community Development Director**

**8. Adjournment**

## The Ralph M. Brown Act at a Glance

*"The people of this State do not yield their sovereignty to the agencies which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is good for them not to know. The people insist on remaining informed so that they may retain control over the instruments they have created."*

*The Ralph M. Brown Act, California Government Code § 54950.*

The Brown Act or "Open Meeting Law" is officially known as the Ralph M. Brown Act and is found in the California Government Code § 54950 et seq. 1. The Brown Act was enacted in 1953 to guarantee the public's right to attend and participate in meetings of local legislative bodies, and as a response to growing concerns about local government officials' practice of holding secret meetings that were not in compliance with advance public notice requirements. The Brown Act is pivotal in making public officials accountable for their actions and in allowing the public to participate in the decision making process.

### Who is Governed by the Brown Act?

The Brown Act governs local agencies, legislative bodies of local government agencies created by state or federal law and any standing committee of a covered board or legislative body, and governing bodies of non-profit corporations formed by a public agency. Examples of these would be city council, county board of supervisors, special district, school boards, standing committees, and even some types of Home Owners Associations (if they were created by a public entity and constituted as some sort of public district.)

### What is a "Meeting?"

A meeting, as defined by the Brown Act, is "any congregation of a majority of the members of a legislative body at the same time and place to hear, discuss or deliberate upon any item that is within the subject matter jurisdiction of the legislative body" (§ 54952.2 (a)). For instance, when the quorum for a Board of Supervisors reaches the number necessary to be a majority (i.e. 5 out of 7), that is considered a meeting under the Brown Act. Also, when the same or a greater number of supervisors are attending a social gathering, for which no meeting notice was given, and they start discussing business under the jurisdiction of their legislative body, that would be considered a meeting that falls under Brown Act regulations.

The key elements for a meeting are quorum and discussion, hearing or deliberation of issues; the meeting needs not to be formally convened in order to be subject to the act. That means that "informal", "study", "discussion", "informational", "fact-finding", or "pre-council" gatherings of a quorum of the members of a board are within the scope of the Act as meetings.

### Exceptions (Meetings Not Covered by the Brown Act)

Conferences and retreats, other public meetings, meetings of other legislative bodies, social or ceremonial events are exempt from the Brown Act provided that legislative members follow certain rules such as limiting the discussion to the agenda in the conference; or that legislative members do not discuss amongst themselves business of their legislative body. Regulations for these exceptions to meetings are contained in § 54952.2(c). Also excluded from the application of the Brown Act are individual contacts or conversations between a member of a legislative body and any other person (§ 54952.2(c) (1). Any other person is defined as a non-staff or non-board member.

### Serial Meetings

The Brown Act explicitly prohibits the use of "direct communication, personal intermediaries, or technological devices that is employed by a majority of the members of the legislative body to develop a collective concurrence as to action to be taken on an item by the members of the legislative body" (§ 5495.2(b)). Serial meetings involve communication between members of a legislative body that are less than a quorum, but when all participants are considered, it constitutes a majority. "For example, a chain of communications involving contact from member A to member B who then communicates with member C would constitute a "serial meeting" ... Similarly, when a person acts as the hub of a wheel (member A) and communicates individually with the various spokes (members B and C), a serial meeting has occurred. In addition, a serial meeting occurs when intermediaries for board members have a meeting to discuss issues.

For example, when a representative of member A meets with representatives of members B and C to discuss an agenda item, the members have conducted a serial meeting. In *Stockton Newspapers, Inc. v. Redevelopment Agency* (1985) 171 Cal.App.3d 95, the Court concluded that a series of telephone conversations conducted by the agency's attorney as an intermediary constituted a meeting within the scope of the Brown Act. (See also, 65 Ops.Cal.Atty.Gen. 63 (1982); 63 Ops.Cal.Atty.Gen. 820 (1980)).<sup>3</sup> Thus, the use of email to create consensus among the legislative members might be in violation of the Brown Act.

### Teleconference Meetings

The Brown Act allows teleconference meetings if they comply with the following specifications:

- The teleconference location is accessible to the public and it is noted in the agendas;
- The meeting is useful to the public and the legislative body;
- All votes are taken by roll call, and;
- At least a quorum of the members of the legislative body are located within the boundaries of the territory over which it exercises jurisdiction (§ 54953(b)).

### **Closed Sessions**

The Brown Act allows closed sessions under the scope of a regular meeting. It stipulates that they shall comply with agenda posting and be held within the jurisdiction of the legislative body (§ 54954), which shall include a description of the items to be discussed (§ 54954.2). In addition, prior to holding any closed session, the legislative body shall disclose, in an open meeting, the item or items to be discussed in the closed session (§ 54957.7). Items that can be discussed by the legislative body are according to § 54954.5:

- License or permit determination (§ 54956.7)
- Conference with real property negotiators (§ 54956.8)
- Conference with legal counsel regarding existing or anticipated litigation (§ 54956.9)
- Liability claims (§ 54956.95)
- Threat to public services or facilities (§ 54957(a))
- Public employee appointment, employment, performance evaluation, discipline, dismissal or release (§ 54957(b))
- Conference with labor negotiators (§ 54957.6)
- Case review or planning (§ 54957.8)
- Report involving trade secret or hearings (§ 54956.87, California Health and Safety code §§1461,32106 and 32155; or California Government Code §§ 37606 and 37624.3)
- Charge or complaint involving information protected by federal law (§ 54956.86).
- The legislative body should publicly report actions, along with the vote and abstention count, taken as result of a closed session (§ 54957.1). Documentation relative to the reports should be available to any person on the next business day following the meeting (§ 54957.1(c)).

### **Special Meetings**

Either the presiding officer or the majority of members of the legislative body may call special meetings at any time by delivering each of its members a written notice and by notifying the media (which has previously requested notification of special meetings): the notice shall be received at least 24 hours in advance before the meeting. Special meetings notice shall be also posted at least 24 hours prior to the meeting and it should be held in a location that is freely accessible to members of the public. The discussions at the special meeting are limited to the issues posted in the agenda. No other business shall be considered (§ 54956).

### **What Rules Must a Meeting Follow?**

Local agencies, in order to comply with the Brown Act, shall:

Hold open and public meetings (§ 54953 (a)). In addition, no legislative body shall conduct any meeting in a facility that prohibits the admittance of any person(s) on the basis of: race, religion, color, national origin, ancestry, sex; or that is inaccessible to disabled persons, or where the public, in order to gain access to the facility, needs to pay or purchase something (§ 54961 (a)).

- Vote publicly, no secret ballots are allowed (§ 54953 (c)).
- Comply with the protections and prohibitions of Section 202 of the Americans with Disabilities Act of 1990 (§ 54953.2).
- NOT require public registration, as a condition for attendance; the public is not required to register, provide any other information –such as self-identification–, or fulfill any condition precedent to its attendance. If an attendance list is circulated, it shall clearly state that the signing, registering, or completion of the document is voluntary (§ 54953.3)
- Allow recording of the proceeding (video tape, audio tape) provided that recording is done in an undistruptive way (§ 54953.5)
- NOT prohibit or restrict broadcasting unless there is a finding that this would be disruptive to the proceedings (§ 54953.6)
- Post notice of meetings, information shall include specified time and location, except for advisory or standing committees (§ 54954 (a))
- Post agendas at least 72 hours in advance of the meeting and it shall contain a brief general description of each item of business (§ 54954.2(a))
- NOT take action or discuss any item not appearing on the posted agenda except under certain conditions (§ 54954.2(a), conditions appear on subsection (b)) \
- Hold meetings in the jurisdiction of the legislative body (§54954 (b))
- Allow and honor any person's request to provide and mail a copy of the agenda at the time the agenda is posted (at least 72 hours in advance) or of all the documents of the agenda packet of any meeting (§ 54954.1)

- Provide an opportunity for comment from members of the public to directly address the legislative body on any item of interest to the public on every agenda for regular meetings (§ 54954.3(a))
- Allow public criticism of the legislative body (§ 54954.3(c))
- Hold at least one public meeting, allowing for public comment, before adopting any new or increased general tax or increased assessment, and the legislative body shall provide at least 45 days public notice of such meeting (§ 54954.6)5
- Not charge fees for the attendance to a meeting or for carrying out any provision in the Brown Act (§ 54956.6). The only exception is when legislative bodies are allowed to charge a fee that covers the cost of mailing an agenda or agenda packet (§ 54954.1). A related requirement is found on § 54961(a) that prohibits meetings in a place where the public needs to pay or purchase something
- Disclose to the public agendas of public meetings and any other writings, when distributed to all, or a majority of all, of the members of a legislative body of a local agency. In addition, under the California Public Records Act these documents shall be made available upon request and without delay (§ 54957.5)
- Preserve the order in meetings. Moreover, if a group willfully interrupts a meeting and the order can only be restored by the removal of disruptive individuals, then the legislative body may order the meeting room to be cleared. The session might be reinitiated and representatives of the media shall be allowed to stay and attend the session. The legislative body may also establish a procedure for readmitting individual(s) not responsible for the disruptive conduct that caused the meeting room to be cleared (§ 54957.9).

### **Violations of the Brown Act**

Each member of a legislative body who has taken action in violation of any provision of the Brown Act, and where there was willful deprivation of information to the public, is guilty of a misdemeanor (§ 54959). Civil remedies (injunction, mandamus, declaratory relief and voiding past actions of the body) are provided in case of violation of the Brown Act (§§ 54960 and 5490.1) pursuant to §§ 54953, 54954.2, 54954.5, 54954.6, 54956, and 54956.5 (that is, for violations to requirements for: general open meeting, agenda posting, closed sessions, tax and assessment, special meetings and, emergency meetings). A court may award court costs and reasonable attorney fees to the plaintiff in an action brought pursuant to §§ 54960 and 5490.1.

In order to correct a violation to the Brown Act, a complaint to cure and correct has to be filed by the interested party:

- within 30 days of the date the action was taken during an open meeting and in violation of agenda requirements
- Within 90 days of the date the action was taken for all other cases
- Once the legislative body has received the complaint, it has 30 days to cure or correct the challenged action, if it fails to do so, a person then may file suit to void the action (§ 54960.1.)



## AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED HISTORIC RESOURCES BOARD MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 26<sup>th</sup> DAY OF JANUARY 2022, AND I POSTED THEM 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 26<sup>TH</sup> DAY OF JANUARY 2022.



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Trish Paetz, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA  
REGULAR HISTORIC RESOURCES BOARD MEETING  
DECEMBER 7, 2021  
DRAFT MINUTES**

**(The December 7, 2021 Zoom video recording is the  
official record of the meeting.)**

- 1. CALL TO ORDER** – Chairperson Medeiros called the meeting to order  
at 6:00 p.m.

**ROLL CALL Present:** Board Members Matchain, Morris-Lopez, Bains and  
Delgado

**Staff Present:** Community Development Director Foucht, Deputy City  
Clerk Paetz

**PLEDGE OF ALLEGIANCE** – Chairperson Medeiros led the pledge of allegiance.

**2. PUBLIC COMMENT**

No comments were received.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes of the April 6, 2019 Board Meeting**

A motion was made by Board Member Delgado and seconded by Board Member Morris Lopez to approve all items on the Consent Agenda. The motion passed unanimously, 3-0-2-0 with Board Members Bains and Matchain absent for the vote.

Board Member Bains arrived to the meeting at 6:06 p.m.

Board Member Matchain arrived to the meeting at 6:11 p.m.

**4. ACTION ITEMS**

**A. Consider Recommending to the Planning Commission that the Building at 205  
The Alameda (Former Warehouse) is not an Historic Resource and No  
Discretionary Action is Necessary Prior to Demolition**

Community Development Director Foucht reported that a site plan and design review permit application was submitted by the applicants, Katherine and Jesus Zavala. The documentation is necessary (SJB MC Section 11-06-120) when a property owner wishes to make an alteration to a property that is more than 45 years old. Director Foucht determined that in the case of the existing converted warehouse/residence located at 205 The Alameda, that the building a) is more than 45 years old; b) is a part of the city-wide survey listed in the City's inventory; c) is outside the Third Street Historic District; and d) a status code 7R requires additional evaluation. Whereupon, the applicant submitted an evaluation completed by PAST Consultants LLC which evaluated the building with reference to historical attributes and character defining

features. The evaluation concluded that the building at 205 The Alameda is not historic. The applicants were present, and their representative, Luis Vargas, responded to questions. During public comment, San Juan Bautista Historical Society president Wanda Guibert provided written comments that were forwarded to Board Members in advance of the meeting stating she, "believed that 205 The Alameda may earlier have been the San Juan Garage," and "although the facades are different, the telephone poles are in the exact same position," and "the San Juan Garage was headquarters for Harley-Davidson motorcycles which adds historical provenance to the building." Further, Ms. Guibert pointed out that the Zavala's historian never called upon the Historical Society for their comments, and the family has significance. Cara Vonk also contributed written public comment distributed to Board Members before the meeting. Board Member Delgado stated the City can do a CEQA with an ad hoc committee. Dr. Bains commented that the firm that conducted the evaluation is bound by integrity and there is no need to go to another professional. Applicant Katherine Zavala reported that they need a lot line adjustment to build and her relatives, the Botelhos, did not live or work in the warehouse building or the house on Pearce Street. Board Member Medeiros suggested that this be looked into further.

It was the consensus of the Board that a peer review be conducted to determine that this is a historical building.

## **5. COMMENTS**

### **A. Historic Resources Board Members**

Board Member Bains thanked staff for providing her packet while she was out of the state. Board Member Matchain supports a project to improve property. Board Member Morris Lopez suggests a report on other historical buildings, and supports warehouses.

### **B. Community Development Director**

Community Development Director Foucht spoke to the need for on-call consultants, for example, historical architects, and he will submit an RFP (Request for Proposals) for technical services.

## **6. ADJOURNMENT**

The meeting was adjourned at 7:32 p.m.





## CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD STAFF REPORT

**AGENDA TITLE:** Historic Resource Assessment  
205 The Alameda; The Alameda and Pearce Street  
APN 002-460-001-000 & APN 002-460-002-000

**MEETING DATE:** February 1, 2022

**SUBMITTED BY:** Brian Foucht, Community Development Director

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### **RECOMMENDED ACTION:**

Staff recommends that the HRB: 1) recommend that the Planning Commission accept the December 21, 2021 report of Past Consultants and the January 6, 2022 Peer Review Report of Kent Seavey as adequate; and 2) that the Historical Resources Board recommend, based on the attached evidence in the record, that the building at 205 The Alameda (excluding the residential building at 304 Pearce Street), is not an Historic Resource. Therefore, no discretionary action is necessary prior to demolition of the existing former warehouse that location.

### **BACKGROUND INFORMATION:**

Municipal Code Section 11-06-040 enables the Historic Resources Board to review and comment on Demolition Permit Applications for Historical Resources, including:

- (1) resources included in the City of San Juan Bautista Register of Historic Resources including contributing properties located within designated historic district boundaries; and
- (2) properties that have been determined to be historically significant by the City through an environmental review process in accordance with CEQA Guidelines Title 14, Chapter 3, Section 15064.5(a)(3) as meeting the criteria for listing on the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4852)

Municipal Code Section 11-06-120 requires applicants to submit a Site plan and Design Review Permit application when a property owner wishes to make an alteration to a property that is more than forty-five (45) years old. In reviewing the application, the City Planner is required to determine:

- (1) If the structure is more than forty-five (45) years old;
- (2) If the property has been previously inventoried as part of a Citywide comprehensive survey;

- (3) If the property is listed on the City Register of Historic Resources and status code is assigned;
- (4) If the property is located within the boundaries of a designated historic district regardless of individual significance;
- (5) If the property will require additional evaluation as part of the application process; and
- (6) If the proposed alteration is a minor or major alteration.

In case of the existing converted warehouse/shop building/residence located at 205 The Alameda, the City Planner determined that the building: a) is more than 45 years old; b) is a part of the City-wide survey listed in the City's inventory; c) is outside the Third Street Historic District; and d) a status code 7R requires additional evaluation.

CEQA Guideline Section 15064.5(a)(3) states that any building or structure which the Lead Agency (City of San Juan Bautista) determines to be historically significant may be considered to be an historical resource, provided that the Lead Agency determination is supported by substantial evidence in light of the whole record. The referenced CEQA Guideline section states that attributes including: contribution to California culture and heritage, association with important persons in our past, distinctive as to type, period, methods of construction, or likely to reveal important historical or cultural information, are important factors to consider in determining whether a building is historic. Regardless the Lead Agency may determine a resource as defined in the legislation establishing candidates for inclusion in the California Register of Historical Resources.

An evaluation (Past Consultants, July 8, 2021) was completed, revised (Past Consultants, December 21, 2021; attached), and peer reviewed (Kent Seavey, January 6, 2022; attached). The revised evaluation concluded: *"...The proposed project that removes the subject commercial building at 205 The Alameda does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant."* (italics added).

Kent Seavey, in his peer review of the Past Consultants, December 21, 2021 report stated: *"...Commercial buildings should be good examples of a style or type. They should maintain their essential historic character and retain most of their original features. As per National Register Bulletin 15, to be significant under the criteria for architecture, a resource must meet at least one of the following requirements; embody distinctive characteristics of a type, period, or method of construction; represent the work of a master, or possess high artistic value. 205 The Alameda does not achieve these ends, as Past Consultants extensive and detailed research clearly and correctly establishes in their detailed Phase One Historic Assessment."*

*"In summary, I agree with Past Consultants evaluation of the two parcels, APN 002-460-001-000, and APN 002-460-002-000, with two frontages: 34 Pearce Street and 205 The Alameda, in San Juan Bautista. 205 The Alameda, the specific subject of this report, does*

*not meet the eligibility criteria or integrity thresholds required to list the building as a significant historic resource in the National Register of Historic Places, the California Register of Historic Resources or the San Juan Bautista Survey and Historic Resources Inventory. Nor should be it included as a contributing feature of the 3<sup>rd</sup> Street Historic District. The property is not a historic resource as defined by the California Environmental Quality Act (CEQA)."*

Attached:

1. Phase One Historic Assessment; PAST Consultants (Bergstein); December 21, 2021
2. Peer Review Letter Report by Kent Seavey, January 6, 2022
3. Contract for Peer Review
4. Historical Resource, Design Guidelines and Historic Plan references



Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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December 23, 2021

Jesus & Katherine Zavala  
PO Box 728  
San Juan Bautista, CA 95045

Re: Phase One Historic Assessment for two properties: APN 002-460-001-000 &  
APN 002-460-002-000, San Juan Bautista, CA

Dear Mr. and Mrs. Zavala:

In May of 2021, In Studio Architecture of Salinas, California contracted with PAST Consultants, LLC (PAST), a certified historic preservation consulting firm, to prepare a Phase One Historic Assessment (intensive survey) for two parcels: 1) APN 002-460-001-000, an empty lot at the southwest corner of Pearce Street and The Alameda; 2) APN 002-460-002-000, an El-shaped lot containing two frontages: 34 Pearce Street and 205 The Alameda, in San Juan Bautista, California.

### **Project History**

PAST submitted a limited intensive survey (Phase One Historic Assessment) report for the subject property on July 8, 2021. Because the COVID-19 pandemic forced the closure of local libraries and historical societies during this time, research concerning the subject property's developmental history relied on on-line sources only. During the December 7, 2021 meeting of the San Juan Bautista Historic Resources Board, questions arose regarding the history of the building and its potential historic significance.

In response to these questions, the following Revised Phase One Historic Assessment Report is being submitted with the results of a comprehensive research program which includes research conducted at archives of the San Juan Bautista Historical Society on December 16, 2021, additional genealogical research conducted based on the archival research, interviews with current property owners and their parents, Laurence and Judith Cain and an additional interior/exterior inspection of the subject garage structure located at 205 The Alameda, in San Juan Bautista, California. This report supersedes all findings published in the July 8, 2021 report by PAST and should be considered the current state of knowledge concerning the subject property.

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P.O. Box 721  
Pacific Grove, CA 93950  
www.pastconsultants.com

## Summary of Findings

The subject site contains two properties:

- APN 002-460-001-000: An empty lot at the corner of The Alameda and Pearce Street.
- APN 002-460-002-000: An El-shaped parcel containing a circa-1905 house located at 34 Pearce Street and a circa-1910 commercial building located at 205 The Alameda.

The proposed project will provide a lot line adjustment that will allow the circa-1905 house at 34 Pearce Street to remain. The house was surveyed as part of the *City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement* (2006 Context Statement) by Galvin Preservation Associates. This report gave the house at 34 Pearce Street a California Historical Resource Status Code of 5S3, indicating the house appears to be eligible for local listing or designation through a survey evaluation. Since the proposed project will retain this building in its original location, the following report focuses on the garage building located at 205 The Alameda.

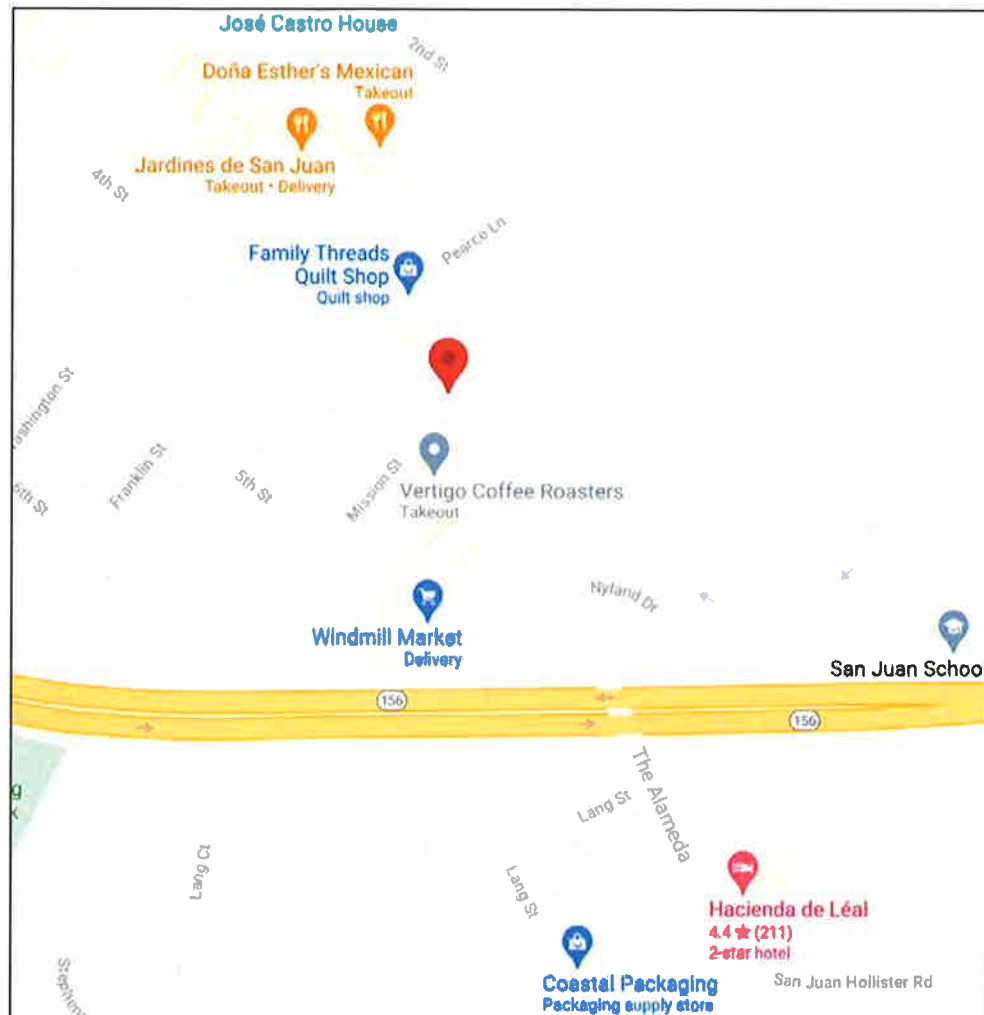
The garage building located at 205 The Alameda was not listed as a potentially eligible historic resource in the 2006 Context Statement. The DPR523A form prepared for the garage lists a California Historical Resource Status Code of 7R, meaning not evaluated. The following historic assessment report provides a comprehensive analysis of the commercial building located at 205 The Alameda and concludes that the garage building located at the subject address is not historic due to a lack of historical associations and a nearly wholesale loss of historic integrity.

The results of the garage building's subsequent inspection on December 16, 2021 reveal that the original wall and roof cladding have been removed, original false-front elevation removed, the front-elevation fenestration removed, non-historic stucco wall cladding applied to the front elevation, the inside modified with interior wall finishes and new window openings installed onto all elevations. The subject building has also been red-tagged and listed as unsafe to occupy, due to a lack of horizontal and vertical load-carrying capacity.

The following historic assessment report provides a project methodology, presents the applicable regulatory framework for evaluating historic properties in the subject jurisdiction, describes the subject properties, presents a construction chronology of the subject buildings, provides a development history and genealogical history of personages associated with the properties and evaluates the properties for historic significance according to criteria of the National Register, the California Register and the City of San Juan Bautista municipal code.

## Project Location

The project is located at the intersection of The Alameda and Pearce Street, in the City of San Juan Bautista (**Figure 1**). The subject property containing the buildings (APN 002-460-002-000) is on an El-shaped lot that fronts 34 Pearce Street and 205 The Alameda. 34 Pearce Street contains a circa-1905 Vernacular House that is not impacted by the proposed project; 205 The Alameda contains the circa-1910 garage building that is proposed for demolition.



**Figure 1.** Location map (Courtesy: Google Maps).



## **Project Team**

### ***Client/Applicant***

Jesus & Katherine Zavala  
P.O. Box 728  
San Juan Bautista, CA 95045

### ***Architect***

In Studio Architecture  
250 Main Street  
Salinas, CA 93901

### ***Regulatory Agency***

City of San Juan Bautista Planning Department  
311 Second Street; P.O. Box 1420  
San Juan Bautista, CA 95045

### ***Historic Preservation Consultant***

PAST Consultants, LLC  
P.O. Box 721  
Pacific Grove, California 93950

*Architectural Historian and Report Author: Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.*

## **PAST Consultants: Qualifications**

Seth A. Bergstein, Principal of PAST Consultants, LLC, began his technical career as a civil, structural and geotechnical engineer for a variety of commercial and transportation engineering projects. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon, Eugene, and a Master of Arts in Historic Preservation from Cornell University. After Cornell, Seth was a materials conservator and project manager for Architectural Resources Group and managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck's First Church of Christ, Scientist, Pasadena City Hall, the John Muir House, and a number of historic bridges, including project management for the restoration of the Wawona Covered Bridge in Yosemite National Park.

In 2004, Mr. Bergstein founded PAST Consultants, LLC (PAST), a historic preservation consulting firm specializing in preservation planning, documentation, and conservation for historic and cultural resources. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation and is on numerous certified consultants lists for public agencies throughout California.

PAST has prepared numerous successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern California for both public and private clients. PAST is often hired to evaluate proposed changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the*

*Treatment of Historic Properties.* PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea and the City of Capitola.

Mr. Bergstein has developed expertise in California agricultural history with the 2010 preparation of the *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County* and the 2011 *Agricultural Resources Evaluation Handbook, Monterey County, California*. The latter project was a collaborative effort with Monterey County, the California State Office of Historic Preservation (SHPO) and the community to develop a methodology for evaluating historic agricultural resources that could become a model for all regions of California. Monterey County planners, consultants and interested parties use both reports widely.

Principal Seth A. Bergstein has over 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the *Secretary of the Interior's Professional Qualifications Standards in Architectural History and History*. Mr. Bergstein has been keynote speaker at preservation conferences, has written articles on historic contexts and the preparation of historic context statements, provided historic preservation training to city planning staff and has led architectural tours. He is a member of the Alliance of Monterey Area Preservationists (AMAP) and is founding board member of the Monterey Area Architectural Resources Archive (MAARA).

### **Proposed Project**

The proposed project designed by In Studio Architecture is a lot line adjustment of the parcels that will allow the construction of a commercial restaurant building on The Alameda frontage. The project proposes the demolition of the subject garage building located at 205 The Alameda. The circa-1905 Vernacular house at 34 Pearce Street will remain in its original location.

### **Methodology**

#### **Site Visits**

PAST's client, In Studio Architecture of Salinas, California, contracted with PAST in May of 2021 as their historic preservation consultant to prepare an intensive survey for the subject property. PAST attended an initial site visit to the subject property on June 22, 2021 to photograph and perform a conditions assessment of the buildings on the subject properties.

PAST attended an additional site visit to the subject property on December 16, 2021 with Luis Vargas, project manager for In Studio Architecture; the building owners, Jesus and Katherine Zavala and the Zavala's parents and former property owners, Laurence and Judith Cain. A comprehensive interior walkthrough and historic materials analysis was conducted at this time.

It should be noted that PAST was contracted by In Studio Architecture independent of the property owners who did not have any contact with PAST Principal Seth Bergstein, until the time of the

December 16, 2021 site visit. PAST is the project architect's historic preservation specialist for their projects and was chosen by In Studio Architecture independent of the property owner's knowledge.

### **Research Design**

Property and genealogical research was conducted at the following locations:

- San Juan Bautista Planning and Building Departments
- San Benito County Assessor's Office
- San Juan Bautista Historical Society
- Hollister Public Library
- California History Room, Monterey Public Library
- On-line genealogical platforms, including Ancestry.com
- On-line newspaper archives, including Newspapers.com

The purpose of the research design was to determine the construction chronologies of the buildings on the subject property, to understand the historical uses of the property, and to determine if any of the previous property owners were significant persons in national, California or San Juan Bautista history.

### **Interviews**

PAST Principal, Seth Bergstein, performed the following interviews concerning the history of the subject property:

- Brian Foucht, AICP, Assistant City Manager, City of San Juan Bautista, 12/16/2021.
- Laurence and Judith Cain, former property owners, 12/16/2021.
- Wanda Gilbert, Director, San Juan Bautista Historical Society, 12/16/2021.
- Jesus and Katherine Zavala, current property owners and Cain-family descendants, 12/16/2021.
- San Juan Bautista City Council Member, Scott Freels, 12/20/2021. A descendent of the Cullumber family, Mr. Freels was interviewed to determine the Cullumber family's connection to the subject property.

### **Research limitations**

Two common research tools available in most locations are city directories and Sanborn Fire Insurance Company maps. The City of San Juan Bautista did not publish city directories, making the placement of people at a city address during the historic period difficult. Sanborn maps, which provide accurate locations and mapping of cities from the late 1800s until the 1960s, did not cover the location of the subject properties.

With the loss of these primary research tools, placement of individuals within the region and their times of occupancy have proven to be difficult. However, by correlating the genealogical research with other directories (i.e. the Pacific Telephone and Telegraph Company Telephone Directories for Monterey and San Benito Counties), the names and locations of the various personages associated with the subject property can be ascertained.

## **Registration**

The property is not listed on the National Register of Historic Places, the California Register of Historical Resources or the City of San Juan Bautista 2005-2006 Historic Inventory prepared by Galvin Preservation Associates. The City of San Juan Bautista was surveyed professionally in 1981 by a group effort led by certified architectural historian, Kent L. Seavey. This survey chose not to include the subject property in its 3<sup>rd</sup> Street Historic District.

The property was surveyed again in 2005-2006 by Galvin Preservation Associates. In September 2006, Galvin submitted *City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement* (2006 Historic Context Statement). Like the 1981 historic resources survey, the 2006 survey did not include the subject property within the boundaries of the 3<sup>rd</sup> Street Historic District.

This 2006 Historic Context Statement gave the house at 34 Pearce Street a California Historical Resource Status Code of 5S3, indicating the house appears to be eligible for local listing or designation through a survey evaluation. The house at 34 Pearce Street is not proposed for demolition. The DPR523A form prepared for the building at 205 The Alameda lists a California Historical Resource Status Code of 7R, meaning it was not evaluated, but merely listed on the first sheet of the inventory form (DPR523A Form) because it is over 50 years of age.

## **Regulatory Framework**

The City of San Juan Bautista evaluates historic resources according to the guidelines of the California Environmental Quality Act, the National Register Program, the California Register Program and the City of San Juan Bautista, under Municipal Code *Chapter 11- 06: Historic Resources Preservation*. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the City determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.<sup>1</sup>

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<sup>1</sup> California Code of Regulations, 14 CCR § 15064.5.

### **National Register of Historic Places (National Register)**

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.<sup>2</sup> Eligible resources are those:

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

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.<sup>3</sup> The seven aspects of integrity are described in a separate section below.

### **California Register of Historical Resources (California Register)**

A resource is eligible for listing in the California Register of Historical Resources if it:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2. Is associated with the lives of persons important in our past.
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>4</sup>

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

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<sup>2</sup> 16 U.S.C. 470, *et seq.*, as amended, 36 C.F.R. § 60.1(a).

<sup>3</sup> 36 C.F.R. § 60.4.

<sup>4</sup> California Public Resources Code § 5024.1(c).



## **Historic Integrity**

*National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* defines **historic integrity** as “the ability of a property to convey its significance.” Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property’s expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

After establishing the property’s historic significance, the evaluator assesses integrity using *National Register Bulletin 15*’s four-step approach:

1. Define the **essential physical features** that must be present for a property to represent its significance.
2. Determine whether the **essential physical features are visible** enough to convey their significance.
3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

The National Register- and California Register-programs emphasize that a project must be significant under one of the four criteria *and* maintain adequate historic integrity. A property is not considered historically significant if it is lacking historic integrity.”<sup>5</sup>

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<sup>5</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997.



### **San Juan Bautista Municipal Code**

The City of San Juan Bautista Municipal Code, *Chapter 11- 06: Historic Resources Preservation* defines the criteria for listing a historic resource as:

#### ***11-06-080 Historic resource and historic district registration criteria.***

The City Council may zone and list in the City of San Juan Bautista Register of Historic Resources (1) an individual resource as a historic resource, and (2) a geographic area as a historic or cultural district pursuant to the procedure under SJBMC 11-06-090 if the historic resource (a) exemplifies or reflects special elements of the City of San Juan Bautista architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling, and association; or (b) has status as a feature of the natural environment that strongly contributes to the aesthetic integrity of the City; or (c) has a relationship to other registered historic resources or historic districts if its preservation is essential to the integrity of the registered historic resource or historic district; and meets one (1) or more of the following criteria:

(A) Is associated with events that have made a significant contribution to the broad patterns of Federal, State, or local history and cultural heritage; or

(B) Is associated with the lives of persons significant in our past; or

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of an important creative individual, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (district); or

(D) Has yielded or may be likely to yield information important in prehistory or history.<sup>6</sup>

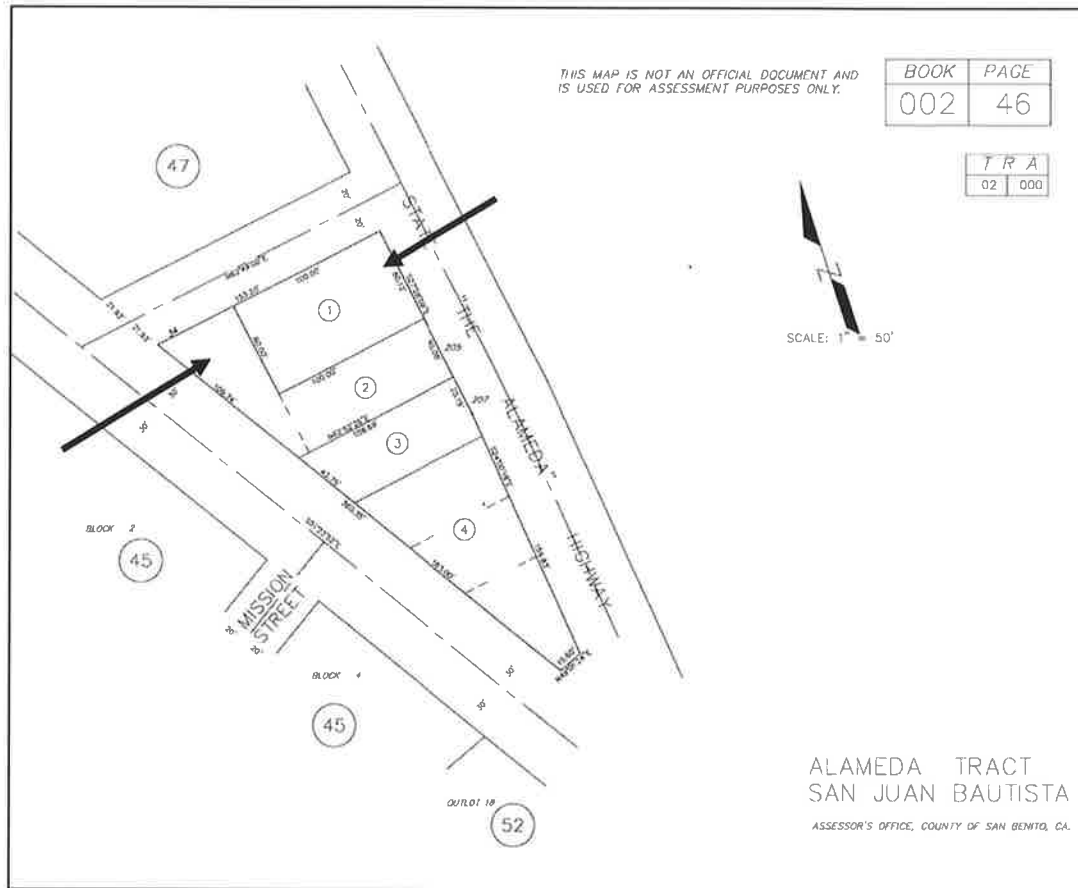
The City of San Juan Bautista SJBMC 11-06-090 evaluates historic properties according to the aforementioned four-part criteria of the National Register- and California Register-program and stresses the importance of historic integrity when evaluating a given resource.

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<sup>6</sup> San Juan Bautista Municipal Code, Section 11.06.080 – Historic Resource and Historic District Registration Criteria.

## Site Description

The subject site contains two properties: APN 002-460-001-000 and APN 002-460-002-000, at the intersection of The Alameda and Pearce Street, as shown on the parcel map (**Figure 2**).



**Figure 2.** Parcel map showing the two subject properties.

The parcel located at the intersection of the two streets (APN 002-460-001-000) is presently a flat empty lot containing various trees and vegetation. The El-shaped parcel (APN 002-460-002-000) contains two buildings: a circa-1905 Vernacular cottage located at 34 Pearce St. and a circa-1910 commercial building located at 205 The Alameda.

## 205 The Alameda: Building Description

### Exterior Description

The building is a circa-1910 wood-framed commercial building constructed in the Vernacular Style. The building has a gable roof, a recent carport installed on the front (east) elevation facing The Alameda, a combination of stucco- and metal-clad walls, a metal roof and a fenestration pattern consisting of replaced window openings and window sash of various technologies on all elevations in new openings (**Figure 3 - 8**).



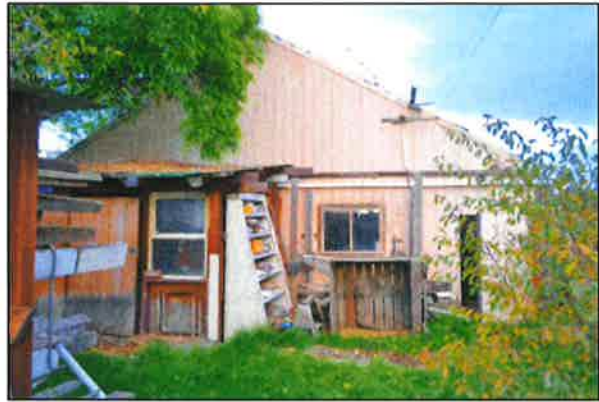
**Figures 3 and 4.** Left image shows the front (east) elevation. The stucco wall cladding was likely added in the 1950s. Right image details the north elevation, showing modern windows and replaced steel wall panels.



**Figures 5 and 6.** Left image details the left side of the front elevation with modern multi-pane window in a modified opening. Right image details the right side of the front elevation with a modified window opening.

Photographs of the side and rear elevations indicate that the original Corrugated Iron (CGI) wall and roof cladding have been removed and replaced with modern-metal sheets (**Figures 7 and 8**).





**Figures 7 and 8.** Left image details the north elevation, showing modern metal wall cladding and windows inserted into new openings. Right image details the rear (west) elevation, showing the detailing of the modern wall cladding system, window insertions and a poorly constructed rear addition.

### Interior Description

Inspection of the building interior reveals that plaster wall finishes have been constructed on the interior walls and that existing wall cladding and fenestration are not original to the building. The multi-pane window shown on **Figures 5 and 9** is clearly a window with modern materials and glass inserted into the front elevation at the time the interior walls were plastered. Inspection of the interior structural framing reveals trusses of a different design and wood dimension installed toward the rear of the interior, indicating that the roof structure has been modified (**Figure 10**).

A letter by civil engineer Rene A. Bravo, PE, of Central Coast Engineers, Inc., states, “the existing structure is both vertically and laterally unstable and unsafe to occupy.”<sup>7</sup>



**Figures 9 and 10.** Left image details the interior looking toward the front (east) elevation wall. An arrow indicates the multi-pane window on the south side of the east elevation. Right image looks toward the west interior wall, showing rear trusses of a different configuration than the trusses located toward the front of the building. Note the interior plastering of the rear wall and the windows inserted into the wall.

<sup>7</sup> Letter from Rene A. Bravo, PE, Central Coast Engineers, Inc. to Mr. & Mrs. Jesus Zavala, 5/27/21. The City of San Juan Bautista red-tagged the building as unsafe to occupy on 12/10/21.

## 205 The Alameda: Character Defining Features and Construction Chronology

### Historic Photographs (Figures 11 – 13)



**Figures 11 and 12.** Top image shows the front elevation of the subject building at 205 The Alameda, known as the San Juan Garage during its heyday in 1916 (*Courtesy: 205 The Alameda Clippings File, San Juan Bautista Historical Society Archives*). Bottom image is a 1961 Assessor's photograph of the building, showing the stucco portico installed when the welding shop occupied the building in the 1950s (*Courtesy: San Benito County Assessor*).

An early photograph of the garage building's interior appears below (**Figure 13**).



**Figure 13.** Circa-1920 image of the San Juan Garage looking west from the entrance (*Courtesy: 205 The Alameda Clippings File, San Juan Bautista Historical Society Archives*).

Dating changes to historic buildings relies on analyzing the existing building's materials and construction techniques with the available Sanborn maps (unavailable for this location), the existing Assessor's/building permit records and historic photographs. With the exception of a single permit for an unspecified interior remodel, no permits are extant to date the various alterations.

The only photographic evidence uncovered for this report is several photographs located in the San Juan Bautista Historical Society archives and a single photograph of the building attached to the County Assessor Records taken in 1961 (**Figures 11 – 13**).



### **205 The Alameda: Remaining Character Defining Features**

Comparison of the historic photographs of the former San Juan Garage at 205 The Alameda with the existing conditions photographs reveals that nearly all character-defining features original to the building have been removed or replaced. The following lists the character defining features of the original garage, based on the historic photographs, and the presence or absence of the feature:

Character defining features (see **Figures 11 – 13**):

- Wood-clad, false front on east elevation. *Removed.*
- “San Juan Garage” sign on east elevation. *Removed.*
- Large multi-pane windows flanking the front elevation entrance. *Removed.*
- Corrugated galvanized steel (CGI) wall and roof panels. *Removed and replaced with modern steel panels.*
- Gable roof finished with corrugated galvanized steel (CGI) panels. *Roof structure appears original on east side of building; structure modified on west side. Original corrugated galvanized roof panels removed.*
- Original side and rear walls without windows. *Windows of varying technologies inserted into side and rear elevations.*

Based on the Assessor’s records and a materials assessment during the site visits, the following is the estimated building chronology:

- Estimated Date, Circa-1910: Construct building.
- Date Unknown: Remove false front and original sign on east elevation.
- Estimated Date, Circa-1950s: Construct front carport on square columns faced with stucco. Add signage for B&B Welding Shop.
- Estimated Date, Circa-1950s: Add rear shed-roofed addition.
- Estimated Date, Circa-1970s: Replace original wall and roof panels with modern-era steel panels. Remove front stucco carport. (Note: Steel panels are not visible in the 1961 Assessor’s photograph).
- Estimated Date, Circa-1980s: Insert new window openings at various locations. Install wood-framed carport to front elevation.
- Permit No. 1113, 1983: Interior remodel. This was likely when the interior walls were plastered and windows added.

### 34 Pearce Street: Building Description

The building is a circa-1905 wood-framed house constructed in the Vernacular Cottage Style. The building has a pyramidal roof, a corner front porch, several rear additions, vinyl exterior siding and various fenestration modifications (**Figure 14 - 15**).



**Figures 14 and 15.** Left image shows the front (north) elevation. Right image details the north and west elevations.

### 34 Pearce Street: Construction Chronology



**Figure 16.** 1961 Assessor's image of the circa-1905 Vernacular-style house.

A records search conducted at the City of San Juan Bautista planning and building departments revealed few permits to date the alterations. The Assessor records contain a historic image from 1961 (**Figure 16**) that indicates the building's appearance at that time.

Based on the Assessor's records and a materials assessment during the site visits, the following is the building chronology:

- Estimated Date, Circa-1905: Construct building (*Assessor's Estimate*).
- Estimated Date, Circa-1950s: Install first rear addition.
- Permit No. 1036, 1982: Install new roofing material.
- Permit No. 1380, 1983: Install new foundation. Install second rear addition. Install vinyl siding to original exterior wall cladding. Modify fenestration at various locations.

It should be noted that the proposed project includes a lot line adjustment that would place the subject house at 34 Pearce Street on a separate parcel. The circa-1905 Vernacular house at 34 Pearce Street will remain in its present location.

## **Developmental History of the Subject Property**

### **San Juan Bautista Development Circa-1900**

The historic buildings lining the Third Street Corridor were largely completed by 1900. This concentration of buildings, dating from the 1830s to the late 1930s represents the most important concentration of historic buildings remaining in San Juan Bautista. Building styles range from Spanish Colonial adobes, Monterey Colonial-style wood-framed buildings, Western false-front wood-framed structures and Italianate sandstone buildings constructed in the 1870s. The San Juan Bautista Third Street Historic District was listed on the National Register of Historic Places in 2008.

In many ways, development of Third Street mirrors the boom and bust time of this small California town, which was first laid out in a grid pattern in 1849, with Third Street serving as the town's primary artery. Development for travelers grew along the street when a stagecoach stop was constructed in 1851, linking the small city to Monterey and San Jose. The discovery of mercury in New Idria in the early 1850s also increased development as San Juan Bautista became a stop for supplies during the mine's heyday. Following a tragic fire that gutted many of the wood-framed buildings along Third Street in 1867, the replacement buildings were constructed of sandstone quarried locally at San Juan Canyon and near today's Rocks Road. The 1860s represents the City's peak of historic development, with the City of San Bautista incorporated on October 9, 1869.<sup>8</sup>

San Juan Bautista would experience periods of economic boom and bust thereafter. With the city bypassed by the Southern Pacific Railroad in 1870 and the close of the New Idria mine in 1872, the city experienced sharp economic decline in the last decades of the nineteenth century. An additional blow came to residents, as Hollister became the San Benito County seat in 1874. The city's population was reduced dramatically, from 2,600 in the late 1860s to a 500 people by the middle of the 1870s.<sup>9</sup>

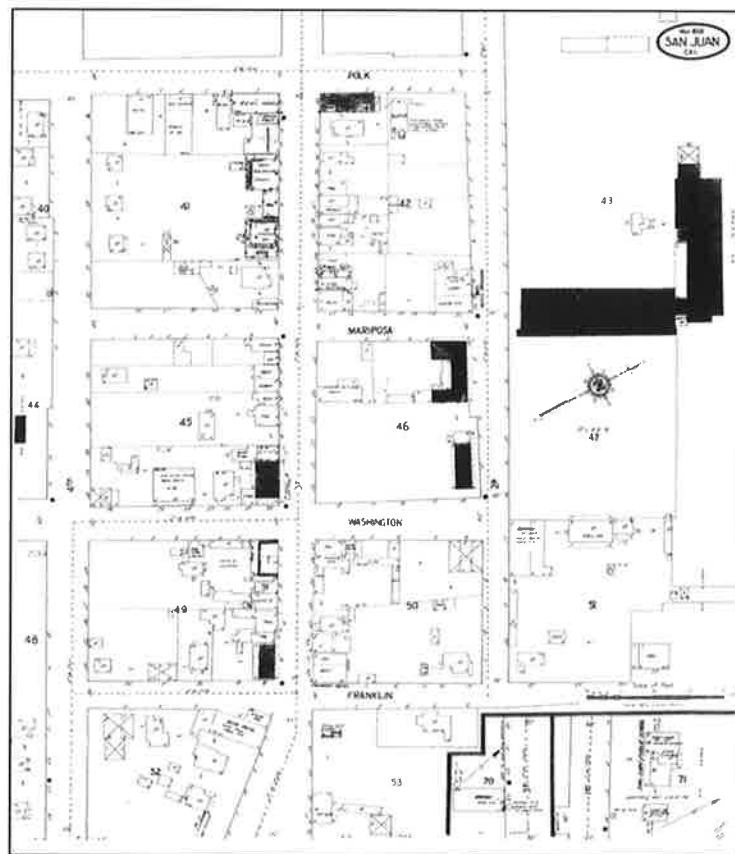
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<sup>8</sup> Galvin Preservation Associates, *San Juan Bautista Third Street Historic District* (National Register of Historic Places Registration Form), 2008.

<sup>9</sup> Galvin Preservation Associates, *City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement*, 45.

The city's fortunes changed when the Old Mission Portland Cement Company constructed a plant at Chittenden near the mouth of the San Juan Canyon. The Company's spur line was completed in 1907, linking up to the California Central Railroad, but the plant was not completed until 1913. While it suffered closure during the Depression, the plant reopened to supply raw materials for the Allied war effort during World War II. The cement plant became the leading source of employment for residents of San Juan Bautista for over 52 years, until closing in 1974.<sup>10</sup>

Additional development within the city occurred when Third Street became part of U.S. Highway 101 in 1909. Automobile- and tourist-related development occurred along the Third Street corridor and surrounding blocks during this time. The progress was short-lived, as the city was bypassed when U.S. Highway 101 was realigned in 1930. The 1926 Sanborn map shows the 3<sup>rd</sup> Street corridor well built-out, with automobile and tourist related commercial businesses (**Figure 17**).<sup>11</sup>



**Figure 17.** 1926 Sanborn Map of the 3<sup>rd</sup> Street corridor, beginning north of the intersection of The Alameda and Franklin Street.

<sup>10</sup> *City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement*, 46. Also: "San Juan Bautista Plant Will Remain," *Eureka Times Standard*, 1/6/1971.

<sup>11</sup> *San Juan Bautista Third Street Historic District* (National Register of Historic Places Registration Form), 2008.



### **Development of the Subject Property**

The Vernacular-style house located at 34 Pearce Street developed as a modest residence for local workers during San Juan Bautista's slow economic period of the early 1900s. Its design resembles a common pyramidal-roof, Vernacular-style cottage found throughout Monterey and San Benito counties. According to the 2006 Historic Context Statement, the subject building at 34 Pearce Street was constructed during the historic time period of "Economic Decline – The SPRR Chooses Hollister for its Depot (1875-1906)."

The San Juan Garage developed as a local automobile and motorcycle garage servicing tourists and travelers along the Alameda when the State Highway ran along 3<sup>rd</sup> Street. The earliest known photograph of the false-front garage building appears in the 205 The Alameda Clippings file located at the San Juan Bautista Historical Society and taken from the local newspaper, *Evening Free Lance, Hollister, San Benito County, California* (see **Figure 11**). Dated 1916, the caption beneath the photograph reads:

Located on the State Highway, at the southern end of the San Juan business district, Warnock's Garage is a favorite stopping place for automobile and motorcycle tourists, who are able to obtain the best grade of supplies or anything in the way of repairs on short notice. Wilbur Warnock, the proprietor, is a well-posted automobile man and stands high in San Juan, where he has spent most of his life. Four years ago he leased the garage to A.S. Meginness, who ran it for three years, but a little over a year ago Mr. Warnock got back into the harness hand has enjoyed a growing business since that time. Besides other agencies, Warnock's Garage is the San Juan headquarters for the well-known Harley-Davidson motorcycle.<sup>12</sup>

Advertisements for the San Juan Garage began appearing in the local newspaper, the *San Juan Mission News*, beginning in 1920 (**Figure 18**).



**Figure 18.** 1920 advertisement in the *San Juan Mission News* (Courtesy: San Juan Bautista Historical Society).

<sup>12</sup> 1916 clipping from the *Evening Free Lance, Hollister, San Benito County, California*, located in the "205 The Alameda" clippings file, San Juan Bautista Historical Society.

## 205 The Alameda: Property Occupancy

Research to determine the presence or absence of historically significant persons for the subject garage building has been corroborated from a number of sources, including the names given on the historic photographs and newspaper advertisements, the archives of the San Juan Bautista Historical Society, various newspaper announcements regarding the Cullumber family, Wilbur Warnock and A.S. Meginness, interviews with surviving family members and period telephone directories for San Benito County.

**Table 1** below summarizes the various names and their presence or absence in the region.

**Table 1.** Occupation of 205 The Alameda<sup>13</sup>

Name	Dates of Occupation	Notes
Wilbur Warnock	1917-1933	Living at Breen Lane, San Juan Bautista from 1929-1940.
San Juan Garage	c1910 - 1933	Phone listings begin in 1917 and end in 1933.
Amos S. Meginness	c1912 - 1915	1920 U.S. Census lists him as living in Hollister. By 1919, opens Muenzer & Meginness Cyclery in Hollister. Operates it until circa-1940.
Samuel/Joseph Cullumber	None	The Cullumbers are not listed in San Benito County Telephone Directories from 1917-1950.
VanLiew	None	Not listed in San Benito County Telephone Directories from 1917-1950.
J.H. Besser Welding	1961-1974	First listed at subject address in 1952.

Based on corroborating the historical record with the telephone listings, the San Juan Garage ceased operations by 1933. The following discusses the various names associated with occupancy of the San Juan Garage.

### **Wilbur A. Warnock (1888 – 1970)**

Wilber Archibald Warnock was born in 1888 in Elk Grove, California. His 1917 World War I Draft Registration Card lists him as selling garage and cycling products. Telephone and U.S. Census records place him in San Juan Bautista on Breen Lane from 1929 – 1940. By 1940, Wilbur Warnock is listed as living in Washington. He is buried at Toledo Cemetery, Chehalis, Washington.<sup>14</sup>

<sup>13</sup> *Pacific Telephone and Telegraph Company, Monterey and San Benito County Telephone Directories*, courtesy the California Room, Monterey Public Library.

<sup>14</sup> World War I draft card and census records accessed via *Ancestry.com*.



### **Amos S. Meginness (1895 - 1959)**

The historic image lists A. S. Meginness on the sign mounted to the front elevation (see **Figure 11**); and the 1916 *Evening Free Lance* article notes that A.S. Meginness leased the San Juan Garage for three years. Amos S. Meginness (1895-1959) was a mechanic who lived in Hollister, California and leased the San Juan Garage for several years. By 1920, the U.S. Federal Census lists him as living in Hollister and working as a bicycle mechanic; the 1940 U.S. Federal Census lists him as living in Hollister as well. Based on the historic evidence, it appears that Amos S. Meginness resided in Hollister, leased the subject garage for only several years, and then opened his own motorcycle/bicycle repair shop in Hollister by 1920.<sup>15</sup>

### **Samuel and Joseph Cullumber Family**

The only connection that can be made between the Cullumber family and the San Juan Garage is in the circa-1920 advertisements that appeared in the *San Juan Mission News* that list Cullumber as proprietor (see **Figure 18**). To determine the connection, Cullumber-family genealogical research was conducted, based on the archives of the San Juan Bautista Historical Society, on-line genealogy and newspaper sources and an interview with San Juan Bautista City Council Member, Scott Freels, a descendent of the Cullumber family.

The 1900 U.S. Federal Census lists William (born 1845) as a farmer and Mary Cullumber (born 1861) as the parents of four children: Samuel A. (born 1880); Martha M. (born in 1881); William R. (born in 1887); and Joseph W. (born 1890), all in California. Of the children, Samuel A. and Joseph W. Cullumber, Sr. became involved in the building trades as carpenters.

#### **Samuel Allen Cullumber (1880-1932):**

Samuel Allen Cullumber was born on February 23, 1880 in Bitterwater, San Benito County, California. He married Edna Pearl Ferguson in Hollister on April 26, 1905; divorced in 1913. His World War I registration card lists him as a laborer. Samuel Allen Cullumber was a carpenter by trade and a member of the Christian Church. His obituary is brief and does not list any major accomplishments.<sup>16</sup> Interviews with Laurence Cain and Cullumber-family descendent Scott Freels did not reveal any known connection between Samuel A. Cullumber and the San Juan Garage.

#### **Joseph Warren Cullumber, Sr. (1890-1961):**

Joseph Warren Cullumber, Sr. was born on October 27, 1890 in Bitterwater, San Benito County. He married Caroline Lavinia Flint in San Jose on Feb 6, 1918. Initially trained as a carpenter, Joseph W. Cullumber, Jr. opened his own contracting business in 1928. His son, Joseph Jr., took over his

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<sup>15</sup> Census records accessed via *Ancestry.com*. Hollister city directories list him as living at 19 Sally Street in Hollister and operating Muenzer & Meginness Cyclery at 756 San Benito Street by 1919.

<sup>16</sup> Terry Cowan and Harry Shetrone, *A Matthews History: The Family of Thomas Matthews (ca. 1631) of Hall Comb. Wolfe City. TX*: Henington Industries, Inc., 2002, 427; "Hollister Man Dies in Santa Cruz Hospital," *Santa Cruz Sentinel*, 9/13/32 (Samuel Allen Cullumber Obituary); U.S. Census records accessed via *Ancestry.com*.

father's contracting business in 1951. Joseph W. Cullumber, Sr. died in San Juan Bautista on August 17, 1961 and is buried in San Juan Cemetery.<sup>17</sup>

By 1928, Joseph W. Cullumber, Sr. began a general contracting business. His son, Joseph Jr., joined his father in the business and in 1951. In 1952, Joseph W. Cullumber, Sr. retired, turning over the business to his son. He is buried in San Juan Cemetery in San Juan Bautista (obituary).

#### Joseph Warren Cullumber, Jr. (1918-2008)

Joseph W. Cullumber, Jr. was born September 19, 1918 in San Juan Bautista and is a fifth generation area-resident. His maternal grandmother was Mary Katherine Breen, whose father, Simon, settled in the San Juan Valley with his family following their passage with the Donner Party in 1846. During World War II, he served with the Marine Corps Construction Battalion in the South Pacific Theater.

Following his World War II service, Joseph W. Cullumber, Jr. returned to San Juan Bautista where he joined his father and brothers in the construction business. In 1952, he assumed full control and operated the business until 1985. Cullumber Construction built homes in Hollister and San Juan Bautista, as well as several significant landmark buildings, including the Carmel Valley Post Office, various regional bank buildings and the National Guard Armory in Hollister. The firm also was involved in restoration of the historic mission in San Juan Bautista and built subdivisions in the San Juan area. Joseph W. Cullumber, Jr. was active in the community, serving as President of the San Juan Bautista Historical Society for many years.<sup>18</sup>

Given the years that Joseph W. Cullumber, Sr. and Joseph Cullumber, Jr. operated their contracting business, it is clear that Joseph W. Cullumber Jr. was not involved in the construction of the San Juan Garage. While Samuel A. and Joseph W. Cullumber, Sr. were living on the Flint Ranch in Bitterwater at this time and may have been involved in the construction of the garage (given that they were carpenters), there is no evidence in the historic record that links the construction of the subject garage to Samuel A. or Joseph W. Cullumber, Sr.<sup>19</sup>

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<sup>17</sup> Terry Cowan and Harry Shetrone, *A Matthews History: The Family of Thomas Matthews (ca. 1631) of Hall Comb. Wolfe City. TX: Henington Industries, Inc., 2002, 427; "Joe Cullumber, Sr." Undated (1961) Obituary in the Cullumber Clippings File at the archives of the San Juan Bautista Historical Society; U.S. Census records accessed via Ancestry.com*

<sup>18</sup> Terry Cowan and Harry Shetrone, *A Matthews History: The Family of Thomas Matthews (ca. 1631) of Hall Comb. Wolfe City. TX: Henington Industries, Inc., 2002, 452; "Joseph Warren Cullumber," Salinas Californian, 9/23/2008 (Joseph Warren Cullumber, Jr. obituary), Cullumber Clippings File at the archives of the San Juan Bautista Historical Society; U.S. Census records accessed via Ancestry.com*

<sup>19</sup> Interview with San Juan Bautista City Council Member, Scott Freels, 12/20/2021. Based on his knowledge of Cullumber family history, Scott Freels does not know of any connection between the San Juan Garage and the carpenters, Samuel A. Cullumber and Joseph Cullumber, Sr.

**Samuel C. VanLiew (1895 – 1985)**

Samuel Charles VanLiew was born in 1895. His surname appears on the historic advertisements for the San Juan Garage that appeared in local newspapers beginning in 1920. Genealogical research in regional repositories and on-line has uncovered scant biographical information about the VanLiew family. Samuel Charles VanLiew's World War I Draft Registration Card lists him as a farmer living in Chittenden. By 1926, local city directories list him as a mechanic living in San Francisco. He died in 1985 in Sonoma, California.<sup>20</sup>

**J.H. Besser**

J.H. and Laura Besser are known to have owned the house located on 34 Pearce Street in the 1950s.<sup>21</sup> The Bessers are listed in local telephone directories at the subject address beginning in 1952. Listings for J.H. Besser Welding appear in the telephone directories from 1961 – 1974. No other biographical information has been located for J.H. Besser.

**Historic Assessment of the Subject Property**

The property (APN 002-460-001-000) contains an empty lot at the intersection of Pearce Street and the Alameda. As no historic resources are located on the empty lot, it does not need to be evaluated. Previous statements have linked this lot and the subject buildings under the same ownership, which included the Botelho family, a prominent San Juan Bautista family.

However, interviews with the previous owners, Laurence and Judith Cain, indicate that they bought the empty lot from the Botelhos in the 1990s, about the time they acquired the subject property and that the Botelho family never had any connection to 34 Pearce Street or 205 The Alameda.<sup>22</sup> This empty lot has no historic significance, as no built resources are on the subject property.

The following evaluation for historic significance focuses on the parcel (APN 002-460-002-000) containing the extant buildings. The house at 34 Pearce Street is not evaluated individually below because it is remaining in its exact location for the proposed lot line adjustment and construction project to be located at 205 The Alameda. The following analyzes the historic significance of the former San Juan Garage, located at 205 The Alameda.

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<sup>20</sup> Genealogical information sources accessed via *Ancestry.com*.

<sup>21</sup> Interview with Laurence and Judith Cain, 12/16/2021. The Cains confirmed the Assessor's records that list J.H. Besser as a previous owner.

<sup>22</sup> Interview with Laurence and Judith Cain, 12/16/2021.

## National Register and California Register Significance

The National (NR), California (CR) and San Juan Bautista (SJB) historic registration criteria have the same four-part criteria (see *Regulatory Framework section*). The criteria break down into Association with an *important event* (NR - A; CR - 1, SJB - A); Association with an *important person* (NR - B; CR - 2, SJB - B); Association with *architectural and/or construction method* (NR - C; CR - 3; SJB - C); and *Information potential* (NR - D; CR - 4, SJB - D).

Given the disturbed nature of the site and development of the area, the subject property does not qualify under the fourth criterion, archaeological/informational potential (NR - D; CR - 4, SJB - D). A separate archaeological report, if necessary, is outside the scope of work for this historic assessment. The following evaluates the subject properties under the remaining three criteria.

### **Event: National Register- Criterion A/ California Register-Criterion 1.**

*Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The subject property is not eligible under this Criterion, as no specific event led to its development. The 2006 Context Statement lists the theme “The Boom of New Industry - the Cement Plant (1906-1932),” as the applicable theme for properties developed during this time period. The discussion under this theme (pages 46-49) notes the population increase that occurred in San Juan Bautista once the Old Mission Portland Cement Company began operations in 1913:

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.<sup>23</sup>

The 2006 Context Statement does not discuss automobile development or automobile tourism as a historic theme; and mentions little about the impact on San Juan Bautista development when the State Highway ran along 3<sup>rd</sup> Street from 1909 – 1931. Examination of the 1926 Sanborn map shows a number of automobile-related repair facilities and commercial development related to automobile tourism. However, the 2006 Context Statement did not include automobile development as a historic theme for San Juan Bautista, nor does it discuss automobile/motorcycle service facilities as an Associated Property Type for this theme. For these reasons, the subject property does not qualify for an association under this Criterion.

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<sup>23</sup> Galvin Preservation Associates, *San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement*, 46.

**Important Person: National Register Criterion B/California Register-Criterion 2.** *Associated with the lives of persons important to local, California or national history.*

The San Juan Garage's known personal connections are analyzed for this Criterion:

**Wilbur A. Warnock**

Wilbur A. Warnock appears to have been the San Juan Garage's owner during the garage's period of operation, c-1910 – 1933. Aside from his ownership of the subject garage building, historical evidence does not elevate him to the level of significant persons according to National Register- or California Register-criteria.

**Amos S. Meginness**

The historical record indicates Amos S. Meginness's involvement with the San Juan Garage to be a period of only three years. By 1920 he is living in Hollister and there is no evidence that he resided in San Juan Bautista. In addition, Amos S. Meginness opened his own shop in Hollister by 1919 and owns/operates it for a significantly longer period of time than his involvement with the San Juan Garage. Better locations to establish historic significance for association with Amos S. Meginness would be the locations of his shop and residence in Hollister, California.

**Samuel and Joseph Cullumber Family**

While it appears that Samuel A. Cullumber or Joseph W. Cullumber, Sr. had become carpenters before construction of the San Juan Garage, no specific connection (aside from the newspaper advertisements) links Samuel or Joseph Cullumber, Sr. to the building's construction. Samuel A. Cullumber passed in 1932 and Joseph Cullumber, Sr. reportedly did not open his contracting business until 1928.

The 2006 Context Statement notes the contributions of Joseph W. Cullumber Sr. and Jr. to the region's built environment, stating:

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.<sup>24</sup>

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<sup>24</sup> Galvin Preservation Associates, *San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement*, 51. These contributions are listed under the theme "Returning GIs and the Postwar Building Boom (1942-1960)."



Given that no concrete connection between the Cullumbers and construction of the subject building has been located, and that subsequent construction projects by Cullumber & Son were important to San Juan Bautista's built environment, these later examples are more appropriate to connect the family to San Juan Bautista history. For example, the completed projects from the above-discussed postwar time period are clearly more significant examples of properties (with much stronger historic integrity) associated with Cullumber & Son.

### **Samuel C. VanLiew and J.H. Besser**

The name VanLiew appears in the 1920s newspaper advertisements for the San Juan Garage. However, by 1926, he is listed as a mechanic living in San Francisco. It appears he assisted in the operation of the San Juan Garage for a brief time period before moving out of the region in the early 1920s. His name is not mentioned in the 2006 Historic Context Statement. Given his brief occupancy period at the San Juan Garage, Samuel C. VanLiew is not considered to be an important historical association with the subject property.

J.H. Besser's biographical information has not been detailed, despite the historical research. He lived at 34 Pearce Street and operated J.H. Besser Welding from circa-1952 into the 1970s and likely is responsible for the front-elevation modifications that applied stucco to the front wall and built the stucco entry carport, both changes outside the period of significance for the San Juan Garage and impacting the garage's original look considerably. J.H. Besser is not considered an appropriate association for the San Juan Garage as he was not involved during the subject garage's early developmental period and occupied the building late within the historical analysis period.

The subject property is not eligible under this Criterion.

### **Architectural Design: National Register Criterion C/California Register-Criterion 3.**

*Architectural design/construction method or represents the work of a master or possesses high artistic values.*

Comparison of the existing building at 205 The Alameda to original photographs of the San Juan Garage indicate that virtually every character defining feature of the building's original design has been removed and replaced. The building's historic materials, including the original wall cladding, roof cladding, windows and ornament have been removed and replaced with modern materials. In its present condition, the building bears little resemblance to the San Juan Garage's original design or construction methodology.

The building suffers from substantial loss of historic integrity of design, materials, workmanship, feeling and association and does not remotely represent an outstanding example of a type, period or construction method, nor does it possess high artistic values.

The subject property is not eligible under this Criterion.

## Historic Integrity Analysis for 205 The Alameda

The following lists the seven aspects of historic integrity with a response.

1. **Location:** *the place where the historic property was constructed or the place where the historic event occurred.*

The subject building is in its original location and has integrity of location.

2. **Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.*

The original false-front design with large windows flanking a central entrance has been altered to the point of virtually no resemblance to the building's original design. As examples of changes made, the false front has been removed, all original windows removed, the building's original CGI wall and roof cladding removed/replaced, and windows of differing styles/technologies inserted into the replaced walls on all four elevations. In terms of design, the present building does not remotely resemble the original San Juan Garage and does not maintain any integrity of design.

3. **Setting:** *the physical environment of a historic property.*

The setting of The Alameda south of the 3<sup>rd</sup> Street Historic District has been altered with various building removals and newer construction projects, which have reduced the integrity of setting for the subject building.

4. **Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

Since nearly all historic materials have been replaced on the building exterior, including the original windows, original wall cladding and original roof cladding, the building no longer maintains integrity of materials.

5. **Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

Integrity of workmanship is substantially removed due to the alterations listed above and the removal of the building's original materials and character-defining features.

6. **Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.*

The building's integrity of feeling as an early-automobile era garage has been removed due to the alterations.

7. **Association:** *the direct link between an important historic event or person and a historic property.*

No link between the San Juan Garage and an important historic event or historic person has been determined. In this case, the remaining association would be for architectural design or construction methodology. Because the building's original character defining features have been removed, the building's integrity of association as an early-automobile era garage has been removed due to the alterations.

## Historic Integrity Conclusions

Even if the former San Juan Garage located at 205 The Alameda did qualify for one of the three National Register- or California Register-criteria, the nearly wholesale loss of historic integrity would preclude its listing as a historic resource.

### City of San Juan Bautista Historic Criteria

The San Juan Bautista Municipal Code (SJBMC) Section 11-06-090 states that a potential historic resource must be eligible under one of the National Register- or California Register Criteria and it must possess one of the following additional criteria listed below. Since the subject building at 205 The Alameda is not eligible for the National or California Registers, the subject building at 205 The Alameda is not historic, according to the San Juan Bautista Municipal Code.

However, a response to the initial three-part criteria in the San Juan Bautista Municipal Code (SJBMC) Section 11-06-090 is provided below:

- (a) *Exemplifies or reflects special elements of the City of San Juan Bautista architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling, and association;*

As demonstrated in this report, the subject building does not possess architectural, artistic, cultural, engineering, aesthetic or historical significance. Most importantly, the building at 205 The Alameda no longer maintains sufficient historic integrity of design, materials, workmanship, feeling and association. Without adequate historic integrity, the subject building cannot communicate its historic, aesthetic, cultural or engineering significance.

- (b) *has status as a feature of the natural environment that strongly contributes to the aesthetic integrity of the City.*

The subject properties do not contain a feature of the natural environment that contributes to the aesthetic integrity of the city.

- (c) *has a relationship to other registered historic resources or historic districts if its preservation is essential to the integrity of the registered historic resource or historic district;*

The City of San Juan Bautista was surveyed in 1981 and 2005/2006, with the latter survey publishing a Historic Context Statement describing the history of the city's built environment and providing guidance for analyzing potential historic properties in the future. It should be noted that in both 1981 and 2006, the subject properties were not included in the 3<sup>rd</sup> Street Historic District. The subject properties are outside the 3<sup>rd</sup> Street Historic District and are not essential to the integrity of this district.

**Conclusion**

In conclusion, the subject properties located at 34 Pearce Street and 205 The Alameda, San Juan Bautista, California do not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the San Juan Bautista Historic Resources Inventory. It should be noted that the proposed lot line adjustment would place 34 Pearce Street on a separate parcel and allow the circa-1905 Vernacular building to remain in place.

The proposed project that removes the subject commercial building at 205 The Alameda does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant.

Please contact me if you have any questions about this historic assessment report.

Sincerely,



Seth A. Bergstein, Principal

cc: Brian Foucht, AICP, Assistant City Manager, City of San Juan Bautista; Luis Vargas, Project Manager, In Studio Architecture.

KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831) 375-8739

January 6, 2022

Mr. Brian Foucht, AICP  
Asst. City Manager / CD Director  
311 Second St.-PO Box 1420  
City of San Juan Bautista, CA 95045

Dear Mr. Foucht:

Thank you for the opportunity to provide you with a Peer Review of Past Consultants LLC Revised Phase One Historic Assessment for the **commercial** property located at 205 The Alameda (APN#002-460-002-000) in San Juan Bautista, California, dated December 23, 2021. I have provided a copy of my qualifications for such work, as a California state certified architectural historian.

The subject property, a former automotive garage, Was not listed as an historical resource in the initial 1981 Historic Resource Inventory of San Juan Bautista, nor was it listed as an historic resource in the subsequent *2005-2006 Historical Resources Survey and Context Statement* conducted by Galvin Preservation Associates. It was identified however, but only as being over 50 years of age.

Past Consultants clearly outlined the regulatory framework for any determination of historic eligibility from the federal, state and local jurisdiction's historic preservation laws and policies by chapter and verse. They then proceeded to lay out the requirements, at each level, of the the necessary attributes required for historic listing, historic integrity being the primary concern. This was followed by a detailed description & well illustrated construction chronology of the subject property, its developmental history over time, and property occupancy from c. 1910 to 1974. A detailed analysis of the categories of historical, associational and architectural importance at each level, federal, state & local were addressed.

HISTORIC PRESERVATION    MUSEUM INTERPRETATION



# Kent L. Seavey

## HISTORIC PRESERVATION CONSULTANT

310 LIGHTHOUSE AVENUE PACIFIC GROVE, CA

93950 Telephone: 831 375 8739

[seaveykent@gmail.com](mailto:seaveykent@gmail.com)

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### KENT L. SEAVEY, HISTORIC PRESERVATION CONSULTANT

#### BIOGRAPHY

Kent L. Seavey has been an independent historic preservation and museum interpretation consultant since 1978. Prior to establishing his own consulting business, Mr. Seavey worked variously as the first Historical Coordinator for the County of Monterey, Director of the Carmel Museum of Art, Registrar for the M.H. DeYoung Museum, and Curator of the California Historical Society. Mr. Seavey is a well-known authority on California Art and Architecture and has lectured on or taught these subjects at the University of California's Berkeley and Santa Cruz campuses, Cal Poly San Luis Obispo, San Jose State University, Stanford University and other institutions of higher learning.

Mr. Seavey has been a part-time instructor at Monterey Peninsula College since 1976, where he teaches art and architectural history and a course on the history of Monterey County. His publications include several monographs on early California artists, including Raymond D. Yelland and Francis McComas. He has also published books on Monterey County historic resources, including *Pacific Grove* (Arcadia Publishing, 2005); and *Carmel, A History in Architecture* (Arcadia Publishing, 2007).

Mr. Seavey has prepared historic resource inventories for numerous California communities, including Carmel-by-the-sea, San Juan Bautista, Salinas, Belmont, San Carlos and Colma. Mr. Seavey has prepared nearly two-thirds of all National Register of Historic Places nominations for Monterey County historic resources.

Mr. Seavey was made an honorary member of the Monterey Bay Chapter of the American Institute of Architects in 2005 and was the recipient of the Robert Stanton Award for contributions to the field of architecture in 2007. Mr. Seavey wrote preservation protocols for the conference of California Historical Society while chair of their preservation committee.

A leading expert in Monterey County architectural history and history, Mr. Seavey was awarded the Distinguished Historian honor by the California Council for the Promotion of History in 2009. Mr. Seavey meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

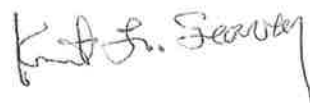
Mr. Seavey recently served on the Monterey County Historic Resources Review Board. Previously, he served as Chairman of the Monterey County Historic Advisory Commission, Chairman of the Pacific Grove Historic Preservation Ordinance Drafting Committee, and Director of the California Council for the Promotion of History. Mr. Seavey wrote preservation protocols for the conference of the California Historical Society while chair of their preservation committee. Mr. Seavey was also the 2015 winner of the Alliance of Monterey Area Preservationists award for Preservationist of the Year.

*National Register Bulletin 15: How to apply the National Register Criteria for Evaluation* is the tool historians employ in evaluating a property's significance whether on a local, state or national level. As a primary step to determine whether or not a property is significant, it must be evaluated within its historic context, the 2006 Context Statement for San Juan Bautista does not mention automobile development or automobile tourism as a historic theme. The emphasis for qualification of a historic property is based on its significance, how a resource is specifically and directly associated with a significant theme, event, or pattern of development, a significant individual, or historic architecture. All three components recognize that age alone does not convey significance, the subject property, in this case 205 The Alameda, must also retain important association and integrity to merit listing.

Commercial buildings should be good examples of a style or type. They should maintain their essential historic character and retain most of their original features. As per *National Register Bulletin 15*, to be significant under the criteria for architecture, a resource must meet at least one of the following requirements; embody distinctive characteristics of a type, period, or method of construction; represent the work of a master, or possess high artistic value. 205 The Alameda does not achieve these ends, as Past Consultants extensive and detailed research clearly and correctly establishes in their detailed Phase One Historic Assessment.

In summary, I agree with Past Consultants evaluation of the two parcels, APN 002-460-001-000, and APN 002-460-002-000, with two frontages: 34 Pearce Street and 205 The Alameda, in San Juan Bautista. 205 The Alameda, the specific subject of this report, does not meet the eligibility criteria or integrity thresholds required to list the building as a significant historic resource in the National Register of Historic Places, the California Register of Historic Resources or the San Juan Bautista Survey and Historic Resources Inventory. Nor should be it included as a contributing feature of the 3<sup>rd</sup> Street Historic District. The property is not a historic resource as defined by the California Environmental Quality Act (CEQA).

Respectfully Submitted,





# City of San Juan Bautista

The "City of History"

P.O. Box 1420  
311 Second Street  
San Juan Bautista  
California 95045  
(831) 623-4661  
Fax (831) 623-4093

**City Council  
Mayor**  
Leslie Q. Jordan

**Vice V. Mayor**  
César E. Flores

**Councilmember**  
Mary V. Edge

**Councilmember**  
Scott Freels

**Councilmember**  
John Freeman

**City Manager**  
Don Reynolds

**City Clerk**  
Shawna Freels

**City Treasurer**  
Michelle Sabathia

January 6, 2022

## Part A - General Services – Historic Resources Evaluation

This letter will serve to confirm that the City of San Juan Bautista desires, from time to time via Task Order, the services of, and hereby contracts with, Kent Seavey, Architectural Historian, to provide independent, third party (peer review) services to the City of San Juan Bautista including the evaluation of the adequacy of reports containing analysis, conclusions and recommendations prepared by others of the historical significance of properties, structures, or other resources referenced in the City's Historic Preservation Ordinance.

Kent Seavey hereby warrants that he is qualified through personal knowledge, training, experience and credentials to conduct such evaluations and desires to perform such services from time to time on behalf of the City of San Juan Bautista.

The City and Kent Seavey agree that fees for such services will be based on time, materials and expenses determined at the conclusion of review and payable within 30 days of completion of the referenced review.

## Part B Task Order

The City requests and Kent Seavey agrees to perform such services referenced in Part A related to the following: *A Phase One Historic Assessment for two properties: APN 002-460-001-000 & APN 002-460-002-000, San Juan Bautista, CA. (Seth Bergstein, Past Consultants, December 23, 2021).*

  
\_\_\_\_\_  
Brian Foucht, Assistant City Manager

Date: January 6, 2022

  
\_\_\_\_\_  
Kent Seavey, Architectural Historian

Date: January 6, 2022

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 7R  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/ -

Survey #:  
DOE #:

\*Resource Name or #: 205 The Alameda; San Juan Bautista, CA  
95045

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☒ not for publication ☐ unrestricted

a. County: San Benito and

b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address: 205 The Alameda City: San Juan Bautista State: CA Zip Code: 95045

d. UTM: Zone: \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN:  
24600020

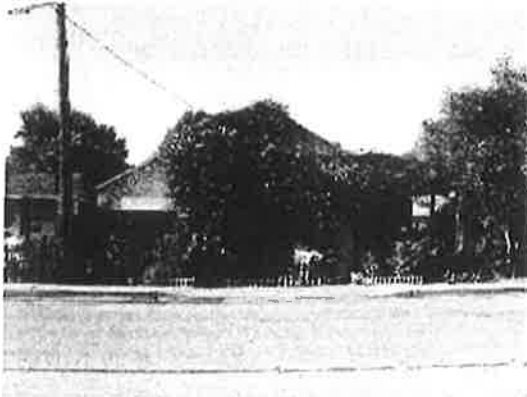
\*P3a. Description:

This building was a warehouse and has been converted into a single story, single family residence. It has a wood framed structural system. The foundation is concrete. The east facing façade is... *Continued below.*

\*P3b. Resource Attributes: HP08

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of a District ☐ Other

P5a. Photograph or Drawing



P5b. Description of Photo:

east facing facade

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric ☐ Both ☐ Neither

Year Built: 1925 - Estimated

\*P7. Owner and Address:

Name: Cain, Laurence C. and Judith  
Ann

Address: P. O. Box 1353  
San Juan Bautista, CA 95045

\*P8. Recorded By:

Catherine Templeton  
Volunteer  
Galvin Preservation Associates Inc.

\*P9. Date Recorded: 08/15/2006

\*P10. Survey Type: Survey - Reconnaissance

Survey Title: 2005 San Juan Bautista Survey

\*P11. Report Citation:

"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, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other: \_\_\_\_\_

\*Resource Name or #: 205 The Alameda; San Juan Bautista, CA 95045

\*Recorded by: Catherine Templeton

\*Date: 08/15/2006

☒ Continuation ☐ Update

**P3a.Description (continued):**

symmetrical. The exterior is clad with stucco on the façade and corrugated metal on the side elevations. The building is covered by a moderately pitched front gable roof clad with metal sheets.

There is one partial width front porch that also acts as a covered walkway to the side of the building. This porch was added on since the building was converted to residential use. The porch has stucco clad columns as supports and no steps. The main entry consists of wood double dutch doors. There are no other visible entries. There are two windows on the façade. They are symmetrically spaced. They consist of wood sash double hung windows and one aluminum sash sliding window. One window has faux shutters. The windows on the other elevations are single with aluminum sash sliders.

The driveway is gravel. There is a concrete pedestrian walkway and a wooden fence partially enclosing property. Landscaping elements include mature trees, shrubs and grass.

The building has been converted from a warehouse to a residence. Alterations resulting from this include the addition of shutters at the façade and a new porch. The stucco siding at the façade is also likely a result of the change to residential use. The windows have also been replaced and casings installed. The condition of the building is good.

The character defining features of this former warehouse include:

- Rectangular plan
- Corrugated metal clad and moderately pitched front gabled roof
- Corrugated metal siding at the side elevations



State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_

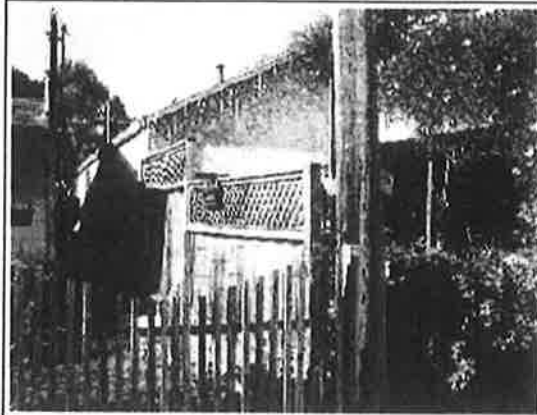
\*Resource Name or #: 205 The Alameda; San Juan Bautista, CA 95045

\*Recorded by: Catherine Templeton

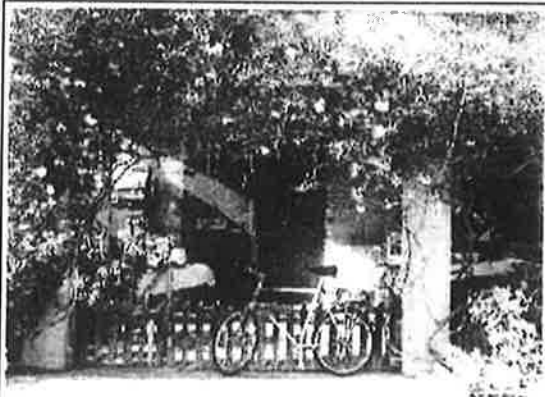
\*Date: 08/15/2006



**Description:** north elevation  
**Photo Date:** 11/10/2005



**Description:** south elevation  
**Photo Date:** 11/10/2005



**Description:** porch detail  
**Photo Date:** 11/10/2005



## CHAPTER 3.0

### San Juan Bautista's Architectural Styles

#### 3.1 Introduction

The variety of architectural styles in San Juan Bautista creates a vernacular and interesting character that changes over time as new buildings are constructed and older ones are remodeled or demolished. Overall, no single style of architecture can be said to predominate in San Juan. Each style contributes to the city's unique character. This is a direction that is expected to continue. This is not to say, however, that anything goes. All new projects, including remodels, must respect the context of their surroundings in terms of scale, orientation, architectural style, use of materials, etc. There should not be any jarring inconsistencies of style between adjacent buildings, and between new buildings and the overall character of the surrounding environment. On the other hand, the architectural image of the area as a whole should not become so generic and predictable as to be sterile and uninteresting.

This chapter establishes the background needed to understand and identify styles and periods of architecture present in San Juan Bautista. These architectural discussions, adapted from the *Completion Report on the Historic Resources Inventory of the City of San Juan Bautista (1981)*, are helpful tools when rehabilitating and renovating existing buildings; they are also useful when exploring options for new construction and infill development. The following pages articulate the major architectural themes found in San Juan. Each architectural theme and general characteristics associated with each are discussed. Photographs of buildings found in San Juan Bautista are used to illustrate the architecture and its adaptations. Additional details on historic landmarks and significant structures are found in the above mentioned 1981 Inventory and the *San Juan Bautista Cultural Resource Inventory Summary and Pictorial (2001)*.



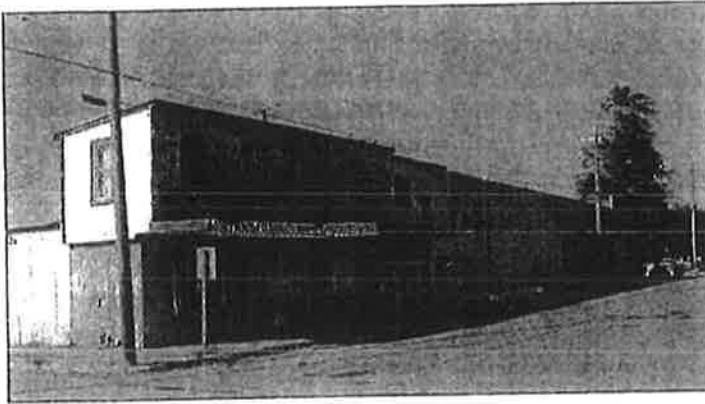
Historic View of Third Street (looking northwest), circa 1916

## Utility Buildings 1900-1950

San Juan Bautista was a service supply core for the transportation business prior to the introduction of the railroad or the automobile. It was a town of teamsters, blacksmiths, and wheelrights. It was also the service center of a considerable amount of farming, both dry and row crop in the San Juan valley. There are a few remaining examples of the types of structures employed in these enterprises both in town and in its sphere of influence. They take the form of barns, graineries, blacksmith shops and agricultural warehouses. They can be identified by their size for the most part, especially the warehouses which generally came into being in the 1940's as potato processing facilities, putting them somewhat out of the time frame of this report. However, they are important physical reminders of the agricultural base of San Juan Bautista and must be considered in any resources inventory of the town. Generally, they are wood frame structures sheathed with either wood or sheet metal and capped with gable or flat roofs of the same material. These roofs in turn support a variety of sheet metal ventilators used to maintain the temperature within the facilities.

### *Character Defining Features*

- Wood frame
- Sheet metal sheathing
- Gabled or flat roof of sheet metal



Nyland Warehouse, 27 Monterey



Warehouse – Muckalemi



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## CHAPTER 6.0

### Guidelines for Preservation, Rehabilitation, Restoration, Reconstruction of Historically Significant Buildings

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#### 6.1 Introduction

Many of San Juan Bautista's historically significant buildings are listed on the City's local register, the state register, or national register. By ordinance, these structures, in addition to any of those located within the Historic District, are provided with a certain degree of protection. Physical alterations, including repairs, painting, additions, etc., to these historically important properties requires review and approval by the Planning Commission.

The renovation/restoration of these and other older structures, including homes and commercial structures, is an excellent way of maintaining and reinforcing the historic character of San Juan Bautista. Renovation and repair not only increases property values, but also serves as an inspiration to other property owners and designers to make similar efforts. Preservation and rehabilitation efforts are aimed at maintaining and protecting the original architectural features of a house that will help identify its style and thereby contribute to the overall character of the Historic District and San Juan Bautista.

When an existing structure is to be renovated, care must be taken to complete the work in a manner that respects the original design character of the structure. The design guidelines in this section, along with the architectural styles presented in Chapter 3, should be consulted whenever a structure within the Historic District or with Landmark status is renovated, repaired, or expanded. In addition, the renovation of all structures of in the Historic District or with Landmark Status should consider the *Secretary of Interior's Standards for Rehabilitation* (Section 6.2) and the more detailed *Guidelines for Rehabilitating Historic Buildings* (Appendix B), published by the U.S. Department of the Interior, National Park Service.

While only officially designated buildings (either as Landmarks or by being located in the Historic District) are directly affected by these guidelines, the manual should be consulted before undertaking any repairs, remodeling, or rehabilitation on San Juan Bautista structures that are more than 50 years old.

#### 6.2 Secretary of Interior Standards for the Treatment of Historic Resources

The following criteria were originally established by the Secretary of Interior to determine the appropriateness of work to be done on properties qualifying for the Federal Historic Preservation Fund grant-in-aid program. Subsequently, the standards have been adopted by many state and local officials for the review of historic preservation projects within locally designated historic and cultural resource areas. The Secretary Standards and Guidelines are reprinted here because they represent the broad philosophical basis as well as more specific guidelines for historic preservation. The City encourages their



consideration whenever a project is proposed that will alter the exterior appearance of historic resources or structures within the Historic District.

#### Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#### Guidelines for Preservation

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed

#### Choosing Preservation as a Treatment

In Preservation, the options for replacement are less extensive than in the treatment, Rehabilitation. This is because it is assumed at the outset that building materials and

## ii. **Establish a Tree Preservation Ordinance**

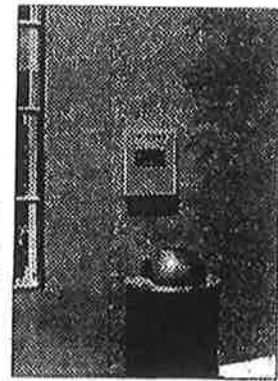
A tree preservation ordinance is a regulatory tool that provides protection for specified trees (or plants). Ordinances generally identify those trees with protective status, and provide retention, removal, replacement, and maintenance requirements. Often, they contribute to increased property values and avoid significant negative impacts on adjacent properties. Tree preservation ordinances vary in form and complexity, but should remain flexible if they are to be embraced and effective. Many of the decisions about what to protect and how, are choices that a community must make, so citizen input is essential. Other elements of decisions are more technical and may require a more expert opinion. Thus, involving a broad selection of individuals in the development of the ordinance will be essential. Initial research has been done for San Juan Bautista and is available for review at City Hall. Grant programs for the identification and preservation of historic trees should be explored. Documentation of historic mission trees, including an historic pear tree may be undertaken.

## e. **Highlight & Restore Historically Significant Sites and Buildings**

The following present projects ideas and potential opportunities developed with the community through the planning process, which attempt to enhance and restore historically significant structures and sites. Many of the potential project sites are graphically illustrated in Figure 2.4 (page 2-29).

### i. **"Tell the Story" Through Historic Plaques and Markers**

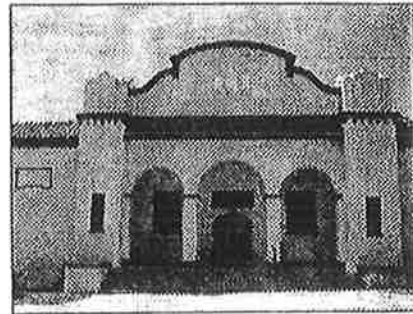
The story of San Juan Bautista's rich history, culture, and rural tradition is not always available or apparent to visitors or even residents of the community. The City's existing written materials, books, web sites, and festivals are an integral part of promoting the history and culture, but physical opportunities to "tell the story" of San Juan Bautista, are not capitalized upon. The existing historic walking tour is a starting point - monuments or markers that describe these and other significant sites, events, landmarks, environmental features, or people should be located at various points throughout the community. Plaques that provide details on important buildings could be placed either directly on buildings or imbedded in the adjacent sidewalk. Documentation could even be as simple as old photographs and/or historic facts placed in windows. Markers could ultimately be linked together through a heritage trail, an expanded version of the existing walking tour.



*Example of  
building plaque*

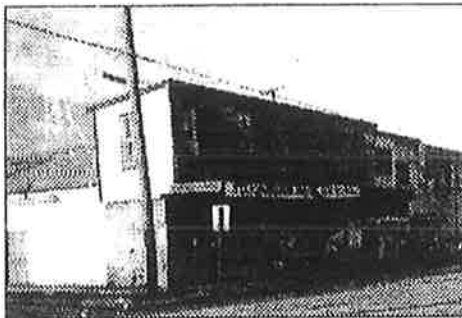
ix. **Enhance Community Center/City Yard Site & Create Youth Destination**

San Juan Bautista youth are important and should be involved in decisions and activities which impact their City. Likewise, they need.... The community center and adjacent city yard property provide an excellent opportunity to provide targeted youth activity complex and facilitate local youth "ownership" of the site. The location of the boy scouts office at the site further enhances its suitability for a youth destination. Within the Center itself, an evening youth sports program with the local sheriff and fire departments and/or a youth arts center (anti-graffiti effort) could be appropriate. A community garden in the City yard managed by youth, possibly in a joint effort that includes the local senior citizen population and the area agricultural industry, is another opportunity for the site. The opportunities are endless for this currently underutilized and undervalued location. Local area youth and the school district should be involved in the exploration and prioritization of ideas for the site, as well in the implementation.



*San Juan Bautista Community Center*

x. **Adapt Industrial Warehouses for Contemporary Uses**

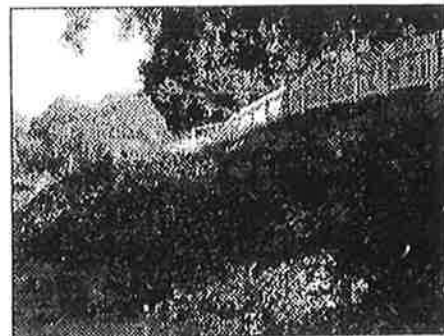


*San Juan Bautista industrial buildings  
present significant opportunities*

Barns, graineries, and warehouses were once central to the agricultural economy of San Juan Bautista. While no longer of major economic significance, existing warehouse buildings are important reminders of this history. The Nyland Warehouse at Third and Muckelemi represents an excellent location to not only preserve the existing building, but also adapt it for an active use. Ideas for the site have included artists studios and lofts, car history museum, and other

related cultural-arts activity. Linking such a use to the existing museum and library would be advantageous.

An attempt should be made to adapt other warehouse buildings in the City for contemporary uses as well. Ghost signs or "wall dogs" remaining on warehouses or other commercial buildings should be preserved.



*Original rodeo bleachers*