



# City of San Juan Bautista

*The "City of History"*

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

## AGENDA – AMENDED

### HISTORIC RESOURCES BOARD

**TUESDAY ~ MARCH 7, 2023 ~ 6:00 P.M.**

#### CITY HALL COUNCIL CHAMBERS

311 Second Street, San Juan Bautista, California

### **– HYBRID MEETING – PUBLIC PARTICIPATION BY ZOOM AND IN PERSON**

#### **ZOOM WEBINAR PARTICIPATION**

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

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

To participate telephonically:

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

**Webinar ID: 863 5763 7623**

#### **PUBLIC COMMENT TIME RESTRICTION**

Public comments generally are limited to three minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

#### **SUBMISSION OF PUBLIC COMMENT PROCEDURES**

If you wish to make a comment, please consider submitting a speaker card if participating in person in the Council Chambers or if joining the Zoom Webinar please use the "Raise Hand" feature or if joining by telephone, press \*9 on your telephone keypad.

**If you are unable to join the meeting, written comments may be mailed to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to [deputycityclerk@san-juan-bautista.ca.us](mailto:deputycityclerk@san-juan-bautista.ca.us) not later than 3:00 p.m. on the day of the meeting, and will be read into the record during public comment on the item.**

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

- A. Pledge of Allegiance
- B. Roll Call

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

Appoint a Board member Chair and Vice Chair for a one-year term.

### **3. PRESENTATION**

- A. Historic Resources Consultant Recommendations for Historic Preservation document updates

### **4. GENERAL PUBLIC COMMENT**

*Receive public communications on items that are not on the agenda and that are in the City of San Juan Bautista's subject matter jurisdiction. Comments on Consent, Informal Project Review, and Action items should be held until the items are reached.*

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

*Any potential and/or future project applicant may present their project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.*

### **6. CONSENT**

*All matters listed under the Consent Agenda may be enacted by one motion; unless an item is pulled for a separate vote/discussion by a member of the Historic Resources Board, staff member, or a resident.*

- A. Approve the Affidavit of Posting Agenda
- B. Approve the minutes of October 4, 2022

### **7. ACTION ITEMS**

- A. Major Site and Design Review Permit

*Recommendation:* Recommend the Planning Commission Approve the Major Site and Design Review Permit for an Addition and Repair and Rehabilitation of Second Floor Windows at 302 Third Street; APN 002-290-041 (Applicant is Dante Bains.)

### **8. COMMENTS**

- A. Historic Resources Board members
- B. Community Development Director

### **9. ADJOURNMENT**

## **AGENDA MATERIAL / ADDENDUM**

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

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during regular business hours.

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting at (831) 623-4661.

## **PUBLIC NOTIFICATION**

This agenda was posted on Friday, March 3, 2023 on the bulletin board at City Hall, 311 second street, the bulletin board at the City Library, 801 second street, the bulletin board at the entrance to the United States Post Office, 301 the Alameda, and the City's website.

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

## **DISCLOSURE**

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 City Council 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.

The law does not permit 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.



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

**DATE:** MARCH 7, 2023

**DEPARTMENT:** ADMINISTRATION

**FROM:** ELIZABETH SOTO, CMC, CPMC, DEPUTY CITY CLERK

**TITLE:** ELECTION OF COMMITTEE CHAIR AND VICE CHAIR

---

**RECOMMENDED MOTION:**

A motion to appoint a Board Chair and Vice Chair to serve for a one-year term.

**RECOMMENDATION:**

It is recommended that the Historic Resources Board appoint a Chair and Vice Chair to serve a one-year term.

**EXECUTIVE SUMMARY:**

The Historic Resources Board may choose to elect a Chair and Vice Chair that will serve until the next committee elections during the January 2024 meeting.

**BACKGROUND:**

Annually, during the month of January, the Board will elect from among its members a Chairperson and Vice-Chairperson who shall serve for a term of one year. A minimum of three votes are required for electing each position.

**PROCESS:**

The Chair will open the floor to nominations for the Officer position of Chair and Vice Chair. Self-nominations are acceptable.

Once a nomination is received in the form of a motion, a second to that motion will be required to carry the item to a Roll Call Vote. In the event two nominations are made for the Chair Officer position, it is recommended a Board member concedes and the motion for the respective conceding Board member is canceled prior to calling for a vote. Following the completion of the election for Chair, the newly elected Officer will take their place at the head of the Dais.

February 17, 2023

**TO:** Brian Foucht, Asst. City Manager, CD Director

**FROM:** Meg Clovis, Historical Consultant

**SUBJECT:** Review of San Juan Bautista Historic Preservation Documents

Per your request, I have reviewed the City of San Juan Bautista's Historic Preservation Ordinance (Title 11-06), the 1981 Historic Context Statement and Survey, and the 2005-2006 Historic Context Statement and Survey. Following are my recommendations regarding each document.

### **Historic Preservation Ordinance**

San Juan Bautista's Historic Preservation Ordinance was first adopted in 1981 and then amended and incorporated into the City's Zoning Ordinance sometime after 2006. The City's ordinance contains most of the sections recommended by the California Office of Historic Preservation in their Technical Assistance Bulletin #14. Following are some observations that would clarify the ordinance and strengthen the City's historic preservation program.

### **Recommendations**

#### **11-06-040 Powers and Duties**

One of the HRB's powers and duties is public outreach. Both the Historical Society and the City have links to certain documents but there is no single site where all documents can be accessed. San Juan Bautista residents should be able to retrieve information about historic properties from review requirements to design guidelines. All properties identified in the 1981 and 2006 surveys should be combined in a Master List, as well as all properties currently included in the City's Register of Historic Resources.

#### **11-06-070 Systematic Inventory and Identification of Historic Resources**

An on-going effort to survey a community's resources is essential to identifying and preserving its historic assets, however the survey process, especially an intensive survey, is extremely expensive. More and more communities are updating their historic context statements in order to establish eligibility criteria and integrity thresholds for potential historic properties. Rather than conducting a static survey, a Context Statement that identifies Significant Themes, Associated Property Types and establishes Registration Requirements will give a jurisdiction much more flexibility and continuity in the management of their historic preservation program.

#### **11-06-120 C Design Review**

A resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historic resources potentially impacted by a proposed project are listed or have been identified in a survey

process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources (PRC Section 21084.1, 14 CCR Section 15064.5(3)). The review of un-surveyed or registered properties should be included in 11-06-120.

#### **11-06-090 Procedures for Listing a Historic Resource**

Listing requirements should require the submittal of applicable DPR forms to maintain consistency with the current inventories.

#### **11-06-120 Design Review**

The format and content for Phase Two (Design Review) reports should be specified (see City Of Monterey, County of Monterey, City of Carmel, or City of Pacific Grove for examples).

#### **1981 and 2006 Context Statements and Surveys**

Both the 1981 and 2006 Context Statements and Surveys generated valuable historical information about San Juan Bautista and recorded many properties on DPR forms. The current context statements do not, however, provide a framework for determining eligibility or integrity thresholds for potential historic properties. The California Office of Historic Preservation explains:

“Historic contexts statements are intended to provide an analytical framework for identifying and evaluating resources by focusing on and concisely explaining *what* aspects of geography, history, and culture significantly shaped the physical development of the community or region's land use patterns and built environment over time, *what* important property types were associated with those developments, *why* they are important, and *what* characteristics they need to have to be considered an important representation of their type and context.

By focusing on property types rather than individual buildings or architectural styles, and providing clear criteria for evaluating significance and integrity, a good context provides a template for identifying, evaluating, and developing plans for the treatment of historical resources even in the absence of complete knowledge of individual properties. “Property types” is the concept that links history with the built environment.”

Good examples of the referenced analytical framework are included in Pacific Grove's Context Statement and the Pebble Beach Context Statement, among others.

The San Juan Bautista Historical Society has suggested updating the City's current context statement with the addition of property types related to the automobile including gas stations, garages and auto tourism businesses.

#### **Funding Sources**

The California Office of Historic Preservation offers grant opportunities to Certified Local Governments (CLG). These grants focus on generating planning documents that support historic

preservation efforts such as Context Statements, National Register nominations, and Design Guidelines. San Juan Bautista received CLG grants to prepare the 2006 Context Statement and Survey and to complete the Third Street National Register nomination. The CLG grants require a 50% match which can be met through volunteer hours and staff time. It is recommended to include at least \$10,000 of City funds in the match to insure responses to an RFP.

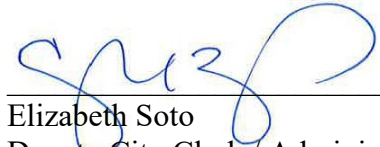
There are no grant funds available for owners of registered historic properties. Preservation incentives are available through Federal Tax Credits (for income producing properties only), the Mills Act, and the new California Historic Rehabilitation Tax Credit (SB451).

## AFFIDAVIT OF POSTING

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Deputy City Clerk / Administrative Services Manager in The City of San Juan Bautista and That I Posted Three (3) True Copies of the attached Historic Resources Board Agenda. I Further Declare That I Posted Said Agenda on the 2nd day of March 2023, and in the Following Locations in Said City of San Juan Bautista, County of San Benito, California.

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

Signed At San Juan Bautista, County of San Benito, California, On The 2nd day of March 2023.



---

Elizabeth Soto  
Deputy City Clerk / Administrative Services Manager



**CITY OF SAN JUAN BAUTISTA  
HISTORICAL RESOURCES BOARD  
UNOFFICIAL MEETING MINUTES  
OCTOBER 4, 2022**

1. **CALL TO ORDER** – Chair Medeiros called the meeting to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE** – Chair Medeiros led the Pledge of Allegiance.

**ROLL CALL**

Present:

Vice Chair Yolanda Delgado

Board member Jackie Morris-Lopez

Chair Medeiros

Absent:

Board Member Correia

Staff Present:

Community Development Director Brian Foucht

RGS Clerk Advisor Norma I. Alley, MMC

**2. PUBLIC COMMENT**

Chair Medeiros called for public comments, seeing none, he closed the public comments.

**3. INFORMAL PROJECT REVIEW**

**A. No projects to present.**

There were not projects to present.

**4. CONSENT AGENDA**

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

**B. Approve the Minutes of the September 6, 2022 meeting.**

Chair Medeiros called for public comments. Seeing no one come forward, he closed the public comment.

**MOTION:**

A motion was made by Member Morris-Lopez to approve the Consent Calendar in its entirety. The motion was seconded by Vice Chair Delgado. The motion passed on a roll call vote of 3 Yes/0 No/1 Absent (Correia)/1 Vacant.

**5. Discussion Items**

**A. Professional Services for Historic Preservation**

Community Development Director Brian Foucht presented the staff report and fielded questions.

Public Comment:

Darlene Boyd spoke in support of the professional services contract.

Discussion ensued amongst the Board and support was given to pursue professional services for historic preservation.

**6. COMMENTS**

**C. Historical Resources Board Members**

No comments from the Historical Resources Board members.

**D. Community Development Director Report**

No reports.

**7. ADJOURNMENT**

Motion to adjourn the meeting was made by Vice Chair Delgado, seconded by Board member Morris-Lopez. There being no further business, the meeting adjourned at 6:34 p.m.

**ATTEST:**

---

Norma Alley, RGS Clerk Advisor



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

**AGENDA TITLE:** Major Site and Design Review Permit: Addition; Repair and Rehabilitation of Second Floor Windows; 302 Third Street; APN 002-290-041 (Dante Bains)

**CEQA DETERMINATION:** Exempt per CEQA Guideline Section 15331; Section SJB MC Section 11-06-120(5) (c)  
**Iworq Permit No. 213**

**MEETING DATE:** March 7, 2023

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

---

**RECOMMENDED ACTION(S):** Staff recommends the following:

Staff recommends that the Historic Resources Board recommend that the Planning Commission Approve a Site Plan and Design Review Permit For Historic Resources subject to conditions and based on findings contained in the Staff Report dated March 7, 2023.

*NOTE: Planning Commission review is scheduled for this same date.*

**A. BACKGROUND INFORMATION:**

The subject building was constructed in 1906 in the Western False Front vernacular style (1850-1920) and is typical of a variety of such structures along Third Street in San Juan Bautista. The building is retail on the first floor and two apartments on the second floor (DPR sheet attached). The building is located within the Third Street National Register Historic District and the larger San Juan Bautista and Historic District as follows:

***11-06-060 City of San Juan Bautista designated historic districts.***

*(A) Third Street NR Historic District. The City has identified a historic district that meets the criteria for inclusion in the National Register. This historic district shall be known as the "Third Street Historic District" and shall include those properties located within the district boundaries.*

*(B) City of San Juan Bautista Historic District. The City has identified a historic district that has local significance. This historic district shall be known as the "City of San Juan Bautista Historic District" and shall include those properties located within the district boundaries.*

Whenever changes to structures and properties are proposed within these areas, an evaluation is required, as follows:

***11-06-120 Site plan and design review permit procedure for historic resources.***

*(A) Submit Application to City. When a property owner wishes to make an alteration to a property that is more than forty-five (45) years old, the owner shall submit an application to the City Planning Department for a site plan and design review permit.*

*(B) Review Application. The City Planner shall review the permit application and determine the following:*

- (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 and what the current status code for the property is (see SJBMC 11-06-090 for the various possible status codes);*
- (3) If the property is listed on the City Register of Historic Resources;*
- (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.*

The subject project is an addition of windows and repair of inoperable windows located on the second floor of the subject building, designated. New windows were added in 2022 without Site and Design Review For Historic Resources or Building Permit, resulting in a Stop Work Order and a Compliance Order issued by the City pending an evaluation of the California Environmental Quality Act (CEQA) status of these alterations.

Accordingly, the Planning Director conducted an evaluation and determined the that the subject building:

- Was constructed in 1906 and is listed on the City's Inventory of Historic Resources;
- Has a status code of 5D1 (contributor to a District that is listed or designated locally);
- Is contained within both the Third Street National Register District and is therefore on the City Register of Historic Resources; and
- Major alterations were determined by the Planning Director to have occurred as follows:

*"Major alteration" refers to any maintenance, rehabilitation, or repair work that alters the exterior appearance of an existing building or structure, including... construct new, reconstruct, remodel, ... the resource, ... including but not limited to ... distinguishing aspects ... doors, windows, paint or other coating, siding ... walls..."*

Accordingly, the following procedures and standards apply to this project:

***11-06-120 Site plan and design review permit procedure for historic resources.***

*(A) Submit Application to City. When a property owner wishes to make an alteration to a property that is more than forty-five (45) years old, the owner shall submit an application to the City Planning Department for a site plan and design review permit....*

*...(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:*

*(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian... that includes a discussion of the property's historic significance, the determination of project impacts and the application of how the project does or does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista Design Guidelines....*

*(b) ... The HRB will review the recommended impacts and treatments and make recommendations to the Planning Commission and applicant on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines.*

*The Planning Commission will have discretionary authority over the approval of the application....*

*(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required....*

The HRB is required to recommend to the Planning Commission that they adopt the following findings prior to approving an application for Site and Design Review for Historic Resources:

**11-06-120 (C) (7) (a)**

*(i) The project has been reviewed in compliance with the California Environmental Quality Act (CEQA);*

*(ii) The project is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties;*

*(iii) The project is consistent with the goals and policies of the San Juan Bautista Design Guidelines;*

*(iv) That the proposal will not adversely affect the character of the historic resource or designated historic district; and*

*(v) That the proposal will be compatible with the appearance of existing improvements on the site and that the new work will be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The City's Historic Resources Consultant has completed an evaluation, which concludes that the alterations to windows (two new windows and plans submitted for construction (Garavaglia, January 11, and February 23, 2023) and concluded " *The project plans submitted by Garavaglia Architecture for the window replacement and unpermitted project are consistent with the Secretary of the Interior's Standards for Rehabilitation and can be considered as having less than a significant level of impact on the historic resource.*"

This information enables the Historic Resources Board to affirmatively recommend the above referenced findings.

## **RECOMMENDATION**

Staff recommends that the Historic Resources Board recommend to the Planning Commission that the Planning Commission approve the Site and Design Review Permit for Historic Resources to allow new and replacement second floor windows as depicted in plans and attached to the staff report dated March 7, 2023, based on the following conditions of approval and findings and evidence:

## **CONDITIONS OF APPROVAL**

1. Prior to issuance of a Building Permit, applicant shall submit details for colors and materials of window trim for written approval by the City's Architectural Historian. Colors and materials shall be compatible with the historical character of the building. All window installations shall be reviewed and approved by the City's Architectural Historian prior to final inspection by the Building Official. Applicant shall diligently pursue issuance of a Building Permit for the improvements shown in the approved plans.
2. Prior to issuance of a certificate of occupancy, applicant shall provide an updated Historical Inventory DPR form to incorporate updated photographs and a record of the approved window rehabilitation.
3. Prior to issuance of a Building Permit, applicant shall pay all related fees and charges for Historical Resource Evaluation as determined by the Community Development Director.

## **FINDINGS AND EVIDENCE:**

1. The proposed project is Exempt from CEQA: Guideline Section 15331 (Historic Resource Restoration/Rehabilitation.).
2. The project will rehabilitate and reconstruct a designated historical resource in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines (Weeks and Grimmer, 1995).
3. The project is consistent with the City of San Juan Bautista Design Guidelines; (see finding 2. above) in particular, the project will incorporate double-hung windows at the front of the building within the original size and shape of the opening. New windows are compatible with the building and do not duplicate any historic fenestration that remains in the building.
4. The proposal will protect character defining features of the building. In particular, adding a window on both the north and south elevations and restoring operable double hung windows at the Third Street facing second floor will enable continued use of the second floor as a residence.
5. The proposal will be compatible with the appearance of existing improvements on the site and that the new work will be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*EVIDENCE* (applicable to all of the above findings):

Plans attached to the staff report dated March 7, 2023 (Garavaglia, January 11 and February 23, 2023); “Historical Review of Window Projects at 302 Third Street” (Meg Clovis, February 26, 2023)

**ATTACHMENTS:**

- 1) 302 Third Street: floor, window framing interior and exterior details, and detail and elevations
- 2) Historic Resource Inventory DPR Form: 302 Third Street
- 3) Historical Review of Window Projects at 302 Third Street (APN 002-160-011); Meg Clovis, February 26, 2023

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

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D1  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/-

\*Resource Name or #: 302 Third Street; San Juan Bautista, CA  
95045

P1. Other Identifier: Mission Shoe Renewal

\*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: 302 Third Street City: San Juan Bautista State: CA Zip Code: 95045

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

e. Other Locational Data: APN:  
21600110

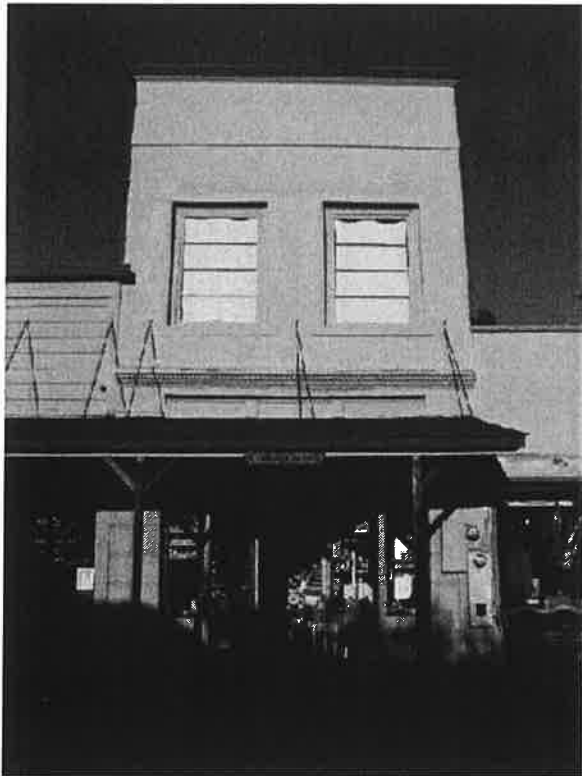
\*P3a. Description:

This building is a two-story, commercial building constructed in the Western False Front style. It is likely that the second floor level is residential. The building has a wood framed structural...*Continued below...*

\*P3b. Resource Attributes: HP06

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

P5a. Photograph or Drawing



P5b. Description of Photo:

south facing facade

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric ☐ Both ☐ Neither

Year Built: 1906 - Documented

\*P7. Owner and Address:

Name: Unknown

Address: \_\_\_\_\_  
\_\_\_\_\_

\*P8. Recorded By:

Wanda Guibert

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



\*Resource Name or #: 302 Third Street; San Juan Bautista, CA 95045

\*Recorded by: Wanda Guibert

\*Date: 08/15/2006

☒ Continuation ☐ Update

**P3a.Description (continued):**

system with a concrete foundation. The south facing façade is symmetrical. The exterior is clad with a concrete veneer on the first story and smooth stucco on the upper story. There is a classical band between the first and second floor level that includes dentils. The building is covered by a moderately pitched, front-gabled roof clad with corrugated metal sheets (mostly hidden by the rectangular false front façade). A large molded cornice defines the upper false front. A suspended wood shed roof forms an awning over the lower areas.

There is a full width porch on the façade, which is sheltered by a dropped secondary shed roof clad with composition material. The porch is supported by rectangular wood posts with wood brackets, and held by metal rods that connect from the second story to the porch. The main entry is recessed and consists of a single wood and glass door with a transom window above. There are no other entries. There are wood sash, fixed display windows at the first floor. At the second story are two large symmetrically spaced, wood and fixed windows with four horizontal panes per sash.

The building does not have a driveway, garage, or landscaping. The building is built up to the property line with the side elevations abutting adjacent buildings, with which it originally shared a shoe store. There is a concrete sidewalk facing the façade.

Alterations include circa 1940s replacement windows at the second floor level and the re-cladding of the shed roof from metal to composition shingle. The first floor porch is also not original. It is likely that the exterior was reclad with stucco during the early twentieth century. The condition of the building is good.

The character defining features of this Western False Front style building include:

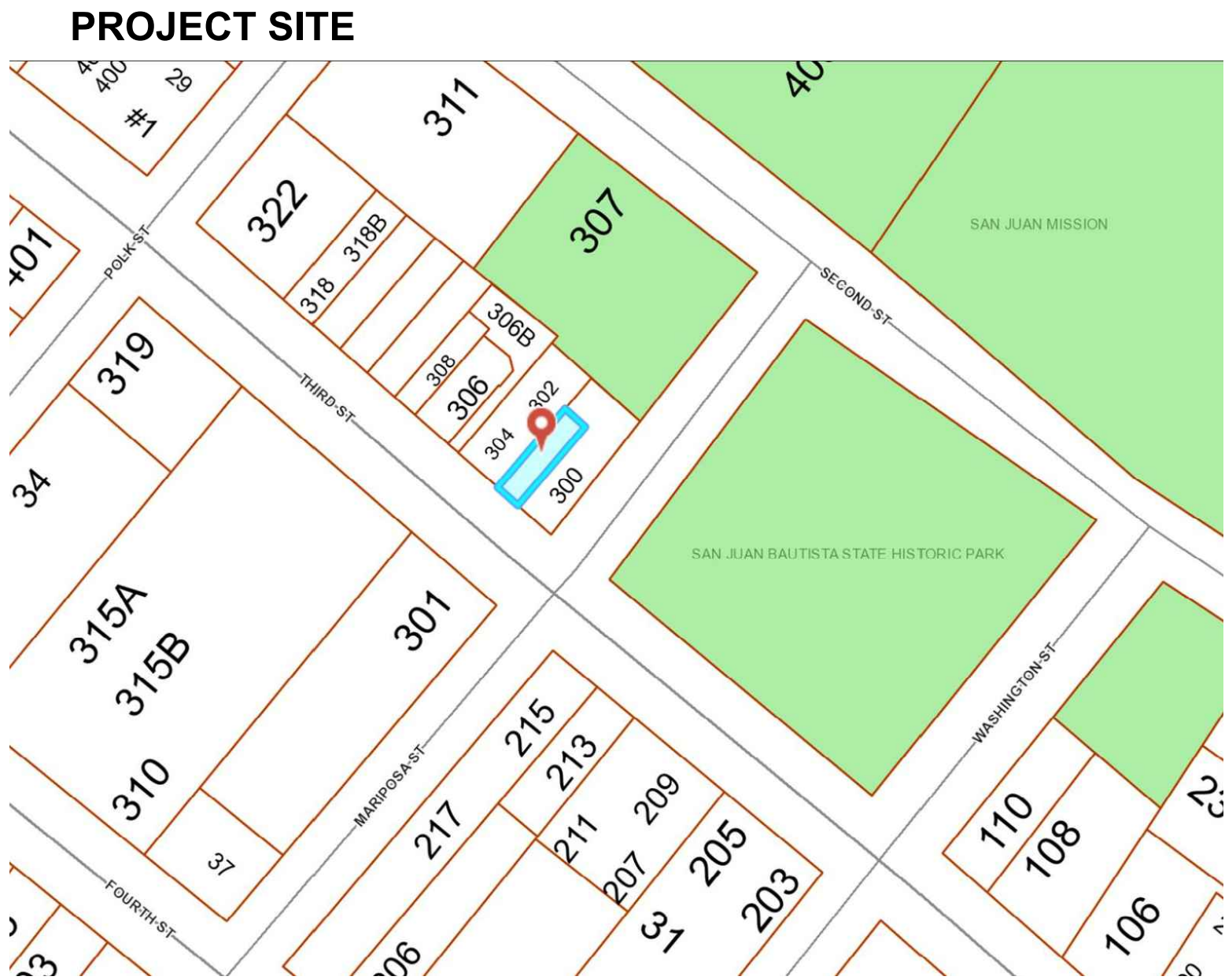
- Property built up to the property line with the side elevations abutting adjacent buildings
- Located within downtown San Juan Bautista
- Rectangular plan
- Symmetrical façade
- Front gabled roof with a rectangular parapet and coping
- Recessed entry at the façade with display windows
- Storefront at the first floor level and residential at the second

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other: \_\_\_\_\_



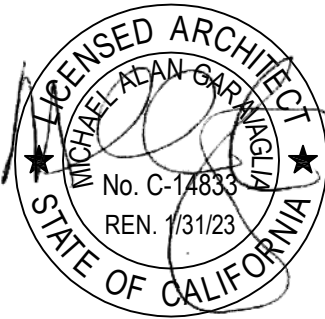
302 THIRD STREET

SAN JUAN BAUTISTA, CA  
95045



# 302 A THIRD STREET REHABILITATION

LOCATION MAP	PROJECT INFORMATION	CODE INFORMATION	PROJECT DIRECTORY	DRAWING INDEX
<div><div>PROJECT LOCATION</div><div><div>N</div></div></div>	<div><div>ADDRESS:</div><div>302 THIRD STREET SAN JUAN BAUTISTA, CA 95045</div></div> <div><div>APN:</div><div>0021600110</div></div> <div><div>BUILDING STATUS CODE:</div><div>7R</div></div> <div><div>PROJECT DESCRIPTION:</div><div>RESPONSE TO "STOP WORK ORDER" ISSUED IN ACCORDANCE WITH SECTION 10-1-100 OF THE SAN JUAN BAUTISTA MUNICIPAL CODE FOR INSTALLING WINDOWS WITHOUT A PERMIT. PER REQUIREMENTS OF SECTION 11-06-010 OF THE SAN JUAN BAUTISTA MUNICIPAL CODE, ALL WORK WILL FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION</div></div> <div><div>ZONING:</div><div>MC</div></div>	<div><div>BUILDING CODE:</div><div>2022 CALIFORNIA HISTORICAL BUILDING CODE 2022 CALIFORNIA BUILDING CODE</div></div> <div><div>OCCUPANCY:</div><div>EXISTING: R-3 PROPOSED: NO CHANGE</div></div> <div><div>CONSTRUCTION TYPE:</div><div>V-B</div></div>	<div><div>OWNER:</div><div>BAINS FAMILY LIVING TRUST PO BOX 192 SAN JUAN BAUTISTA, CA 95045 CONTACT: DANTE BAINS TEL: 831.801.8880 EML: <a href="mailto:w.dantebains@gmail.com">w.dantebains@gmail.com</a></div></div> <div><div>ARCHITECT:</div><div>MICHAEL GARAVAGLIA, AIA GARAVAGLIA ARCHITECTURE, INC. 582 MARKET STREET SUITE 1800 SAN FRANCISCO, CA 94104 CONTACT: AMBROSE WONG TEL: 415-391-9633 FAX: 415-391-9647 EML: <a href="mailto:ambrose@garavaglia.com">ambrose@garavaglia.com</a></div></div>	<div><div>ARCHITECTURAL:</div><div><div>A-0.00</div><div>COVER SHEET</div></div><div><div>A-0.01</div><div>GENERAL NOTES</div></div><div><div>A-2.11</div><div>FLOOR PLAN/EXTERIOR ELEVATION/DETAILS</div></div></div>



COVER SHEET

PROJ. NO.	<u>2021-006</u>
SCALE	<u>AS NOTED</u>
DATE	<u>06 JAN 2023</u>
PHASE	<u>SD</u>
DRAWN	<u>HA</u>
CHECKED	<u>AW</u>
<hr/>	
NO. DATE	REVISION
<u>11 JAN 2023</u>	<u>PERMIT SUBMISSION</u>



ARCHITECTURAL GENERAL NOTES

1.

THE CONTRACT FOR CONSTRUCTION SHALL BE THE A.I.A. DOCUMENT A107 - STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR A PROJECT OF LIMITED SCOPE, 2007 ed. AND A.I.A. DOCUMENT A201 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2007 ed.
2.

THE ARCHITECT/OWNER SHALL SUBMIT DRAWINGS FOR PLAN CHECK. THE OWNER SHALL PAY FOR ALL PLAN CHECK FEES. THE CONTRACTOR SHALL PICK UP PERMITS.
3.

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, THE 2019 CALIFORNIA BUILDING CODE AS WELL AS TO THE LATEST EDITIONS OF THE ELECTRICAL, PLUMBING, MECHANICAL, AND ANY OTHER APPLICABLE CODES. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AS OUTLINED ON THIS SHEET.
4.

ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND/OR ORDINANCES.
5.

ALL WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS.
6.

EXCEPT WHERE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS INCLUDING MANUFACTURER STANDARDS AND INSTALLATION INSTRUCTIONS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE PART OF THE CONTRACT DOCUMENTS BY REFERENCE. WHERE COMPLIANCE WITH A STANDARD IS REQUIRED, COMPLY WITH THE STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
7.

THE CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION ACTIVITIES TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS THAT ARE DEPENDENT UPON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.
8.

CONTRACTOR SHALL COORDINATE WITH OWNER FOR OWNER PROVIDED MATERIALS.
9.

CONTRACTOR SHALL COORDINATE WITH OWNER FOR REQUIRED SCHEDULING & ORDERING INFORMATION. CONTRACTOR SHALL ASSIST IN DETERMINING QUANTITIES WHEN REQUIRED.
10.

CONTRACTOR SHALL PROVIDE OWNER W/ REQUESTED DELIVERY DATES FOR ALL P.B.O. PRODUCTS & KEEP OWNER ABREAST OF SCHEDULE REVISIONS. OWNER SHALL DETERMINE LEAD TIME FOR ALL PRODUCTS & HAVE PRODUCTS DELIVERED WHEN NEEDED BY CONTRACTOR.
11.

CONTRACTOR SHALL INFORM THE ARCHITECT OF SCHEDULE REVISIONS.
12.

CONTRACTOR SHALL INFORM THE ARCHITECT ON THE PROGRESS OF THE WORK ON A WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT.
13.

CONTRACTOR SHALL SCHEDULE MEETINGS WITH THE ARCHITECT ON A TIMELY BASIS AND TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.
14.

CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AND FOR ANOTHER MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR THE REVIEW BY THE ARCHITECT AND OWNER.
15.

CONTRACTOR SHALL ALLOW TWO WEEKS FOR REVIEW BY THE ARCHITECT OF SUBMITTALS, SHOP DRAWINGS, SUBSTITUTIONS, AND RFI'S BY THE ARCHITECT. CONTRACTOR SHALL REVIEW ALL SUBMITTALS BEFORE ISSUING THEM TO THE ARCHITECT FOR REVIEW.
16.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW OF CONFORMANCE WITH DESIGN INTENT.
17.

ALL CHANGE ORDERS SHALL BE IN WRITING AND SHALL BE SIGNED BY THE OWNER, ARCHITECT, AND CONTRACTOR. CHANGE ORDERS SHALL BE SIGNED PRIOR TO BEGINNING THE WORK OR ORDERING THE MATERIALS ADDRESSED IN THE CHANGE ORDER.
18.

CONTRACTOR SHALL SUBMIT ALL DESIGN CHANGES OR SUBSTITUTIONS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS, OR SPECIFICATIONS UNLESS APPROVED IN WRITING AND IN ADVANCE BY THE ARCHITECT.
19.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, OR OFFICIAL HAVING JURISDICTION, AND OF ALL CHANGES REQUESTED BY THE INSPECTOR, OWNER, OR OTHERS. SUBSTITUTIONS WILL BE CONSIDERED, BUT DO NOT SUBSTITUTE DETAILS, EQUIPMENT, OR METHODS WITHOUT SPECIFIC WRITTEN APPROVAL BY THE ARCHITECT.
20.

CONTRACTOR SHALL VERIFY WITH THE ARCHITECT CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS. IF THE CONTRACTOR BELIEVES CODE WORK IS NECESSARY, AND IT HAS NOT BEEN REQUIRED BY BUILDING INSPECTOR, THE ARCHITECT SHALL DETERMINE, WITH OWNER'S CONSENT, WHETHER WORK SHALL BE UNDERTAKEN.
21.

REMODELING OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. BECAUSE SOME OF THE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT DESTROYING ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL QUESTIONS, CONDITIONS AND PROCEDURES WITH THE ARCHITECT PRIOR TO COMMENCING EACH PORTION OF THE WORK.
22.

THE CONTRACTOR SHALL CONFIRM ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY PRIOR TO PROCEEDING WITH WORK.
23.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED.
24.

WHERE CONSTRUCTION ABUTS ADJACENT PROPERTY OR AN EXISTING STRUCTURE, THE CONTRACTOR SHALL VERIFY, PRIOR TO THE START OF WORK, IF ANY CONDITIONS WILL AFFECT WORK PROGRESS OR CONFORMANCE TO THESE DOCUMENTS.
25.

THE REMOVAL OR ALTERING IN ANY WAY OF EXISTING WORK SHALL BE CARRIED ON IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO ANY PORTION(S) OF THE EXISTING WORK, WHICH REMAIN(S).
26.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED AS A RESULT OF THE WORK. ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
27.

EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH OR REPLACE WITH MATERIALS TO MATCH IN KIND, QUALITY, AND PERFORMANCE WITH ADJACENT MATERIALS.
28.

DO NOT NOTCH, BORE, OR CUT MEMBERS FOR PIPES, DUCTS, OR OTHER REASONS WITHOUT THE SPECIFIC, ADVANCE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
29.

THE CONTRACTOR IS RESPONSIBLE FOR CAPPING OFF ANY UTILITY LINES DISTURBED DURING THE DEMOLITION AND CONSTRUCTION PROCESS THAT COULD BE A SAFETY HAZARD OR CAUSE DAMAGE TO THE BUILDING.
30.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SUPPORTS, BARRICADES, AND SHORING AS REQUIRED DURING THE CONSTRUCTION PROCESS.
31.

UNLESS OTHERWISE INDICATED, ALL NEW WORK SHALL MATCH EXISTING MATERIALS, DETAILS, TRIM, ETC. TO THE FULLEST EXTENT POSSIBLE. PROVIDE PRODUCTS OF THE SAME KIND AND FROM A SINGLE SOURCE.
32.

PRIOR TO ORDERING OR FABRICATING MATERIAL, EQUIPMENT, OR PRODUCTS, THE CONTRACTOR SHALL DETERMINE THAT THE SIZE AND PRODUCTS INDICATED MEET THE INTENT OF THE CONTRACT DOCUMENTS.
33.

THE CONTRACTOR SHALL INSPECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON DELIVERY AND AGAIN PRIOR TO INSTALLATION. CONTRACTOR SHALL REJECT DAMAGED AND DEFECTIVE ITEMS.
34.

CONTRACTOR SHALL INSTALL ALL EQUIPMENT, FIXTURES AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS CAREFULLY. MANUFACTURER'S INSTRUCTIONS AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB.
35.

THE CONTRACTOR SHALL FLASH AND COUNTERFLASH TO S.M.A.C.N.A. STANDARDS, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS WHEREVER NECESSARY TO PROVIDE A WATERPROOF AND WEATHERPROOF CONSTRUCTION PROJECT.
36.

IF OPENED IN COURSE OF WORK PROVIDE AND INSTALL NEW FIBERGLASS BATT INSULATION AS FOLLOWS. U.O.N.:  
R-13 AT (N) EXTERIOR WALLS OR WALLS ADJACENT TO UNCONDITIONED SPACES  
R-19 AT (E) AND (N) FLOORS,  
R-19 AT (E) AND (N) ATTICS  
R-19 AT (N) CEILINGS/FLOORS
37.

WHERE GLASS IS BEING REPLACED IN (E) HISTORIC WINDOWS OR DOORS, PROVIDE AND INSTALL REPLACEMENT GLASS IN KIND. PROVIDE AND INSTALL TEMPERED GLAZING IN (N) NON-HISTORIC OPENINGS WHERE REQUIRED BY CODE.
38.

CONTRACTOR SHALL INSPECT AND APPROVE STUCCO PLYWOOD SUBSTRATE AND BUILDING PAPER FOR PROPER INSTALLATION. ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE FOR PROPER BONDING OF THE PAINT. PREPARE EACH SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. CLEAN ALL SURFACES THROUGHOUT, REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT & ROUGHEN ANY SURFACES AS REQUIRED FOR ADHESION OF (N) PAINT.
39.

CONTRACTOR SHALL PROVIDE AND INSTALL 5/8" WATER RESISTANT GYP. BD. AT ALL BATH, TOILET, AND LAUNDRY ROOM WALLS TO BE PAINTED. CONTRACTOR SHALL PROVIDE AND INSTALL CEMENTITIOUS BACKER BOARD, WONDER BOARD OR EQUAL AT ALL WALL AND CEILING SURFACES TO BE FINISHED WITH TILE.
40.

ALL EXTERIOR EXPOSED WOOD TO BE APPROVED, NATURALLY WEATHER AND PEST RESISTANT, OR PRESSURE TREATED. ALL CUTS SHALL BE TREATED W/ PRESERVATIVE COATING BEFORE INSTALLATION. ALL METAL CONNECTORS AND FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

41.

ALL FINISHES SHALL BE PAINTED AS FOLLOWS:  
EXTERIOR: THREE COAT  
STAIN & SEAL WHERE INDICATED  
INTERIOR: TWO COAT FOR LIGHT INTERIOR, THREE COAT FOR DARK INTERIOR  
STAIN & SEAL WHERE INDICATED  
COLORS TO BE SELECTED BY THE ARCHITECT & OWNER. FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL COAT FINISH SAMPLES ON SURFACES WITH A MINIMUM SIZE OF 4 SF FOR APPROVAL BY THE ARCHITECT & OWNER.
42.

AS A MINIMUM, ALL INTERIOR WOOD TRIM SHALL BE PAINT GRADE, SOLID WOOD, (SPECIES TO BE DETERMINED) AND ALL EXTERIOR WOOD TRIM SHALL BE PAINT GRADE, WEATHER-RESISTANT WOOD.
43.

CONTRACTOR SHALL CONTACT ARCHITECT FOR DECISIONS REGARDING ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTIONS.
44.

PROVIDE COMPLETE FURRING AND SOFFITS TO INSTALL ALL HORIZONTAL AND VERTICAL HVAC DUCTS, VENTING AND PLUMBING. LOCATIONS AND CONFIGURATIONS TO BE REVIEWED BY ARCHITECT.
45.

PLUMBING AND EQUIPMENT VENTING: WHERE FEASIBLE VENT ALL PLUMBING FIXTURES, EXHAUST VENTS, FURNACE, WATER HEATER, EXHAUST VENTS AND PLUMBING FIXTURES TO ROOF - COMBINE WHEN ALLOWED BY CODE. VERIFY ALL LOCATIONS OF VENTS WITH ARCHITECT PRIOR TO INSTALLATION.
46.

THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, INCLUDING CLEANING MATERIALS, PROTECTING CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. PROVIDE TEMPORARY, PROTECTIVE COVERINGS WHERE NECESSARY TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION.
47.

CONTRACTOR SHALL PERIODICALLY CLEAN AND MAINTAIN COMPLETED CONSTRUCTION ON A REGULAR BASIS. AT THE COMPLETION OF THE PROJECT, PROVIDE A FINAL CLEANING OF ALL SURFACES. POLISH ALL GLASS, BROOM SWEEP EXTERIOR SURFACES, AND VACUUM ALL INTERIOR FLOORS. CONTRACTOR SHALL LEAVE THE PREMISES CLEAN AND ORDERLY AND READY FOR OCCUPANCY.
48.

CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AND WASTE OFF SITE IN A LEGAL MANNER ON A REGULAR BASIS TO PREVENT EXCESS ACCUMULATION ON SITE.
49.

CONTRACTOR IS TO INSPECT THE (E) BLDG FOR ANY ADDITIONAL PROBLEMS OR CONCERNS (STRUCTURAL, FINISH, MECHANICAL, ETC.) WHICH ARE NOT REFLECTED IN THE DRAWINGS & NOTATIONS. REPORT ANY FINDINGS TO THE ARCHITECT DURING BID PHASE AND BEFORE PROCEEDING WITH WORK.
50.

ELECTRICAL, MECHANICAL (HVAC), AND PLUMBING SYSTEMS SHALL BE "DESIGN/BUILD." PERFORMANCE SPECIFICATIONS SHALL BE REVIEWED BY THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK (I.E. FURNACE SIZE AND TYPE, ELECTRICAL PANEL SIZES.)

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

1.

A PROPERTY WILL BE USED AS IT WAS HISTORICALLY OR BE GIVEN A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES AND SPATIAL RELATIONSHIPS.
2.

THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE 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. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, WILL NOT BE UNDERTAKEN.
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.

DETERIORATED HISTORIC FEATURES WILL RE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
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.

9.

NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10.

NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.
- FOR COMPLETE TEXT AND GUIDELINES, GO TO:  
<https://www.nps.gov/tps/standards/rehabilitation.htm>
- ARCHITECTURAL REPLACEMENT OF MISSING HISTORICAL ELEMENTS
1.

ALL WORK FOR THIS PROJECT SHALL CONFORM TO THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION. THESE STANDARDS ARE LISTED ON THIS SHEET.

2.

THE REPLACEMENT OF MISSING HISTORICAL CONSTRUCTION ELEMENTS REQUIRES THE FULL ATTENTION AND COOPERATION OF THE CONTRACTOR. THE CONTRACTOR SHOULD DEVELOP A SYSTEM OR PROCESS OF RECORDATION PRIOR TO THE START OF ANY WORK.

3.

EVERY EFFORT SHALL BE MADE TO REPAIR, RATHER THAN REPLACE, EXISTING ELEMENTS. SUCH REPAIR MAY INCLUDE REPLACEMENT OF EXTENSIVELY DETERIORATED OR MISSING ELEMENTS.

4.

HISTORICAL PHYSICAL AND PICTORIAL DOCUMENTATION, IN ADDITION TO SURVIVING PROTOTYPES, WILL BE THE BASIS FOR ANY HISTORIC RESTORATION. MEASURE AND DOCUMENT ALL EXISTING DETAILS PRIOR TO START OF ANY REPAIR OR REPLACEMENT WORK,

5.

THE USE OF SALVAGED MATERIALS IS STRONGLY ENCOURAGED AS A MEANS OF REPLACING FEATURES NO LONGER COMMONLY AVAILABLE. THIS OPTION SHALL BE GIVEN THE HIGHEST PRIORITY WHEN IT IS NOT FEASIBLE TO REPAIR A DETERIORATED ELEMENT.

6.

CONTRACTOR SHALL DOCUMENT THE LOCATION, ORIENTATION AND ANY OTHER INFORMATION THAT WILL AID IN THE CORRECT REINSTALLATION OF AN ELEMENT PRIOR TO REMOVAL AND STORAGE OF THAT ELEMENT AS REQUIRED BY THE CONTRACT DOCUMENTS OR AS MIGHT BE REQUIRED TO ALLOW OTHER WORK TO PROCEED.

7.

PROTECT ALL EXISTING ELEMENTS DURING ALL PHASES OF CONSTRUCTION WORK.

8.

CONTRACTOR SHALL PROVIDE HISTORICAL ELEMENT SHOP DRAWINGS AS OUTLINED BELOW.

9.

CONTRACTOR SHALL MEASURE AND DOCUMENT ON HISTORICAL ELEMENT SHOP DRAWINGS THE "GHOSTING" OF MISSING ELEMENTS REQUIRING REPLACEMENT AND THEIR LOCATIONS. THE CONTRACTOR SHALL ALSO RECORD ON THESE SHOP DRAWINGS ANY OTHER RELEVANT INFORMATION REGARDING THESE MISSING ELEMENTS THAT CAN BE GLEANED FROM THE FIELD. THESE MEASUREMENTS SHALL BE RECORDED ONTO THESE SHOP DRAWINGS AT AN APPROPRIATE SCALE AND SUBMITTED TO THE ARCHITECT FOR REVIEW.

10.

THE CONTRACTOR SHALL NOTE ON THE HISTORICAL ELEMENT SHOP DRAWINGS THE MATERIALS OF IN SITU ELEMENTS AND PROPOSE ALTERNATIVE MATERIALS, SHOULD THE IN SITU MATERIALS NO LONGER BE AVAILABLE.

11.

THE HISTORICAL ELEMENT SHOP DRAWINGS SHALL SHOW HOW THE CONTRACTOR INTENDS TO FABRICATE AND INSTALL THESE ELEMENTS. THE ARCHITECT WILL REVIEW THESE SHOP DRAWINGS FOR DESIGN INTENT.

12.

ONCE THE ARCHITECT HAS HAD AN OPPORTUNITY TO REVIEW THESE SHOP DRAWINGS, THE ARCHITECT AND CONTRACTOR SHALL ARRANGE A SPECIAL COORDINATION MEETING TO REVIEW THE INTERPRETATION PROPOSED BY THE ARCHITECT AND THE RECONSTRUCTION METHOD PROPOSED BY THE CONTRACTOR.

13.

THE ARCHITECT WILL THEN ISSUE THE REVIEWED HISTORICAL ELEMENT SHOP DRAWINGS TO THE CONTRACTOR WITH APPROPRIATE COMMENTS.
- ARCHITECTURAL SYMBOLS
- (E) CONSTRUCTION TO REMAIN

(E) CONSTRUCTION TO BE REMOVED

(N) 2x WOOD FRAME CONSTRUCTION

1-HR RATED WALL

2-HR RATED WALL

MASONRY WALL

CONCRETE WALL

CMU WALL

LINE ABOVE

LINE BELOW

CENTER LINE

1

AT.01

DETAIL

1

AT.01

SECTION

1

AT.01

ELEVATION

A

1

AT.01

B

INTERIOR ELEVATION

<	ANGLE	KIT.	KITCHEN
@	AT	LAM.	LAMINATE
Ⓒ	CENTERLINE	LAV.	LAVATORY
#	POUND OR NUMBER	L.P.	LOW POINT
(E)	EXISTING	M.O.	MASONRY OPENING
(N)	NEW	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
ACOUS.	ACOUSTICAL	MTL.	METAL
ADJ.	ADJUSTABLE	MIN.	MINIMUM
AGGR.	AGGREGATE	N.A.	NOT APPLICABLE
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
APPROX.	APPROXIMATE	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECTURAL	NO.	NUMBER
ASPH.	ASPHALT	O.C.	ON CENTER
BM.	BEAM	OPNG.	OPENING
BTWN.	BETWEEN	OPP.	OPPOSITE
BITUM.	BITUMINOUS	OFOS	OUTSIDE FACE OF STUD
BLKG.	BLOCKING		OVER
BD.	BOARD	o/	OUTSIDE DIAMETER
BOT.	BOTTOM	OD	OVERFLOW DRAIN
BLDG.	BUILDING	OFD	PAINTED
CLG.	CEILING	PTD	PAIR
CEM.	CEMENT	PR	PARTITION
CER.	CERAMIC	PERM.	PERMANENT
CLR.	CLEAR	PLAS.	PLASTER
CLO.	CLOSET	PL.	PLATE
COL.	COLUMN	PLUMB.	PLUMBING
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PT.	POINT
CORR.	CORRIDOR	PREFIN.	PREFINISHED
DTL.	DETAIL	PTDF	PRESSURE TREATED DOUGLAS FIR
DIA.	DIAMETER	P.B.O.	PROVIDED BY OWNER
DIM.	DIMENSION		RADIUS
DR.	DOOR	R.	RAIN WATER LEADER
D.H.	DOUBLE HUNG	RWL	REFRIGERATOR
DN	DOWN		REINFORCED
DWG.	DRAWING	REF.	REQUIRED
EA.	EACH	REINF.	ROOF DRAIN
ELEC.	ELECTRICAL	REQ.	ROOM
ELEV.	ELEVATION / ELEVATOR	R.D.	ROUGH OPENING
EQ.	EQUAL	RM.	SEE STRUCTURAL DRAWINGS
E.J.	EXPANSION JOINT	R.O.	SHEET
EXT.	EXTERIOR	S.S.D.	SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION
F.O.C.	FACE OF CONCRETE	SHT.	SIMILAR
FOF	FACE OF FINISH	SMACNA	SINGLE HUNG
FOS	FACE OF STUD		S.C.
FIN.	FINISH		SPEC.
F.E.	FIRE EXTINGUISHER		SQ.
FLR.	FLOOR		S.S.
FD	FLOOR DRAIN		STOR.
FLUOR.	FLUORESCENT		STRUC.T.
FT.	FOOT OR FEET		SUSP.
FTG.	FOOTING		SYM.
F.A.U.	FORCED AIR UNIT		TEL.
FDN.	FOUNDATION		TOI.
FURR.	FURRING		T&G
GALV.	GALVANIZED		
GA.	GAUGE		T.O.
GL.	GLASS		T.O.C.
GYP.	GYPSUM		T.O.W.
HT.	HEIGHT		TYP.
H.P.	HIGH POINT		U.O.N.
H.C.	HOLLOW CORE		VERT.
H.B.	HOSE BIBB		VEST.
HR.	HOUR		W.C.
INSUL.	INSULATION		W/
INT.	INTERIOR		W/O
ID	INSIDE DIAMETER		WD.

REVISION

COLUMN GRID

1

KEYNOTE

0'-0"

CEILING HEIGHT

GARAVAGLIA

GA

INC.

ARCHITECTURE

582 MARKET STREET

SUITE 1800

SAN FRANCISCO, CA 94104

T: 415.391.9633

F: 415.391.9647

[www.garavaglia.com](http://www.garavaglia.com)

302 THIRD STREET  
SAN JUAN BAUTISTA, CA  
95045

GENERAL NOTES

PROJ. NO. 2021-006  
SCALE AS NOTED  
DATE 06 JAN 2023  
PHASE SD  
DRAWN  
CHECKED AW

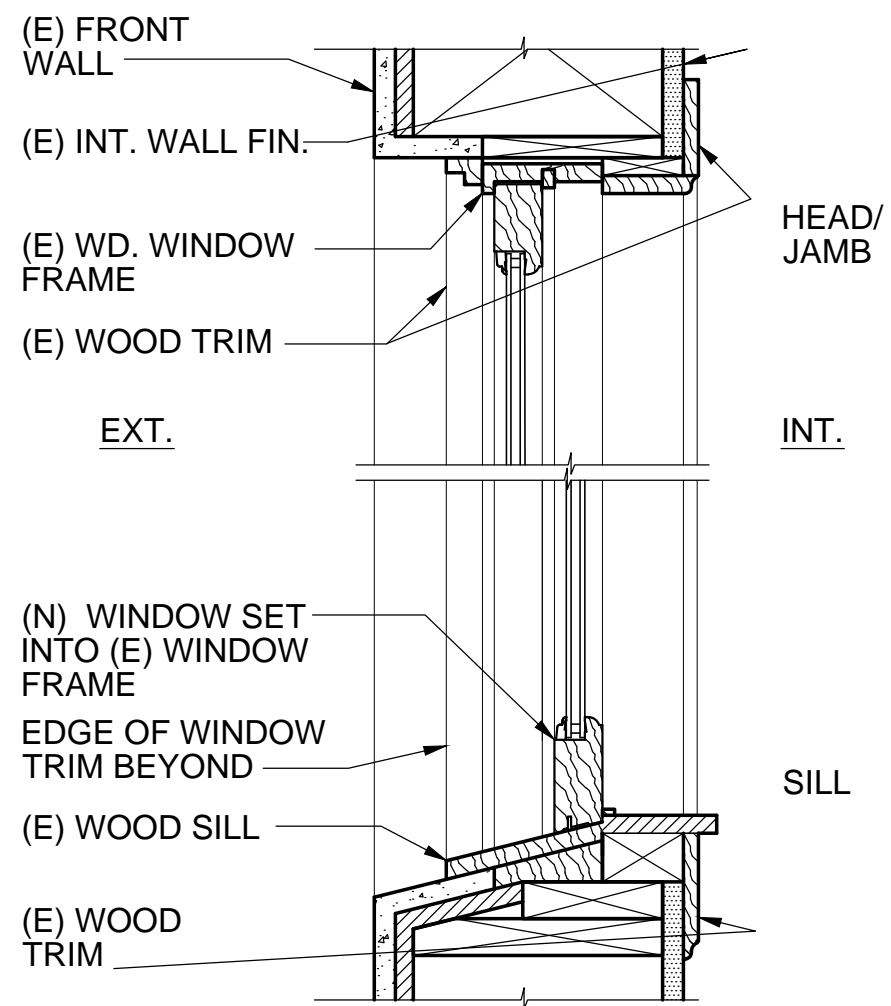
NO.	DATE	REVISION
11	JAN 2023	PERMIT SUBMISSION

SHEET NO.

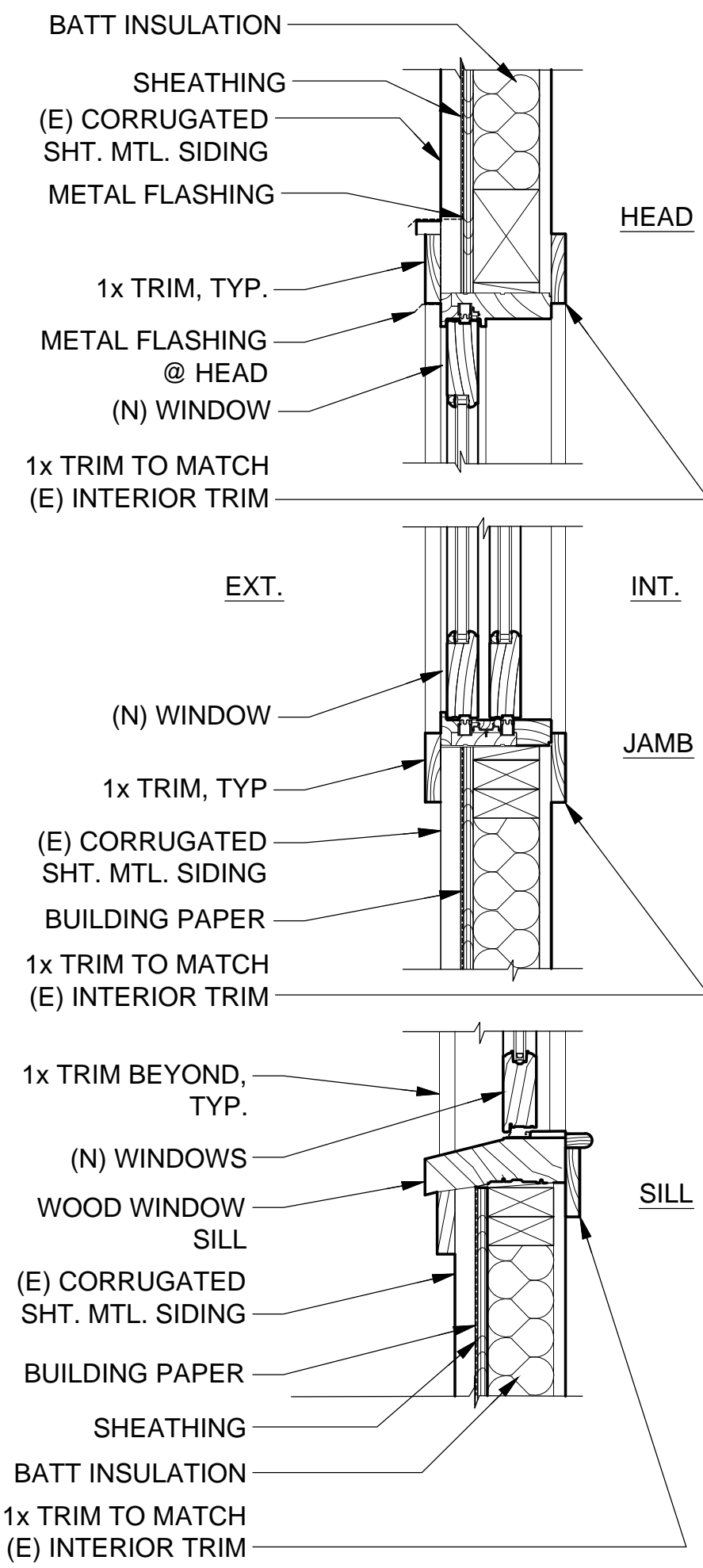
A-0.01

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2023 GARAVAGLIA ARCHITECTURE, INC.

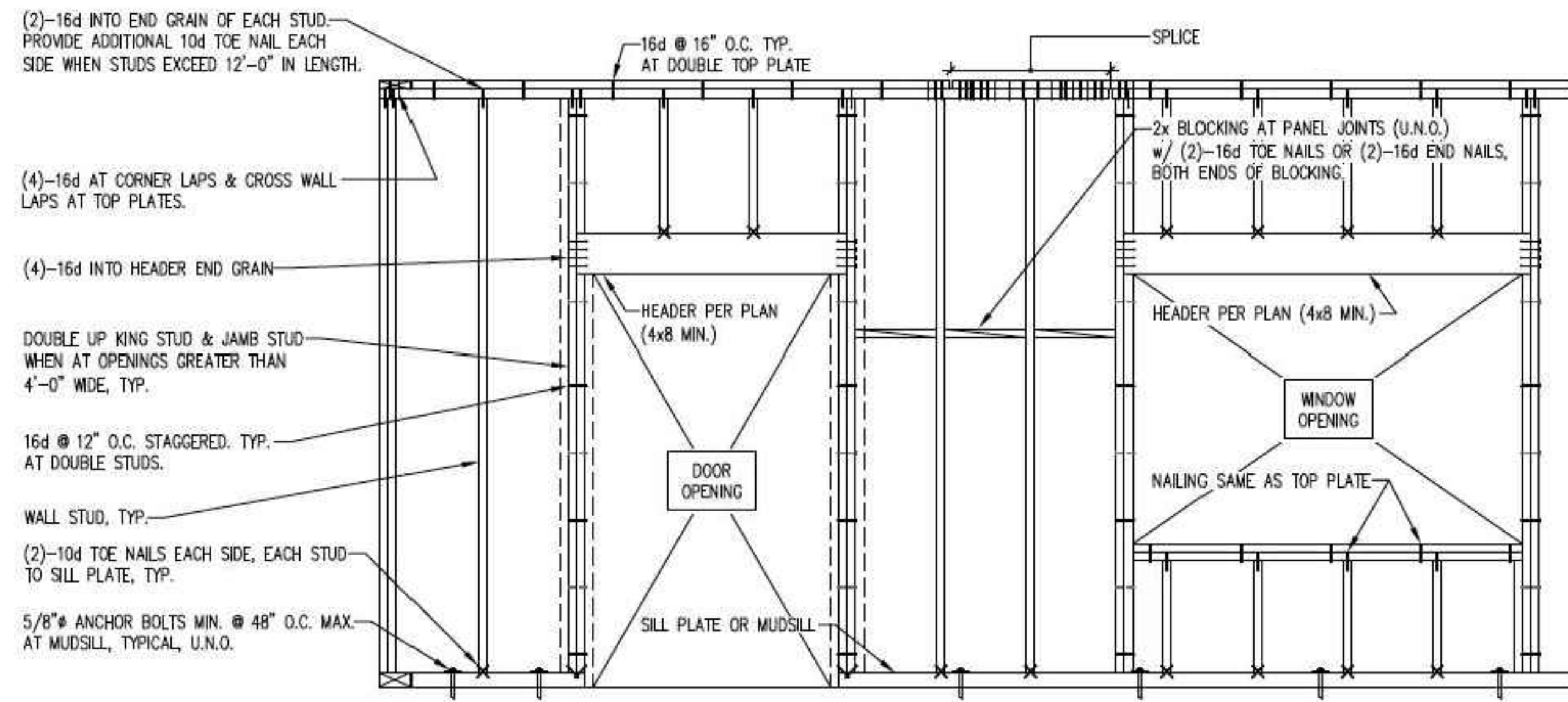
18 (N) WINDOW SASH IN  
(E) WINDOW FRAME  
SCALE: 1-1/2" = 1'-0"



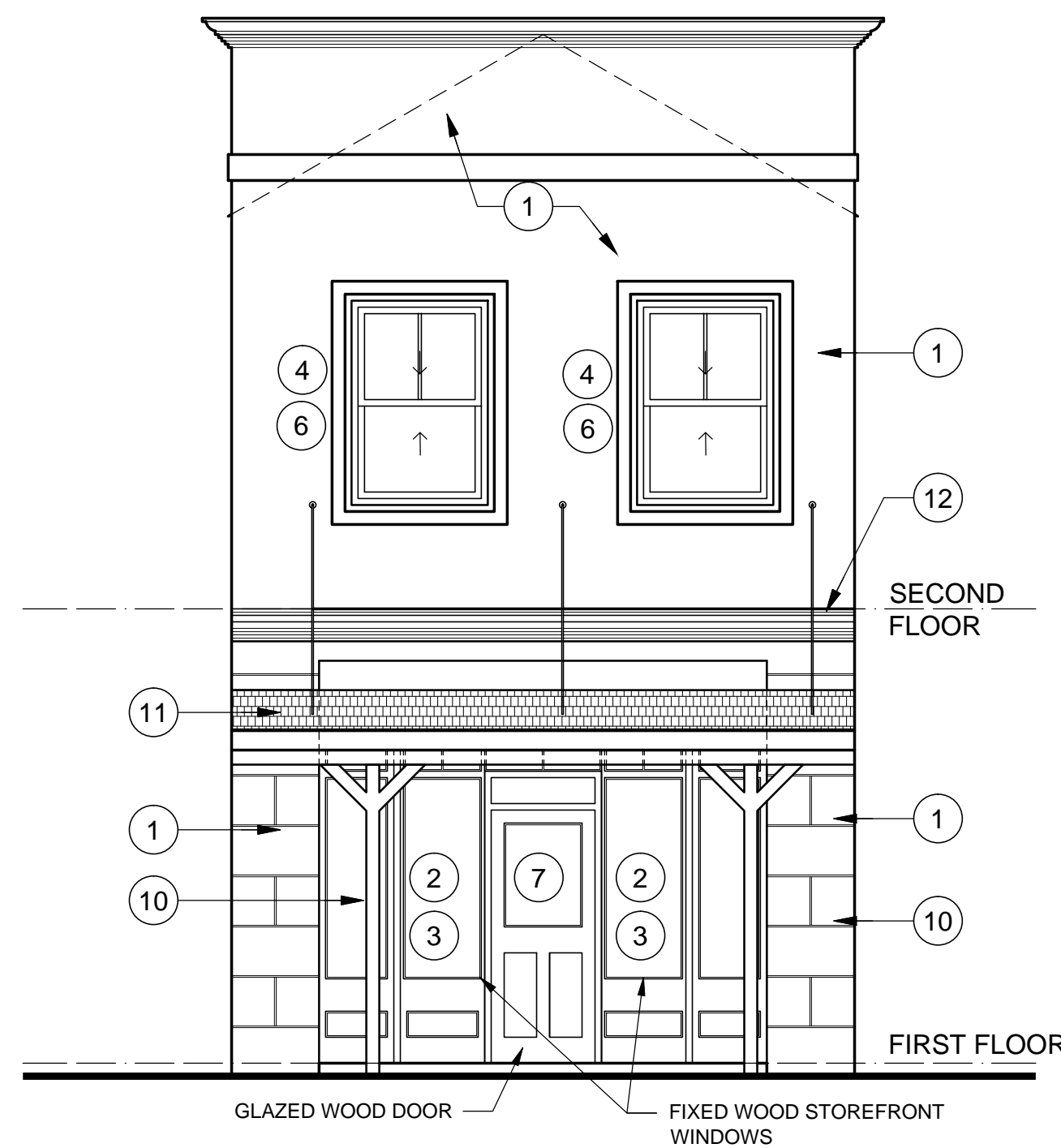
14 SIDE WINDOW  
SCALE: 1-1/2" = 1'-0"



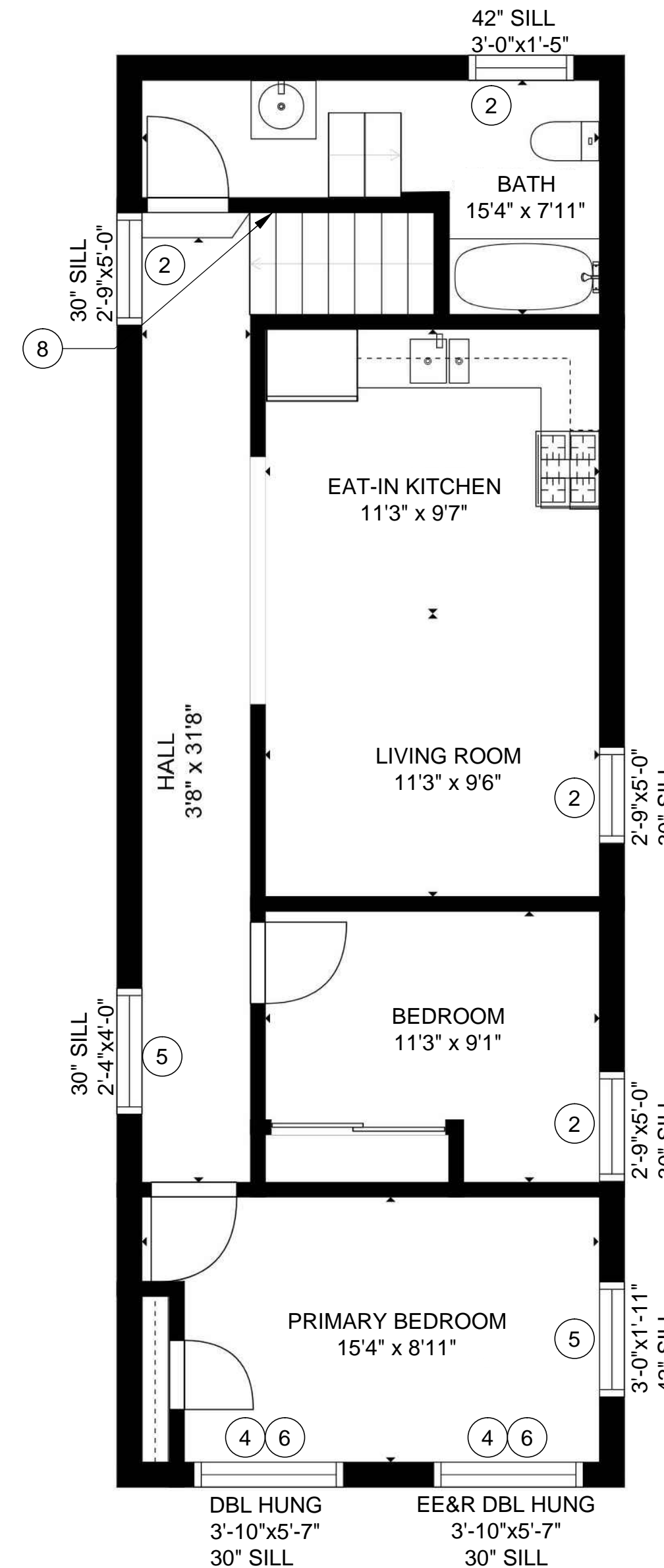
10 TYPICAL BEARING/STUD WALL FRAMING  
SCALE: N.T.S.



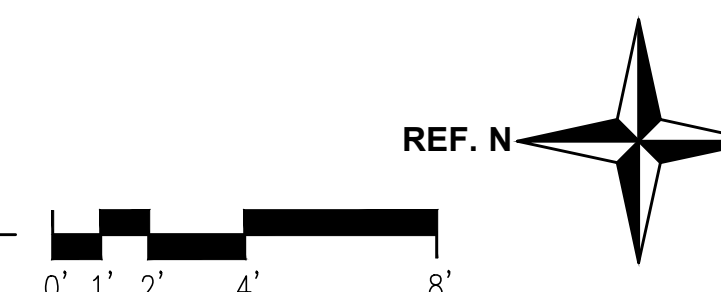
NOTES:  
1. SHEATHING NOT SHOWN FOR CLARITY



16 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



8 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING DEMOLITION
2. DEMOLISH AND REMOVE COMPLETE, ITEMS SHOWN DASHED OR NOTED FOR DEMOLITION
3. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED BACK TO FACE OF STUD, UON
4. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS THAT ARE TO REMAIN IN PLACE MUST BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION
5. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS
6. PROVIDE PERMANENT HEAT SOURCE FOR DWELLING UNIT AS REQUIRED BY CODE
7. PROVIDE SMOKE & CO DETECTORS FOR DWELLING UNIT AS REQUIRED BY CODE
8. PROVIDE GFCI & AFCI PROTECTED OUTLETS FOR DWELLING UNIT AS REQUIRED BY CODE
9. PATCH AND PREP FRONT FAÇADE FOR REPAINTING w/ HISTORICALLY APPROPRIATE COLOR

KEY NOTES

- 1 (E) SMOOTH FINISH CEMENT PLASTER TO REMAIN, PATCHED AS NEEDED AND REPAINTED
- 2 (E) WINDOWS TO REMAIN; REPAINT FRAME & TRIM w/ HISTORICALLY APPROPRIATE COLORS
- 3 PROTECT (E) WINDOW;
- 4 REMOVE (E) WINDOW SASH ONLY
- 5 (N) OPENING w/ (N) WINDOW
- 6 INSTALLATION OF (N) WINDOW; WINDOWS ON FRONT FAÇADE WILL BE MARVIN WINDOWS OR APPROVED EQUAL TO MATCH THE HISTORIC MUNTIN PATTERN AND SASH PROFILE
- 7 (E) DOOR TO REMAIN
- 8 PROVIDE STAIR HANDRAIL AS REQUIRED BY CODE
- 9 NOT USED
- 10 (E) WOOD COLUMNS AND BRACES TO REMAIN
- 11 (E) COMP SHINGLE ROOFING AND ASSEMBLY TO REMAIN
- 12 (E) WOOD CORNICE TO REMAIN



582 MARKET STREET  
SUITE 1800  
SAN FRANCISCO, CA 94104  
T: 415.391.9633  
F: 415.391.9647  
www.garavaglia.com

302 THIRD STREET  
SAN JUAN BAUTISTA, CA  
95045



FLOOR PLAN,  
EXT. ELEVATION &  
DETAILS

PROJ. NO. 2021-006  
SCALE AS NOTED  
DATE 06 JAN 2023  
PHASE SD  
DRAWN HA  
CHECKED AW

NO.	DATE	REVISION
11	JAN 2023	PERMIT SUBMISSION
23	FEB 2023	WINDOWS CLARIFICATION

SHEET NO.  
A-2.11  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2023 GARAVAGLIA ARCHITECTURE, INC.



Margaret E. Clovis, M.A.  
14024 Reservation Rd.  
Salinas, CA. 93908  
831-210-9574

February 26, 2023

Mr. Brian Foucht  
Assistant City Manager/CD Director  
POB 1420  
San Juan Bautista, CA. 95045

RE: Historical Review of Window Projects at 302 Third Street (APN 002-160-011) including:  
a) Window Replacement on the Front Elevation, and  
b) Unpermitted Window Additions

Dear Mr. Foucht:

In response to your recent request, I have reviewed plans prepared by Garavaglia Architecture (dated January 6, 2023, revision submitted on February 23, 2023) for two window projects for the Cravea Building based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The subject property is located at 302 Third Street and is a contributing building within San Juan Bautista's Third Street National Register Historic District. I have included a summary of the building's historical status, a property description and list of the building's character-defining features, and a discussion regarding the project's consistency with the Standards.

#### HISTORICAL BACKGROUND

The two-story commercial building at 302 Third Street, known as the Cravea Building, was included in the "Updated Historic Context and Citywide Inventory of Architectural Resources within the City of San Juan Bautista" prepared by Galvan Preservation Associates in 2006. The property was recorded on DPR523 A and B forms. Per the survey the Cravea Building was constructed in 1906. In 2009 it was included as a contributing building in the National Register nomination for the Third Street Historic District.

An early photo of the building (see Figure 1) indicates that a saloon was located downstairs. The building was later purchased by Joseph Cravea, an Italian immigrant, who owned the shoe store next door at 304 Third Street. Mr. Cravea moved his family upstairs and opened a clothing store on the ground floor. Per the San Juan Bautista Historic Walking Trail guide, he ran a secondary bootlegging business from the basement. The building is also fondly remembered for the Liar's Bench located out front and frequented by the town's locals. The Cravea Building remained in the family until 2002.

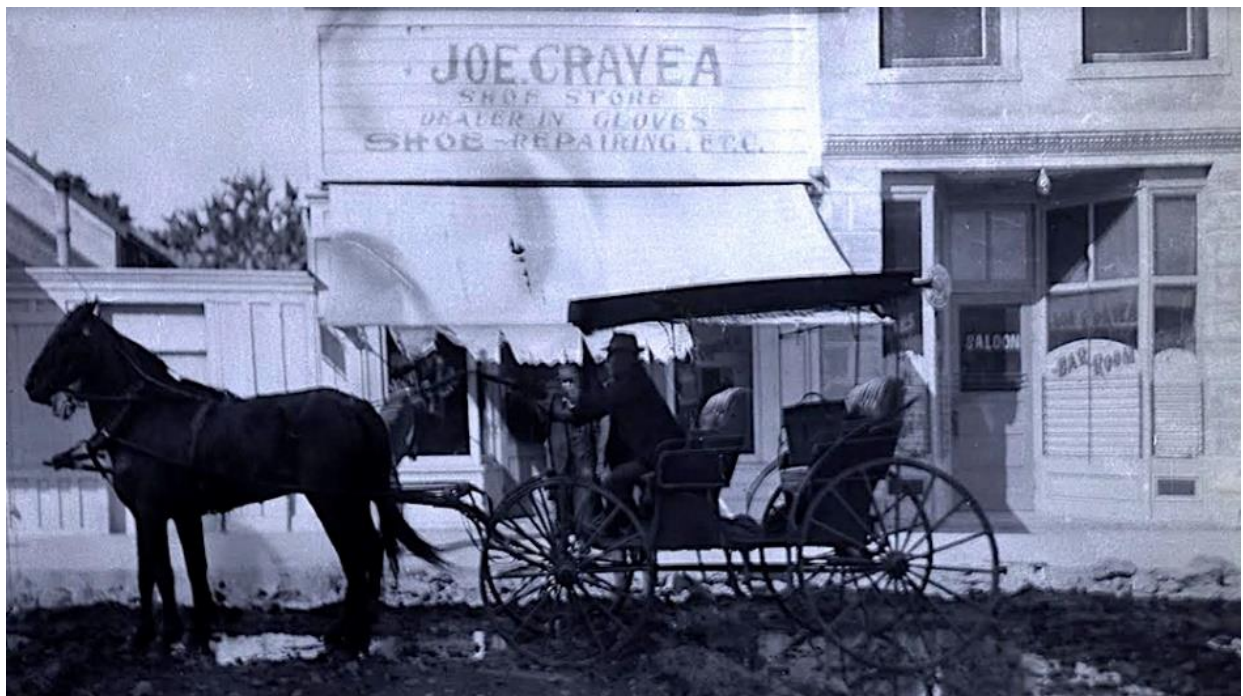


Figure 1: Early photo of 302 Third St. Courtesy of the San Juan Bautista Historical Society

## PROPERTY DESCRIPTION

The National Register nomination form describes the Cravea Building as follows:

“This commercial building located at 302 Third Street is in the Western False Front style. It is two-stories in height and faces southwest. It was constructed as an addition to 304 Third Street located directly to the northwest. It is likely that the second-floor level is residential. The building has a wood framed structural system with a concrete foundation. The exterior is clad with a concrete veneer on the first story and smooth stucco on the upper story. There is a classical band between the first and second floor level that includes dentils. A moderately pitched, front-gabled roof clad with corrugated metal sheets shelters the building. The roof is obscured by a wood rectangular false front. A large molded coping caps the false front.

A full width dropped secondary shed roof clad with composition material is located over the primary façade entrance. The roof, shared with 304 Third Street, is supported by rectangular wood posts with wood bracing, and held up by metal rods that connect from the second story to the shed roof. The main entry is recessed and consists of a single wood and glass door with a transom window above. There are fixed wood sash display windows at the first floor. At the second story are two wood and fixed windows with four horizontal panes per sash. The building is built up to the property line with the side elevations abutting the adjacent buildings. Alterations include circa 1940s replacement windows at the second-floor level and the re-cladding of the shed roof from metal to composition shingle.”

The front elevation of the building, with its scored concrete to mimic masonry and denticular belt course, belies its humble construction. The side and rear elevation walls are sheathed with

corrugated sheet metal siding, attesting to the builder's visions of grandeur without a budget to match.

### CHARACTER DEFINING FEATURES

The character defining features of 302 Third Street are listed in the 2006 inventory form. These include:

- Property built up to the property line with the side elevations abutting adjacent buildings
- Located within downtown San Juan Bautista
- Rectangular plan
- Symmetrical façade
- Front gabled roof with a rectangular parapet and coping
- Recessed entry at the façade with display windows
- Storefront at the first-floor level and residential at the second

Additional character defining features include:

- Denticular belt course
- Corrugated sheet metal siding
- Scored concrete wall (first floor, front elevation)



Figure 2: View of corrugated metal siding and roofing. Courtesy of the San Juan Bautista Historical Society



## PROPOSED PROJECT

A two bedroom apartment is located on the second floor of 302 Third Street. The building's corrugated sheet metal siding retains heat, making the apartment very uncomfortable during the summer months. Two windows were added to side elevations to increase air flow; however, this work was not permitted. The proposed project will install operable double hung windows in the window openings on the front elevation, replacing the non-historic windows.

The proposed project includes the following:

- 1) Replace the two c. 1940 windows on the front elevation's second floor with double hung sash, using the same window openings.

## THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

As an historical resource, the Cravea Building is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards and Guidelines for Rehabilitation contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Cravea Building is reviewed below with respect to the applicable Rehabilitation Standards which are Standards Six and Nine. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 68).

### ***Standard Six***

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing historic features will be substantiated by documentary and physical evidence.*

The front elevation's two second floor windows were changed to their current non-historic configuration in the 1940s. There is documentary evidence (see Figures 1, 2 and 3) that these windows were originally double hung. Plans indicate (see Sheet A-2.11) that the non-historic windows will be replaced with double hung windows within the same window openings. The proposed work is consistent with Standard Six.

### ***Standard Nine***

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Two windows were installed on the second floor's north and south elevations, both secondary elevations, without the benefit of a building permit. These windows are now being reviewed for their consistency with Standard Nine. The Secretary of the Interior's Rehabilitation Guidelines recommends that new window openings should be added to secondary elevations and that the new windows should be compatible with the building but not duplicate the historic fenestration. Both windows are located on secondary elevations. They do not duplicate any historic fenestration that remains in the building. The work is consistent with Standard Nine.



Figure 3: Double hung windows in Cravea Building. Photo Courtesy of The San Juan Bautista Historical Society

## CONCLUSION

The project plans submitted by Garavaglia Architecture for the window replacement and unpermitted project are consistent with the Secretary of the Interior's Standards for Rehabilitation and can be considered as having less than a significant level of impact on the historic resource.

Respectfully submitted,

*Margaret E. Clovis*

Margaret (Meg) Clovis