

City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

AGENDA

REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ OCTOBER 4, 2022 ~ 6:00 P.M.

CITY HALL COUNCIL CHAMBERS 311 Second Street San Juan Bautista, California

~ HYBRID MEETING ~ PUBLIC PARTICIPATION BY ZOOM AND IN PERSON

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of San Juan Bautista utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings.) If you wish to make a public comment remotely during the meeting, please use the zoom registration link below:

HIS MEETING WILL BE OPEN TO THE PUBLIC UNDER THE FOLLOWING CONDITIONS:

Attendees must comply and wear a face covering if not fully vaccinated and show proof. If providing proof attendees will not need to wear a face covering. If you are exempt from the state face covering guidance or not fully vaccinated, you will be required to wear a mask to attend the meeting; All attendees must comply with any other rules of procedures/instructions announced by the Chair and/or City Staff. Any violations of the above may result in the Chair closing the meeting, effective immediately, or clearing the room, as well as other enforcement actions. The meeting will be available through Zoom for those who wish to join or require accommodations with the instructions below:

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

Join Zoom Webinar https://zoom.us/j/81041563541
or call 1 (669) 900-6833
Webinar ID: 810 4156 3541

PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE PLANNING COMMISSION. 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 Chair 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 Chair 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 during the meeting you MUST use Zoom.

If you are unable to join the meeting, 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 <a href="mailed-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-comment-community-below-community

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

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 Planning Commission 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 subject to Staff's ability to post the documents before the meeting, or by emailing 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. Public Comment on Items Not on the Agenda but Within the Subject Matter Jurisdiction of the Planning Commission

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

3. 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.

A. No projects to present.

4. Consent Agenda

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 Planning Commission, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda
- B. Approve Affidavit of Posting and Mailing Public Hearing Notice
- C. Approve Minutes of the September 6, 2022 Meeting

5. Public Hearing Items

A. Consider a Resolution of the San Juan Bautista Planning Commission to accept the recommendation of the Historic Resources Board to approve a Site and Design Review Permit for Historic Resources for renovation and reconstruction of a Single Family Residence located at 903 Third Street (APN 002-290-048) (Holdaway; Agarwal)

6. Comments

- A. Planning Commissioners
- **B.** Community Development Director Report

7. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE ACTING ADMINISTRATIVE SERVICES MANAGER IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 29th DAY OF SEPTEMBER 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 29th DAY OF SEPTEMBER 2022.

TRISH PAETZ

ACTING ADMINISTRATIVE SERVICES MANAGER

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE ACTING ADMINISTRATIVE SERVICES MANAGER IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE AND MAILED THE PUBLIC HEARING NOTICE TO PROPERTY OWNERS WITHIN 500 FEET OF 903 THIRD STREET. I FURTHER DECLARE THAT I MAILED SAID NOTICE ON THE 23RD DAY OF SEPTEMBER 2022, AND I POSTED SAID NOTICE IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA ON THE 23RD DAY OF SEPTEMBER.

- 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^{TH} DAY OF SEPTEMBER 2022.

TRISH PAFTZ

ACTING ADMINISTRATIVE SERVICES MANAGER

NOTICE OF PUBLIC HEARING CITY OF SAN JUAN BAUTISTA

Pursuant to Government Code Section 65090, the **Planning Commission** of the City of San Juan Bautista gives notice of a public hearing on **October 4, 2022** at 6:00 p.m.

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of San Juan Bautista utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. If you wish to make a public comment remotely during the meeting, please use the zoom registration link: https://us02web.zoom.us/j/81041563541.

During the public hearing, the following items will be discussed:

Accept the Recommendation of the Historic Resources Board and Approve a Site and Design Review Permit for an Historic Resource, for renovation and reconstruction of a Single Family Residence located at 903 Third Street (APN 002-290-048). The Applicant is Rich Holdaway, represented by Rakish Agarwal.

CEQA: The project is exempt from CEQA per CEQA Guideline Sections 15301

Staff reports and the full text of all items to be discussed will be available for public review at City Hall and on the City website on **September 30**, **2022**. All members of the public are encouraged to attend the meeting remotely via Zoom at https://us02web.zoom.us/j/81041563541 or in person, and may address the Planning Commission on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to acm-cddirector@san-juan-bautista.ca.us, not later than **5:00 p.m.**, **October 4, 2022**.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: September 23, 2022



City of San Juan Bautista

The "City of History"

Item #4C

MINUTES REGULAR PLANNING COMMISSION MEETING

1. Call to Order

The Planning Commission was called to order by Chair Delgado at 7:07 p.m. on September 6, 2022.

2. Roll Call

Present:

Chair Delgado

Vice Chair Morris-Lopez

Commissioners: Correia, Medeiros

Staff Present:

Brian Foucht, Community Development Director

Don Reynolds, City Manager

Lori Frontella, Clerk

3. Pledge of Allegiance was led by Chair Delgado

4. Public Comment on Items Not on the Agenda but Within the Subject Matter **Jurisdiction of the Planning Commission**

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

Chair Delgado opened the meeting for public comments; seeing none, she closed the meeting for public comments.

5. Action Items

A. Approve Affidavit of Posting Agenda

Motion by Commissioner Medeiros, seconded by Vice Chair Morris-Lopez to approve the Affidavit of Posting of the Agenda.

AYES: 4

Commissioners: Medeiros, Morris-Lopez, Correia, Delgado

NOES: 0

B. Consider Measures to Evaluate Accessory Dwelling Units (ADUs) for Safety and Security

Brian Foucht, Community Development Director, gave the staff report regarding Accessory Dwelling Units.

Chair Delgado asked for public comments, the following citizens spoke: Cara Vonk. Seeing no other comments, Chair Delgado closed the Public Comments.

Motion by Commissioner Morris-Lopez, seconded by Commissioner Correia to approve Measures to Evaluate Accessory Dwelling Units for Safety and Security. Passed 3/1

AYES: 3 Commissioners: Morris-Lopez, Correia, Delgado

NOES: 1 Commissioners: Medeiros

6. Informational Items

a. Community Plan Guiding Principles

Brian Foucht, Community Development Director, gave a brief report on the Community Plan.

Chair Delgado asked for public comments; seeing none, Chair Delgado closed public comments.

b. Active Transportation Plan

Brian Foucht, Community Development Director, gave a brief staff report on Transportation Plan in the area.

Chair Delgado asked for public comments; seeing none, Chair Delgado closed public comments.

c. Rozas House

Brian Foucht, Community Development Director, gave the staff report. He noted this property is private property and the responsibility of the homeowner to make any upgrades.

Chair Delgado asked for public comments, Cara Vonk made public comments, seeing no other comments, Chair Delgado closed public comments.

7. Comments

A. Planning Commissioners

Vice Chair Morris-Lopez welcomed newly appointed Commissioner Correia to the Planning Commission.

B. Community Development Director Report

Brian Foucht, Community Development Director had nothing to report at this time.

6. Adjournment

There being no further business, motion by Commissioner Morris-Lopez, seconded by Commissioner Correia, to adjourn the Planning Commission meeting at 8:27 p.m.

Respectfully submitted, Lori Frontella, MMC



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

AGENDA TITLE:

Major Site and Design Review Permit: Renovation of stucco

bungalow; 903 Third Street; APN 002-290-041 (Rich Holdaway

for Rakesh Argawal)

CEQA DETERMINATION:

Categorically Exempt per CEQA Guideline Section 15331; 15301;

and Section SJB MC Section 11-06-120(5) (c)

Iworq Permit No. 199

MEETING DATE:

September 6, 2022

SUBMITTED BY:

Brian Foucht, Community Development Director

RECOMMENDED ACTION(S): Staff recommends that:

The Planning Commission Approve a Site Plan and Design Review Permit subject to conditions and based on findings contained in the Resolution attached to the staff report dated October 4, 2022.

BACKGROUND INFORMATION:

The Historic Resources Review Board recommended APPROVAL of the subject application on September 6, 2022 based on the following information:

The subject project is a renovation of a stucco bungalow at the subject address referenced in both the 1981 Historic Resources Inventory (attached), and the 2005-2006 Inventory and Context Statement as characteristic of the Craftsman Bungalow which proliferated in San Juan Bautista between 1915 and 1925 immediately prior to the Spanish Colonial Revival.

The 2005-2006 Certified Local Government Historical Resources Inventory and Context Statement (pp-16-18) refers to Concrete Craftsman Bungalows as constituents of a geographically dispersed, yet distinct, Historic District with the following character defining features: low pitched gabled roofs, wide overhanging eaves, exposed rafter tails, and wood brackets, partial front porches. Other features are specific to San Juan Bautista include poured concrete foundations, sprayed concrete or stucco cladding.

While 903 Third Street is not listed among the 18 properties that make up the Concrete Stucco Historic District referenced in the Context Statement, it is nearly identical to the bungalow at

509 Second Street which is listed (see attached photographs) among those that comprise this District. The attached DPR inventory form for this site (the photograph (incorrectly depicts a different building) indicates that the Status Code for this building is 7R, requiring an evaluation to determine historical significance. It is notable that the CA Historical Resource Status Code for a similar building located at 509 Second Street is "5D3: Properties Recognized as Historically Significant by Local Government: Appears to be individually eligible for local listing or designation through survey evaluation."

Reference to the subject building in the 1981 Inventory indicates that the subject building was constructed in 1920 and incorporates all of the character defining features of this class of building referenced in the referenced Context Statement. Therefore, an evaluation was conducted in accordance with the following SJB MC procedures to determine the appropriate status of this building on the San Juan Bautista Registry and to evaluate plans for renovation accordingly (underlined sections are applicable to this determination):

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

(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 staff 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.

(C) Determination of Appropriate Review Application Procedure. The City Planner shall review the application and determine the proper review procedure according to the following schedule:...

...(6) Applications for major and minor alterations to properties that are more than forty-five (45) years old that have been previously inventoried as part of a Citywide comprehensive survey but have not been evaluated against the City criteria for listing in the Register, including those properties with a status code rating of 7J, 7K, 7L, 7M, 7N, 7N1, 7R, and 7W; or properties that have turned forty-five (45) years old since the previous survey and inventory were conducted and have yet to be identified, will require the following:

(a) A historic resource evaluation report shall be prepared to evaluate the property against the criteria for inclusion in the local Register of Historic Resources and the California Register of Historical Resources using the criteria established in SJBMC 11-06-080 and the California Public Resources Code Section 5024.1, Title 14 CCR, Section 4852. The report will include, at a minimum, a summary of findings, an introduction, description of the proposed project, identification and description of the proposed property, a State inventory form (DPR 523 A-L, as appropriate), map indicating the property's location, a description of the building's character defining features, an assessment of the property's integrity, an overview of the property's historic context, an evaluation of the property against the criteria for inclusion in the local Register and the California Register of Historical Resources, and a conclusion. The individual evaluating the property must meet the Secretary of the Interior's Professional Qualifications Standards for architectural history....

(c) Applications for major alterations to properties that are determined to meet the criteria for inclusion in one of these registers shall be presumed to be historically significant and treated in accordance with subsection (C)(5) of this Section for major alterations....

Subsection C(5) requires the following;

- (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. The report will also include a discussion on how the proposed changes may cause a substantial adverse change in the significance of the historic resource in accordance with CEQA Guidelines and a discussion as to how the proposed project may impact the significance of a surrounding historic district, as applicable. The report may also include proposed measures to minimize or mitigate significant impacts, if such impacts exist.

- (b) The historic resource evaluation and impacts report will be attached to the site plan and design review application for review by the Historic Resources Board. 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. Appeals on the determination made to the Planning Commission shall be directed to the City Council for approval.
- (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.

PROJECT DESCRIPTION

The proposed project consists of two parts: 1) a 628 sq. ft. addition to the rear of the existing, circa 1920 residence to add a bedroom and bath; and 2) renovation of the existing 1,053 structure (includes porch) to resolve deterioration caused by extensive dry rot discovered over most of the foundation, siding and roof framing frames and foundation piers.

Colors and materials are as stated on the attached color board:

Chevenne Green Siding

Lennox Tan Trim

Earth Brown Door

White Dove Sash

ANALYSIS

- A. General Plan Policies and Zoning Standards
 - 1. General Plan: The following are relevant General Plan policies,

Policy HPCD 1.1.2 Review projects in the Historical District in accordance with established guidelines of the San Juan Bautista Municipal Code.

Goal HPCD 2 A city with a historic sense of place.

Objective HPCD 2.1 Retain the architectural heritage of San Juan Bautista

2. Zoning Ordinance: The following are the standards of the R-2 Zoning District:

Required
8000 sq.ft. minimum
2 Stories, 35' maximum
5' minimum
10' minimum
.24; 1608 sq. ft.

The proposed project is consistent with zoning standards.

B. Historic Preservation Ordinance (SJB MC Chapter 11-06)

The proposed project consists of two parts: 1) a 628 sq. ft. addition to the rear of the existing residence to add a bedroom and bath; and 2) renovation of the existing 1,053 structure (includes porch) to resolve deterioration caused by extensive dry rot discovered over most of the foundation, siding and roof framing frames and foundation piers.

The bedroom and bath addition were initially proposed as a direct extension to the rear of the existing residence, with the intention to match the existing structure in colors and materials. Construction to link the existing structure to the new addition involved removal of stucco cladding from the rear of the existing structure in small, successive sections.

Dry rot was eventually exposed over most of the existing structure including foundation supports, wall framing, roof framing, porch and porch canopy supports. As stucco was removed, the building shifted on its foundation, threatening collapse of the building. The building was saved via installation of grade beams. At that point, the Building Official issued a "Stop Work Order", pending the required Site and Design Review Permit for Historic Resources.

Subsequently, the applicant applied for this permit and selected Margaret E. (Meg) Clovis, M.A. to review the site plan, floor plan and elevations, colors, materials, window treatment, and lighting (August 6, 2022, and August 31, 2022). This review was conducted in accordance with SJB MC section 11-06-120 (CO (5) regarding consistency with Secretary of the Interior Standards for the Treatment of Historic Properties. Kent Seavey was requested by the City to conduct a Peer Review of the principal report (August 16, 2022), resulting in a supplementary report by

Ms. Clovis regarding options for window treatment (August 27, 2022). Referenced reports are contained as Exhibits to the attached draft resolution.

Historic Resources Board Recommended Findings required in SJB MC Section 11-18-040 for all proposed Site Plan and Design Review Permit applications. Findings, evidence and Conditions of Approval are contained in the attached Resolution.

ATTACHMENTS:

- 1) Planning Commission Resolution
- 2) Proposed Plans (Site and Design Review/Development Plans)
- 3) Exterior colors, materials, lighting
- 4) Historic Resources Inventory, 1981; Historical Resources Inventory and Context Statement, 2005-2006 (relevant portions)
- 5) Historical Resource Evaluation (Margaret E. (Meg) Clovis, M.A. (August 6, 2022, August 27, 2022 and August 31, 2022);
- 6) Peer Review (Kent Seavey August 16, 2022);
- 7) Comparison photographs 509 Second Street and 903 Third Street

RESOLUTION 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE PLAN AND DESIGN PERMIT FOR HISTORIC RESOURCES TO ALLOW CONSTRUCTION, RECONSTRUCTION AND RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 903 THIRD STREET (APN 002-290-041 (Rich Holdaway on behalf of Rakesh Agarwal)

WHEREAS, on Richard Holdaway (Applicant) applied for Site Plan and Design Permit for Historic Resources to allow construction of approximately 628 sq. ft. addition to the rear of the existing residence and reconstruction/renovation of the existing 1,053 structure referenced in the City's Historic Resources Inventory;

WHEREAS, the structure is referenced in the City's Historical Resource Inventory with a Status Code of 7R; requiring an evaluation of the historical significance of the structure prior to any alteration for which a major or minor Site Plan and Design Permit is required;

WHEREAS, an evaluation was completed by Historical Resource Evaluation (Margaret E. (Meg) Clovis, M.A. (August 6, 2022, August 27, 2022 and August 31, 2022); and a peer review of this report was conducted by Kent Seavey, Architectural Historian (August 16, 2022).

WHEREAS, on September 6, 2022 the Historic Review Board considered the applicant's proposal and the referenced evaluation and recommended that the Planning Commission find that the referenced evaluation has been conducted in accordance with SJB MC section 11-06-120 (C) (5) regarding consistency with Secretary of the Interior Standards for the Treatment of Historic Properties and further recommended that the Planning Commission approve the Site Plan and Design Permit based on findings and subject to conditions as follows:

- 1. The project is Categorically Exempt under Section 15301 (Class 1) of the California Environmental Quality Act exempts the operation, permitting, leasing, and/or licensing of existing public or private structures/facilities, involving negligible or no expansion of the existing use. The project is also Categorically Exempt pursuant to CEQA Guideline Section 15331(class 31) projects limited to reconstruction in a manner consistent with Secretary of the Interior Standards for the Treatment of Historic Properties and associated Guidelines.
- 2. The project meets the standards set forth in SJBMC Section 11-18-040 is required to make for all proposed Site Plan and Design Review Permit applications, as follows:
 - (A) The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code. In particular, the project is consistent with maximum yard, coverage and setback requirements referenced in the staff report. The project is also consistent with relevant provisions of SJB MC Section 11-06 regarding the evaluation of projects by a qualified Architectural Historian as referenced in the staff report dated September 6, 2022.

Evidence: the staff report dated September 6, 2022; Plans Date September 24, 2021; Historic Resource Evaluation, Supplemental Report, Email Communication (Margaret E. (Meg) Clovis August 6, 27, August 31, 2022); Peer Review (Kent Seavey, August 16,2022)

(B) The project is consistent with the goals and policies of the General Plan and any applicable specific or community plans. In particular the project is consistent with Goals, Policies and Objectives that require review of project plans and development to ensure retention of the historic character of San Juan Bautista.

Evidence: the staff report dated September 6, 2022; Plans dated September 24, 2021; Historic Resource Evaluation, Supplemental Report, Email Communication (Margaret E. (Meg) Clovis August 6, 27, August 31, 2022); Peer Review (Kent Seavey, August 16,2022)

(C) The project contributes to safeguarding the City's heritage and cultural and historic resources.

Evidence: the project has been evaluated and will be renovated in accordance with relevant provisions of Chapter 6 referencing exterior plaster, the front porch, windows, window trim and doors.

(D) The project is compatible with the surrounding character of the environment because the architectural design, materials and colors harmonize with the character of surrounding development, or other improvements on the site and specific design elements (e.g., balconies, fencing, screening of equipment and utility installations, signs, and lighting) are incorporated into the project.

Evidence: Plans and elevations illustrate that the Stucco Bungalow historic design character referenced in the City's Historical Resources Inventory and Context Statement will be maintained.

(E) The location and configuration of the project harmonizes with the site and with surrounding sites or structures. Structures do not dominate their surroundings to an extent inappropriate to their use and do not unnecessarily block significant views or solar access to adjacent properties.

Evidence: Project Plans illustrate that the overall scale of the structure will be consistent with the Concrete Bungalow Historic District referenced in the Historic Inventory and Context statement. Characteristic buildings are one story structures of modest scale and simple designs.

(F) The project effectively uses architectural details to break up mass. Roof planes are varied without being overly complex. Otherwise monotonous long or two-story walls are well-articulated with details such as building off-sets and window features that are compatible with the design and not overly ornate.

Evidence: Building elevations dated September 254, 2021 demonstrate consistency of design with typical Stucco Bungalow building design.

(G) The landscape design, if any, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements have been considered to create visual relief and complement the structures to provide an attractive and water-conserving environment.

Evidence: Site plan dated September 24, 2021 provide sufficient areas for installation of appropriate landscape improvements and conditions of project approval require submittal of a landscape and irrigation plan.

(H) The design and layout of the proposed project does not interfere with the use and enjoyment of neighboring existing or future development, does not result in vehicular and/or pedestrian hazards, and promotes public health, safety, and welfare.

Evidence: The proposed project complies with setbacks, site coverage and building height requirements

(I) The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, public utilities, sewers, sidewalks, storm drains, street lights, traffic control devices, width and pavement of adjoining streets, etc.) are available to serve the subject site.

Evidence: Utilities and services are existing and proposed to be used to serve the project consistent with the standards and requirements of the San Juan Bautista Municipal Code.

WHEREAS, the Historic Resources Board recommends that the Planning Commission approve the Site Plan and Design Permit for Historic Resources subject to the following Conditions of Approval:

- 1. Prior to issuance of a Building Permit, applicant shall submit a detailed monitoring plan prepared by the project Architectural Historian for the application of materials, colors and lighting. The monitoring plan shall specify methods of application and finishes for all exterior elements including application of stucco and stucco color sufficient to match the original texture as closely as possible. Colors shall be as proposed and attached to the staff report dated October 4 2022.
- 2. Prior to the issuance of a Building Permit, applicant shall submit detailed plans for repair and renovation of the front porch, the porch canopy and support columns, and roof framing consistent with Chapter 6 of City of San Juan Bautista Design Guidelines sufficient to maintain the original porch design and appearance. Plans shall illustrate the character defining features of buildings within the Stucco Bungalow Historic District referenced in the City of San Juan Inventory and Bautista Context Statement (2005-2006)

- 3. Prior to Issuance of a Building Permit, applicant shall submit a landscape plan for front and side yard areas to include reference to drought tolerant plants and irrigation. Landscaping and irrigation shall be installed and operational prior to final occupancy approval.
- 4. Prior to issuance of a certificate of occupancy, applicant shall provide an updated Historical Inventory DPR form prepared by the project Architectural Historian indicating a status code of 5D3: "Properties Recognized as Historically Significant by Local Government: Appears to be individually eligible for local listing or designation through survey evaluation."

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista APPROVES a Site Plan and Design Permit for Historic Resources for 903 Third Street based on findings and subject to conditions recommended by the Historic Resources Board as referenced herein.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 4th day of October 2022, by the following vote:

AYES:

NOES:

ABSENT:

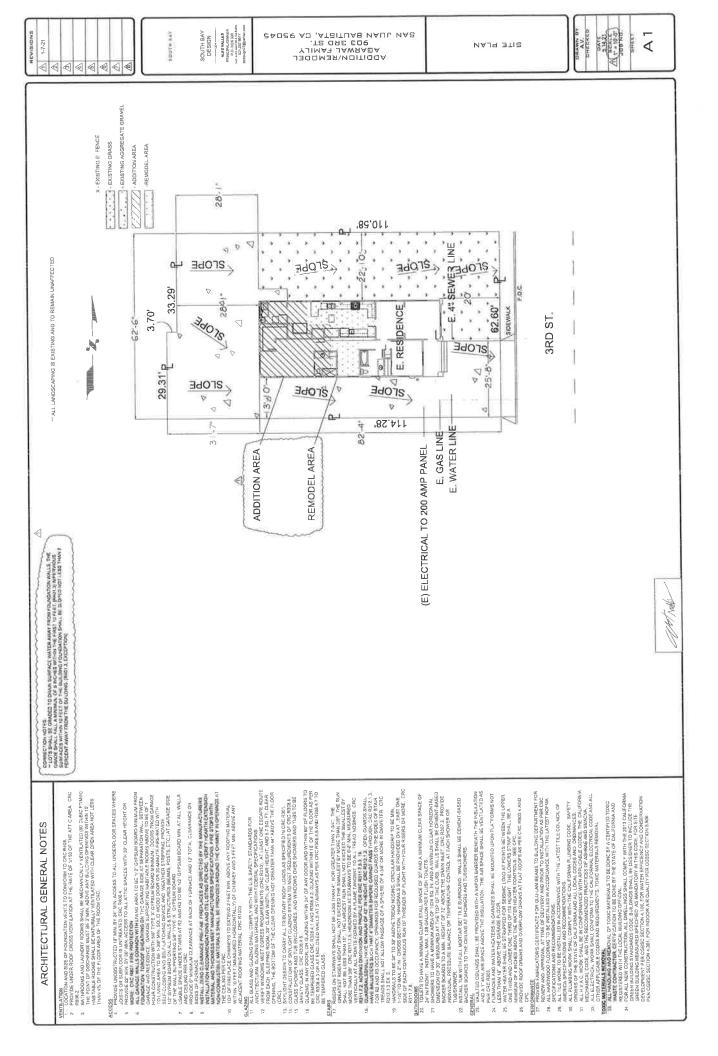
ABSTAIN:

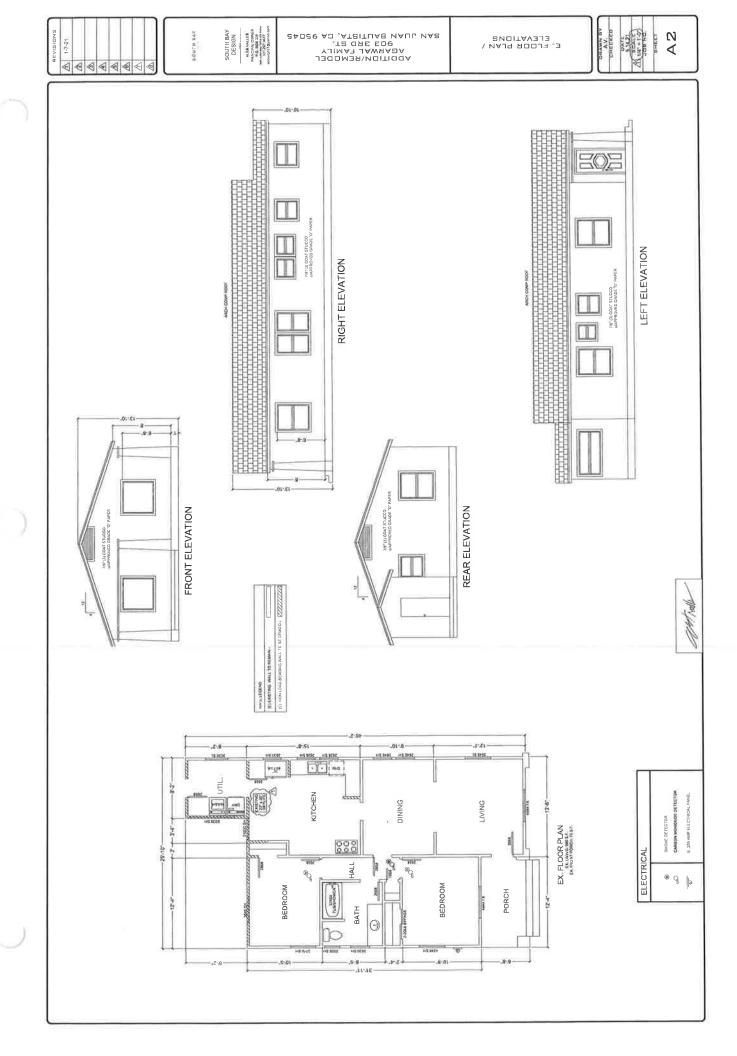
Yolanda Delgado, Chairperson

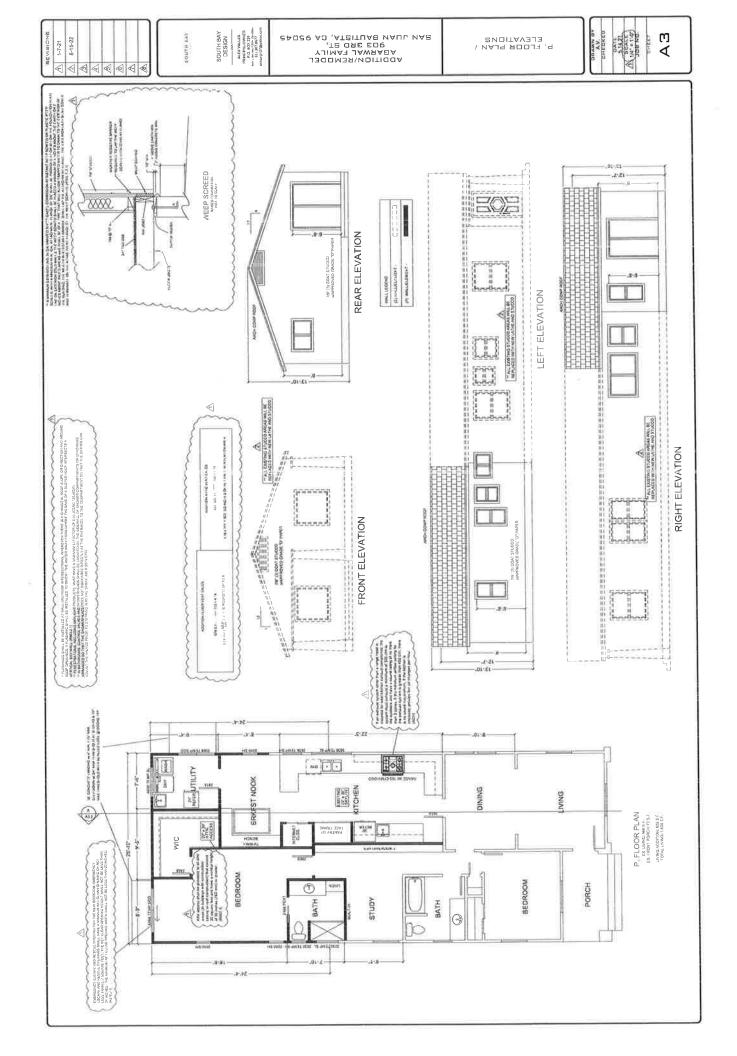
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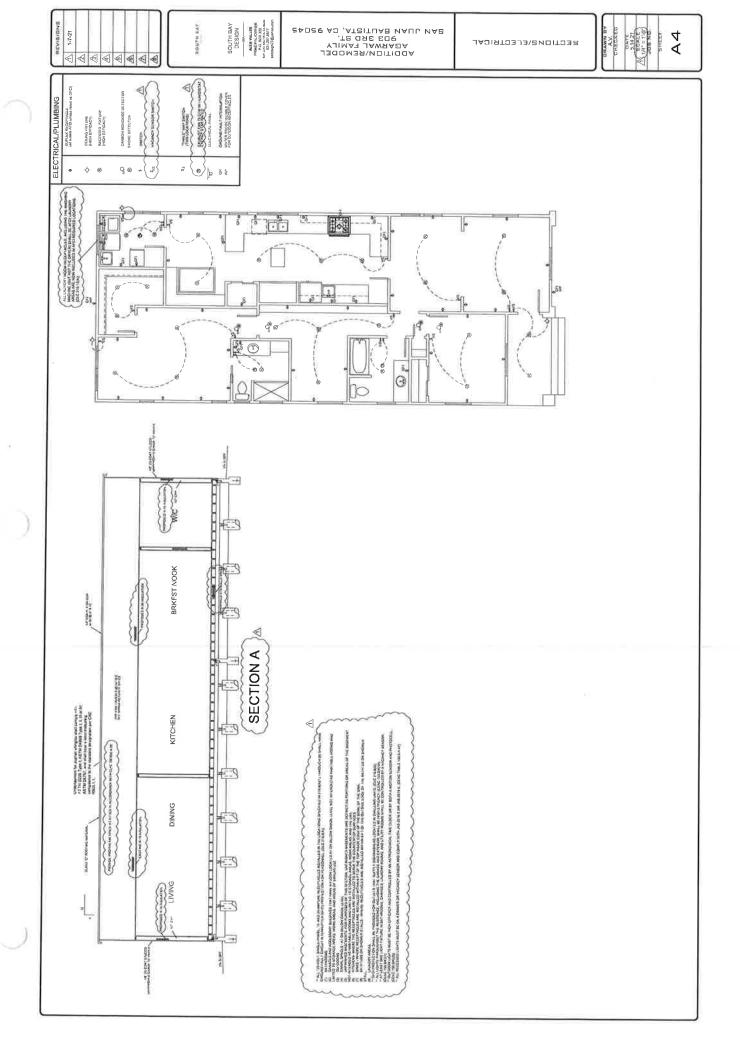
Trish Paetz, Planning Commission Secretary

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)	PROJECT	AGNAN SSANA SSANA SSANA SSANA SSANA HPL HPL HPL HPL HPL HPL HPL HPL HPL HPL	МАР		0 0		0.	D PROJECT: 3RD ST. BAUTISTA, CA 5045					Morrison
	SHEET INDEX	A0) COVER SHEET A1) SITE PLAN A2) SITE PLAN A2) STRING FLOOR PLANGLEVATIONS A3) PRODOSED FLOOR PLANGLEVATIONS A4) PRODOSED FLOOR PLANGLEVATIONS A5) STRING FLOOR PLANGLEVATIONS D-02) STRING FLOOR PLANGLEVATIONS NS.) STRING SCHEET NS.) MALING SCHEET MANABATTORY MEASURES CG12) CALGREENS	VICINITY	5).	•	PROPOSED P 903 3RD 9AN JUAN BAU 9504					
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	DEF. SUBMITTALS/SPECIAL	TRUSSES SHALL GE A DEFENCED SUBMITTAL	FRUCEL CUNST. NULLES FRAPHICABLE ALFIL MUST REACH 99% COMPACTION MINIMUM VERIFY LAYOUT OF SHIP INNER PLAN WINDOWNER OF DESIGNED SERVICE SERVICE TO THE STATE OF THE STATE O	TRECHINGORIUM TREASUMES RESPONSIBILITY OF LOCATING ENSING UTILITIES STERON TO CONTRACTOROWNER ASSUMES RESPONSIBILITY OF LOCATING ENSING UTILITIES STERO TO CONTRACTOROWNER ASTOROWNER SERVICE TO CONTRACTOR PROPERTY OF SIGNAL SERVICES WIGHTER PROPERTY OF SIGNAL SERVICES STERO WOMERS OF ALCHOROROWNER SHALL BE ARABIC MANBERS OR ALCHOROROWNER SHALL BE ARABIC MANBERS OR ALCHOROROWNER SHALL SERVICES SHALL SERVICES TO SERVICE THE STREET OR ROAD PROPINTY.	AND MOUNTED ON A CONTRACT STALL BE MINIMANUM FOUND! 4", 1/2 INSTHININ STROKE WIDTH, AND MOUNTED ON A CONTRACTING BACKGROUND LEARLY VISIBLE FROM THE STREET, WHERE ANDRESS CAMINAT BE VISIBLE FROM THE STREET, WHERE	A Preliation (WAY, And Andreas Service	A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVALE Y THE COAG BUILDING OBPARTMENT SEE ONLY, CORE SECTION 1101; ET SEC, FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTING.	THE SECTION TO THE SHEENER THE STATE OF THE MAP OF THE MAP OF TANT THE SECTION TO THE SUPPLEMENTAL BOOK CODE SECTION TO LIST AN THE SUPPLEMENTAL BOOK					
	APPLICABLE CODES	CRC CALIFORNIA RESIDENTIAL CODE 2019 CEC CALIFORNIA PLIMARING CODE 2019 CPC CALIFORNIA PLIMARING CODE 2019 CPC CALIFORNIA PLIMARING CODE 2019 CPC CALIFORNIA ENERGY CODE 2019 CPC CALIFORNIA ENERGY CODE 2019 CPC CALIFORNIA GREEN BULLDIAG STANDARDS CODE 2019 ASCE 7 MINIMUM DESIGN LOADS FOR BUILDIAGS AND 2015 SUPPAS SPECIAL DEBIGN PROVISIONS FOR WIND & SEERING 2015 CF N F RALL DEPT. TO THE COLUMN	1. PROJECT TO BE SUPERVISED BY A LICENSED GENERAL CONTRACTOR.	2. IN CASE OF CONFLOTOR DISCREPANCIES IN THE DEMANNESS CONTRACTOR SHALL NOTIFY THE DESIGNER REGION TO PROCEEDING 3. PRIOR TO START OF WORK CONTRACTOR SHALL TO PROCEEDING AND ENSURE ALL WORK! SULLDABLE AS SHOWN. 4. REDUCE FORMALDENYOR IN INTEROR FINISH TO MEET CURRENT CARB ARBONNE TO NIC CONTROL MEASURER, RITUAL FOR COMPOSITE WOOD, CARB	5. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONDXIDE ALARMS IN ROOMS WITH HARAPTORING INCELLING HEIGHT (SUCHED) PITCHED, ETC.) REFER TO THE MANUE OF YOUR OF THE PROPERTY OF A PARTICULAR OF THE PER TOTAL OF THE	EXSTINCT HOLSE CONTINUE FOR SPRONGER An automatic to expendent spales as the country when excellences or alternatives generated by the country of the		"Victorage consolerate species that could have designed expensive the properties and proceeding above the expensive that the properties not exceeding the properties of the process." The process of the					









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GENERAL NOTES

903 3RD ST. SAN JUAN BAUTISTA, CA 95045 AGARWAL FAMILY

NEW ADDITION / REMODEL:

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FASTENING SCHEDULE CBC 2019 TABLE 2304.10.1	2019 TABLE 2304.10.1		FASTENING S	CHEDULE CE	IC 2019 T.	FASTENING SCHEDULE CBC 2019 TABLE 2304.10.1 (CONT.)	ONT.)	-	ABBREVIATIONS			GENERAL STRUCTURAL NOTES	_
CONNECTION	FASTENING	LOCATION	CONNECT	ECTION		FASTENING	LOCATION	П	AB = ANCHOR BOLT	오필		CODES AND MANUES.	_
+ JOST TO SUL DIS GRIDGER	3 - 56 COMMON (2 % × 0 - 3) 3 - 3 × 0 - 131 * NALS 3 - 3 * 14 GAGE STAPLES	TORIUM			3-10d CC 4-3'x01	3 - 10d COMMON (3" × 0.148") 4 - 3" x 0.131 - NAILS	TOENAIL			IF = INSIDE INFO = INFOR INST: = INSTA INSUL = INSUL		IBC-18 INTERNATIONAL BUILDING CODE 2018 COBC-14 CALIFORNIE JALDING CODE 2018 COBC-15 CALIFORNIE JALDING CODE 2018 ASCERET 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER SERUCTURES NOS 2816 NATIONAL JESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 2018	
BRIDGING TO JOIST ■	2 - 80 COMMON (2% ± 0 131") 2 - 3 ± 0 331 "Mall.S	TOENALL EACH END	27 JACK RAFTER TO HIP		3 10d OC 4 - 3 x D 1 4 - 3 x 14	3 104 COMMON (3" x 0.148") 4 - 3" x 0.13" NAIL S 4 - 3" x 14 GAGE STAPLES	FACENAL		BO BOARD BOT BOTTOM CLR CLEARINGE CON CONCRETE COALD COMPENSE	0 0 0 0 0	ARE FOOT	AISC MANULO PS TREL CONSTRUCTION LES TRUCTUMAL DONCHE LE AISC MANULO, DE STELL CONSTRUCTION LES TRUCTUMAL DONCHE LE AISC MANULO, DE STRUCTUMAL UNELDING CODE - STÉEL AMSET L'ACA STRUCTUMAL WELDING CODE - REIN-ORCHME STEEL AMSET L'ACT STRUCTUMAL WELDING CODE - REIN-ORCHME STEEL	
3 TAY SUBSDICTOR OR LESS TO LACH LOSS	2 - 8d COMMON (2 ½/ » 0,1317)	FAC NA			3-14-CC 3-1-14-G	COMMON (3½° 0 H-7 C-131 - NAILS - 14 GAGE STAPLES	TOE ALL			0 8 5 9	MASONRY COLTROL JOINT MILLIMETER MINIMUM ON CENTER	GENERAL WILLDARSON CHAVEL DESIGN ASSUMES NO RESPONSIBILITY FOR ITE AS NOT A PARE TO ST THE APPROVED AND SIGNED PLANS.	_
4 WIDER THAN 1'NG' SUBFLOOR TO EACH JOIST	5 - 8d COMMON (2 ½ × 0.1317)	FACE NAIL BLIND AND	28 ROOF RAITER TO 2-BY	-BY RIDGE BEAM	3-3-201 3-3-14-	2 - 16d COMMON (39/ × 0 162") 3 - 3 * 2 0 131" NAILS 5 - 3" × 14 GAGE STAPLES	FACE NAIL			OH = OVER O = OPEN OSB + ONE	HANG TEO STRAND BOARD		,
a coult mate to Jost Overlooming	186 73 % 20.1357 AT 18° O.C. 3° x 0.0317 AN ANIS AT 10° O.C. 3° x 0.0317 A	TYPICAL PACE MAIL	R JOSTTO SANDJOS	8	3-160 CC 4-3 k 0 1	3-169 COMMON (3½° ± 0.162°)	FACE NAIL			PCF PL = PLATE PSF = POUN	HESSUME THE TATED = PLATE = POUNDS PER SQUARE FOOT	INCLUDING SAPET IF ALL FROMOM AND INCLUDING WORKMAN WORKING HOURS AND THAT THE CONTRACTOR SAND MOLD THE DIGITIES AND THAT THE CONTRACTOR SAND LOFFERD, INDEMNIY AND HOLD THE DIGITIES ROUND WITH A MOBIL LIBERTITY REAL OR ALLEGED IN THE CONNECTION WORK WORK ON THIS PROJECT EXCEPTING POR LIBERTITY.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 160 (35)* x 0 1351; x 1 161 0.C. 4 - 3" x 0,131* MAILS AT 16" 0.C. 4 - 3" x 14 GAGE STAPLES AT 16" 0.C.	BIOCED WALL PANELS	30 LEDGER STRIP		3.16d CC	3 - 184 COMMON (25' x 0 162') 4 - 3'x 0 131' NAILS	FATE MAL AT		EXIT = EXISTING EXT = EXTENOR FAU = FORCED AIR UNIT FIF = FINISHED FLOOR	S AND P = SHELL SA = SUPP SD = SMOR	= REFRIGERATOR = SHELF AND POLE = SUPPLY AIR = SANOKE DETECTOR = SIMI AR		
7 TOP PLATE TO STUD	2 - 166 COMMON (3)/* x 0.162") 5 - 3 - x 0.131 NALS 5 - 14 CAGE STAPLES	END NAIL	31 WOOD STRUCTURAL PAN PARTICLEBOARD SUBFLO WALL SHEATHING (TO FR	I PANELS AND JBFLOOR ROOF AND TO FRAMING)	½- AND LESS '%; TO ½-	ESS 864 22%, x 0.113* NAIL 125* NAIL	, val.		FINE FINISH FLUOR FLUORESCENT GA GAGG GI = GACIAN FALL GGI = GACIAN FALL	STL = STEEL SUB = SUBS TEMP = TEMP TOC = TOP O	STEEL SUBSTITUTE = TOP OF CONCJETE TOP OF FOOTWG		
8. STUD TO SOUR PARTS	* *84 COMMON (2)'s k 0,1317 3 *3" 10 GAGE STAP, ES 2 * *64 COMMON (3)'s k 0,1827	TOENNA	NOON BOOK BUT IDING	COLLEGIO	7, TO 1-7/1 TO 1/2-1/2-1		AAI.		INTERRUPTER GIZ = GLAZING GOP = CYPSUM BOARD HE = HIGH EFFICIENCY HB = HOSE BIB	TYP = TYPIC UNO = UNLE W/H = WATE WP = WEAT	= TYPICAL - UNLESS NOTED OTHERWISE - WATER HEATER = WELDED WIRPMESH = WELDED WIRPMESH	WHERE DECKREDANCHES OCCUR BETWEEN FLAMS, DETAILS, CENERA, NOTES AND SPECIFICATIONS. THE AGES STRINGENT PROBINGHEMENTS CANAL, LOOPERA, DETAILS, WINGER WAS TAKE PRECEDENCE OFFICE OFFICE AGES AND THORSE AND TYPICAL DETAILS. WINGER WAS DESCRIBED AS AGES SOWN, CONSTRUCTION SHALL CONFORM TO	
	2 - 0 - 40 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	END NAIL	SUBFLOOR-UNDERL	SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	X AND LESS X TO 1" 1½" TO 1%"	ESS 64 84 84 10c'OR 84		1"	SYMBOLS			SIMILAN WORK ELESTMINED ON THE PROJECT. PROFESTIONS PROJECT PREDAUTIONS SHALL BE TAKEN AT ALL TIMES TO PROTECT PROCECULAR AND PET SESTAM TRAFFIC FROM ANY DAMAGE OR INJURY WHICH MAY	
9 DOUBLE STUDS	156 (3½" x 0.135") AT 24" O C 3" x 0.131" NAILS AT 6" O C	FACE NAIL	32 PANEL SIDING (TO FRAMING)	RAMING)	% OR LESS	SS 8d 8d 8d NO 11 GAGE RENDFINGS	A	Π	CONTINUOUS MEMBER	61.0	- DETAIL NUMBER - SHEET NUMBER		
10 DOUBLE TOP PLATES	16d (3l)* x 0 135") AT 16 O.C. 3" x 0 131" NAUS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE WAY.	33. PAGNOSAND DEAT	THE	. 2	6d COMMON NAIL (2" x 0.113") NO 16 GAGE STAPLE NO 11 GAGE RODFING NAIL 8d COMMON NAIL (25" x 0.113")	1137] IAIL 3.1135)		SHEARWALLS	SHEARWALL SYMBOL (SEE SCHEDULE)	HEDOLE)	SITE CONDITIONS THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIME-SIONS, LEVELS AND MATERIALS AND NOTIFY THE ENGINEER OF ANY EISCREPANDES.	
DOUBLE TOP PLATES	B - 160 COMMON (3½*± 0 182*) 12 - 3*	v. skin	Se avisacie Panétino		72	NO. 16 GAGE STAPLE'			10' SHEARWALL TYPE	YPE ENGTH		STRUCTURAL FLOCA MEMBERS SYALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION RSIZE 8 DRILLING AND NOTHING OF STUDS SHALL BE IN ACCORDANCE WITH RB02 B	
11 BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 84 CDMMON (ZK) - x 0 1317) 3 - 3 x 0 131 MAILS AT 6 " 0 C 7 ILLOUGE 117 LEE AT 6 0 C	TOENAIL	FOR SI, 1 INCH = 25 4MM B. CDMOO BOX MAR B. NAM EPICED AT MICH	NCHES ON CHATER AT	E USED DOCIPY EDGEL 12 INDIA	OR PROMYTED TO BE USED DICEPT WHEN CHARMIE STATED. PASS NOT STEET AT THESE IS TO NOT BY THE THE PROPRIED STATED. AND	TA ENCEPT & INCHES AT PANEL AND PARTICLES	OARD	z-(STRUCKAL PROCEMEMBERS SHALL NOT BE CUT, BORED, DR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION RB02.7.	
12 RIM JOIST TO TOP PLATE	86 (25" x 0.13)") AT 6" O C 5" x 0.13)" NALIS AT 6" O C 3" 14 GAGE STAPLES AT 6" O C	TOENAIL	BOX OR CASING C COMMON OR DEFORMED COMMON (64 - 2" = 0.113")	HANK D	1137; 8d - 2 ½' x 0 'd - 3' x 0 148")	COG 125% KAS KTG WALL BRATHMON 86-2 2/1×0 131* 105-3* x 0 148*) 1×0 148*)	AND PERMETTED TO BE A	OMMON	NORTH ARROW	3		4	1 -
13 TOP PLATES, LAPS, AND INTERSECTIONS	2 - 16d DOMMON (3½° ± 0.162°) 9 - 3° ± 0.13° FARLS 3° 14 DAGE STAPLES	FACE NAT	OEFORMED DEADS (66-27- CORPOSIDE SPACED 1985 WHEN LEED AS ITRUCTU	ONG N	ATEXTERED EN	ANGESTET OF STATEMENT OF CARROLLES OF STATEMENT OF CARROLLES AND STATEMENT	PF-SC-ZS-AB-1727 NA R-AT-MTR-MCGMTC-GU HE-EDGES-AND-12 INCH		(2) —— FOOTING SYMBOL	BOL		SEE ARCH DUELOWIS TO THE ACCULTAGE WASHESTS.	2
14 CONTINUOUS HEADER, TWO PIECES	100 COMMON COST & COTATO	10' O C. ALONG EDGE		DOFIN	TH X -INCH-DIA	METER HEAD AND 1%-NCH LEN	GTH FOR X-INCH SHEAT	SOL	MALENIAL PROFENILE NORETE:	THE SPECIFICATIO	NS FOR STRUCTURAL	RISE CATEGORY = RICE FOAD LOAC = 15 PSF RCCF LURCLOAC = 20 PSF	= u
15 GELMG JOSTS TO PLATE	3 - 84 COMMON (2%; x 0 (3)*) 5 - 1° x 0 (11)* NALS*	FACE NAIL	CASING (1% x 0 080° SUPPORTS) OR FINISH (1)5" K 0 074	PCH INTERNITY 1. LINESS OTH 7) NAILS SPACE	EXPANDED AND A TOTAL CONTRIBUTION OF A CONTRIBUT	CHES (20 INCHES IF STR	TENGTH 2	CONGRETE RETENSIVE SHALL BE 2500 PSIAT 28 DAYS 2) CONGRETE ESTENSIVE SHALL BE 2500 PSIAT 28 DAYS 3) CONCRETE SHALL HAVE A MAXIMAN AGGREGATE SIZE = ½; CONGRETE 3) CONCRETE SHALL HAVED, PLACED, AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE TO CURRENT EDITION CONCRETE AND ASSET AND CLIRED IN ACCORDANCE CONCRETE AND ASSET AND CLIRED IN ACCORDANCE CONCRETE AND ASSET AND CLIRED IN ACCORDANCE CONCRETE AND	00 PSIAT 28 DAYS A AGGREGATE SIZE ED IN ACCORDANCE	: TO CURRENT EDITION	AU F SEC WIND SPEED = 9 NO EXPOSURE ≈	L ED
16 CONTINUOUS MEADER TO STUD	4 - 8d COMMON (25' × 0.131")	TOEMAL	A PANEL SUPPORTS AT INTERMEDIATE SUPP FOR ROOF SHEATHIN	NT 24 INCHES CASING C PORTS NG APPLICATIONS 84 N	R FINISH NAILS. AILS (2½ × 0,113	SPACED 6 INCHES ON-PANEL E	JGES, 12 INCHES AT 1 FOR WOOD STRUCTUR	TW.	CONCRETE MIX DESIGNS (INCLUDING PATIOS, AND OTHER CRITERIA) SHALL CONTRETE AND OTHER CRITERIA) SHALL CONTRETE AS 25 1 DAY	S AIR CONTENT, WA	E REQUIREMENTS SET	GROUND SNDW LCAD = 0 PSF SE SMIC MPORT=NDE FACTOR = 1.0	L O
17 CELLING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2208 JO 4.1, TABLE 2308 JD 4.1)	3 - 160 COMMON (35" x 0 162") M NIMLIM TABLE 2308 - 104 1 1 4 - 37 x 0 131 NAILS 4 - 37 x 0 131 NAILS 4 - 37 4 GAGE STAPLES	MACENAN		VE A MINIMUM CROWN ' NG APPLICATIONS, FAS	MOTH OF X _u INC TENERS SPACE(PANELS STAPLES STALL HAVE A MINIMUM CROWN WORTHOF AL INCH. COST ROCK SHEWING A PAULACIONS. PARTIERES SHEWES AT WID MINIMUM. BUTCHES IN ROCKES BRICORA AND WALL. SETTAMES ALL ACTORS OF CHIEF AT EDITES SHEWES AT WID MINIMUM. BUTCHES FOR SHEWING SHEWING SHEWING SHEWING SHOWN.	RES & INCHES AT INTERVI	WEDJATE S	FORTH IN ACID FABLE 1932. BAR CLASSES DEFUND IN ACID 18 TABLE ADMITTABL IN ALL EXTERIOR CONC HOT WEATHER CONCRETING WHEN WOULD MIPAR THE QUALITY AND ST	PET ON EATHER CO	NTRAINING NDITIONS EXIST THAT	LATERAL FORCE RESISTING SYSTEM = LIGHT-FRAME (WOOD) WALLE STEATHED WITH JADOUS SHUDUTURAL PANELS RATED FOR SHEAR RESISTANCE RESISTANCE CANADIC FACTOR R = 6.5 COMPANDE REMARK R = 6.5	in in
18 CELLING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308 10.4.1, TABLE 2308 10.4.1)	3 - 164 CONMON (3% × 0.162°) M NIMUM, TABLE 2208 10,4 1	FACE NAIL		PASTANIO MO INDES DA CONTERAT DOES GAICHES AT INTER PASTANES THE HES AT INCES THE HES	AT EDIES & WATER	EHES AT INTERNATION TO SUMM	A15	NG.	DELIVERY TIME OF READY MIX GONG MATERALS OR ADD RETARDER TO E RETEMPERING WITH WATER IS NOT	RETE LOWER THE ENSURE THAT THE ALLOWED COMPLY	TEMPERATURE OF CONCRETE IS PLASTIC WITH ACI 305R	OVER-STREAMON - ACTOR ONEGA - 2. DELECTION AMPLIFICATION FACTOR CD - 0.2M CO.	yas
(SEE SECTION 238 10.4 II TABLE 2308 10.4.1)	3 - 84 CCAMMON (34)" = 0.131") 3 - 3" ± 0.131"NAU(S 3 - 3" 14 GAGE STAPLES	TOENAIL	SHEAR UNIT SH	SHEATHING NAIL IN	TYPICAL TYPICAL	STUD SIZE	AATE*	TIT	REAL CONTROL SHALL CONTROL OF SHALL CONT	SMALLER LARGER BE IN ACCORDANC	E WITH ACL CHAPTER	SEISHIC PARAMETERS VALUE SEISHIC DASS Seish Calegoy, SOC	w nw
20 1-DIAGONAL BRACE TO EACH STUD AND PLATE	2 - Bd COMMON (2)5' x 0 131') 2 - 3' x 0 131' NALS	FACE NAIL	_	THICKNESS SIZE N.	ALLING NALLING	AT EDGES	PLATE A35 1PH	7	8) REJUCTION WANTING THE STRUCTURE WHICE DE DIE STRUCTURE L'AND BEAMSTREE BY AND BEAMSTREE STRUCTURE L'AND BEAMSTREE DON'T STRUCTURE L'AND BEAMSTREE BY STRUCTURE B	WELDED OR WELDE 1 THE STRUCTURAL E DEFORMED AND S S ONLY SONLY	D IN ANY MANNER PLANS. HALL CONFORM TO NO BEAMS SHALL BE		t Nee
21 1"x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (255" x 0,131")	FACE NAIL	350 E 602 W	¥ cox	47 12*	% ØAT	7 2k t#*0.0	18" O.C.	CONTINUOUS AROUND CORNERS OF SAME SIZE AND SPACING AS THE HO DISABLETED COMMINING	RIZONTAL BARS AN	JER) BARS OF THE	Adjuster 1-Scooning 20 (oil special inspirato accessories) Smit 2 25 Smith great designs insertina force for the control of 1.0 Tablescent designs that the accessories of 1.0 Tablescent designs accessories of 1.0 Tablescen	27.0
22 WIDER THAN 1" » B" SHEATHING TO EACH BEARING	3 - 8d COMMON (2)5" A 0,131")	FACE NAM.	490 E 770 W	½°cDx 8d	. L	đ	3x 14 0 C.	12.0	DIAMETERS (24" MANAMAN) 13) AN ANNERS (24" MANAMAN) 13) AN AN ANNERS (24" MANAMAN) 14) AN AN ANNERS (24" MANAMAN) 15) AN AN ANNERS (24" MANAMAN) 16) AN ANNERS (24" MANAMAN) 17) AN ANNERS (24" MANAMAN) 18) AN ANNERS (24" MANAMAN) 18) AN ANNERS (24" MANAMAN) 19) AN ANNE	AT VALLED ANCHOR	S AND/OR REBAR INTO	SHEET	1
23 BULT UP CORNER STUDS	16d COMMON (35° % 0.162°) 3 × 0.131° NA/LS	24" O C 16" O C 16" O C	SHEAR WALL NOTES:	7-cox 84	2° 12"	3x % ØAT 16°0°.	T 3x 8-0.C.	8" O.C.	WOOD IN ALL LABORT BALL BY ODDITING WHITH THE CHANCE MANK AND STAMP OF STAMP OF THE CHANCE OF THE	MEN THE GRADE M THAT THE SPECIES. I WORMLENCENTS	VICK AND STAMP OF VODS IP-WLL RE	SQC = GENERAL MOTES S1C = FOUNCHTON PLAN / ROOF FRAMING PLAN D1C = TYPICAL DETAILS D2C = TYPICAL DETAILS	
	284 CDMMON (4" x 0 1921) AT 32" O.C. 3" x 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL AT TOP AND BOTTOM STACGERED ON DPPOSITE SIDES	SHALL BE 5" O.C.	CHOOSE ONE OF THE	FOR CHANGE HE FILTER THE TWO TOP PLATE	 Alta, INETER TO CARLE & A CHE POSTAGE POLI OTHER REQUISIONATES. ALTA, INETER TO CARLE A CHE POLITION OF RECURSIONATE TO A MUNICIPAL OF PRINCIPAL STATE LEGGES. CONTRACTOR MAY CHAOGREGUE FOR PRINCIPAL POLITIC CONNECTIONS. 	SPACING AT PANEL ED	SES	5) ALL ANY LIMBER (C. OR LINGS) (b) ALL ANY LIMBER (C. OR SETT ODUGLAS FIRE LARCH NO 108 BETT	R BELANS AND STRI EH R POSTS AND TIMB TER	NGERS) SHALL BE ERS) SHALL BE	SPECIAL INSPECTION AND TESTING	_
24 BUIL (JUP GIRUBEK AND BEAMS)	2 - 20d COMMON (4" # 0 1927) 3 - 3" r 0.131" NALS	PACENAL AT BIOS AND AT BACH SPLICE	4) AT WALLS WHICH I CONNECTOR FOR . 5) ALC ON IC. TA. A.	BEAR TRUSSES, SIMPS, SHEAR TRANSFER TO BE SIMOTO FOR	DN'S HI CLIP MA BHEAN WALL SO MAI BEANCH	NY BE USED IN PLACE OF ONE A	SS OR LTP4 TOP PLATE ERS SHALL EXTEND TO	WITHIN	12) ALL STRUCTURAL GLUJAMINATED E DOUGLAS FIRJARCH WI ALLOWABLI AS LISTED IN THE LATEST EDITION (B) COORDINATE WI ARCHITECTURAL D	SEAMS AND GIRDER E STRESSES CORRU DF THE NDS CODE.	S SHALL BE OF ESPONDING TO 24F-VE SH OF THE SURFACE	THE FOLLOWING TRAKE SHALL BE INSPECTED. SPECIAL INSPECTION SHALL CONTINUED SHALL SHALL SHALL SHALL BE SHALL BE SHALL BE WESTER.	
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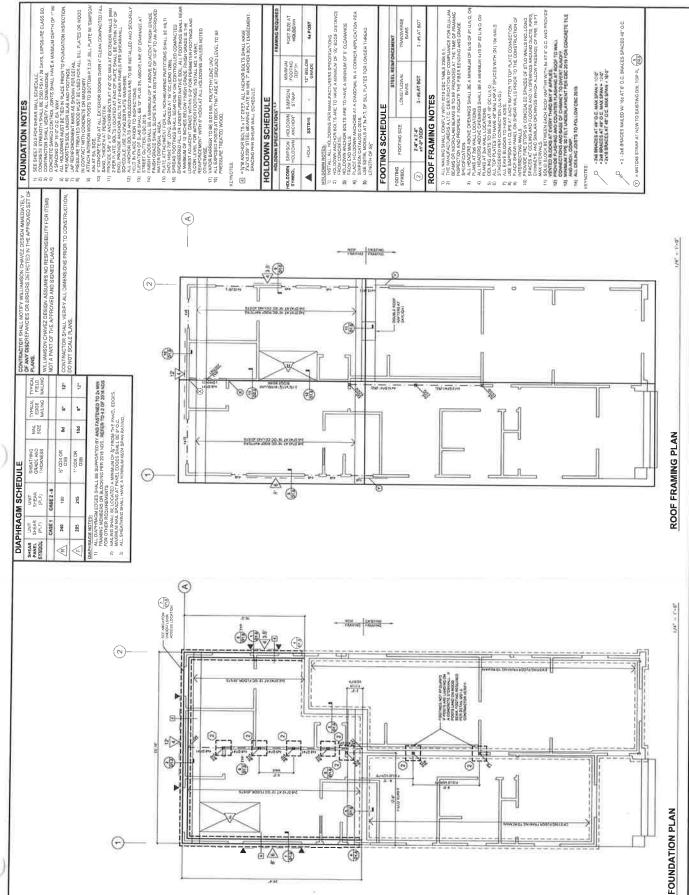
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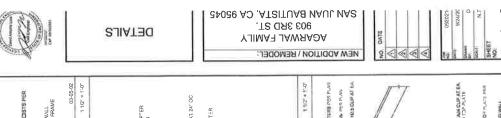
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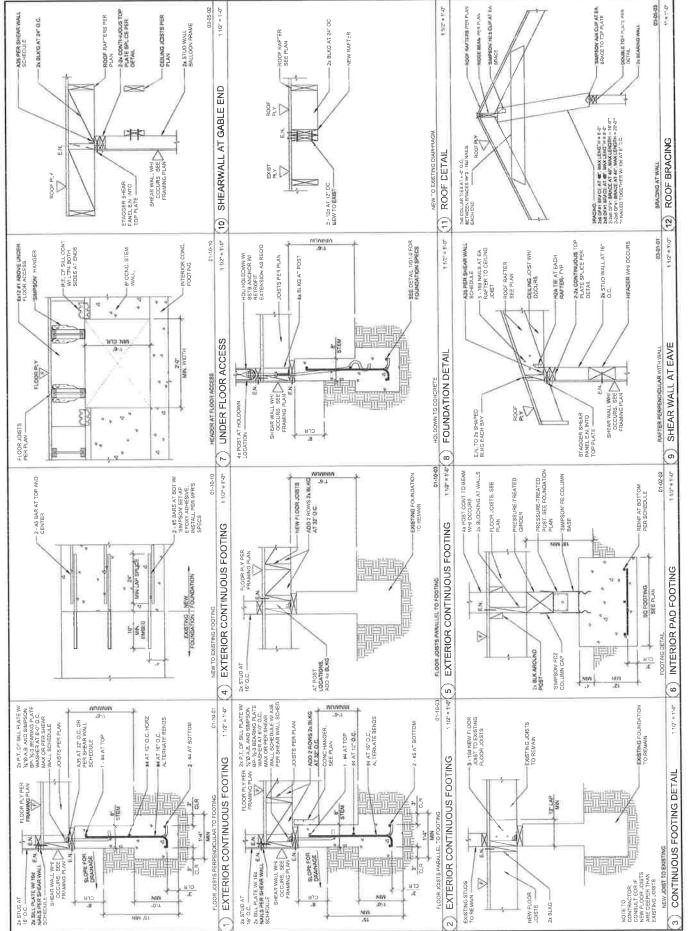
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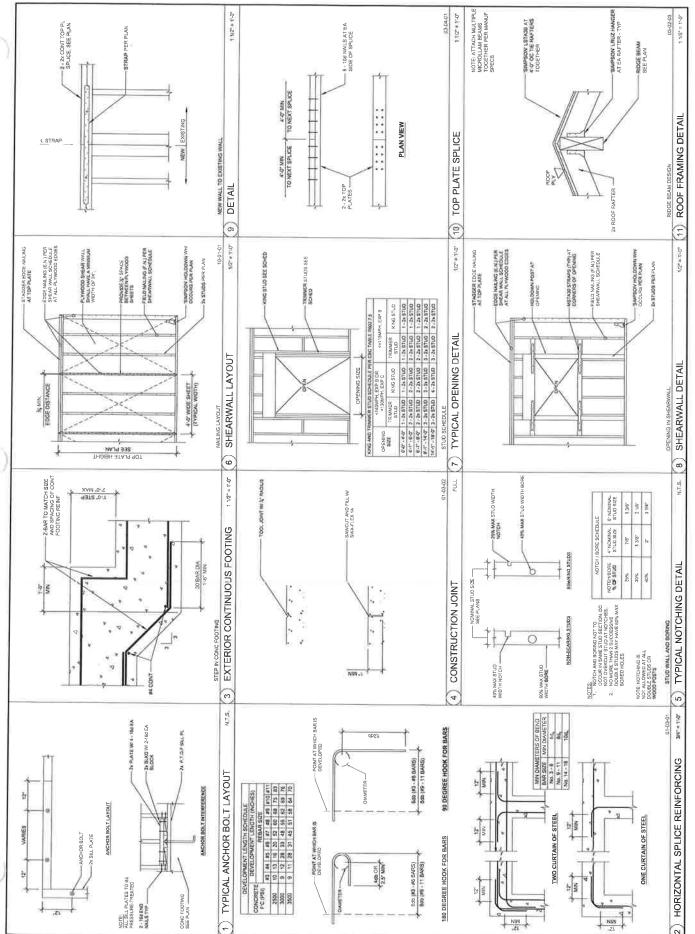
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AGARWAL 903 3RD STREET, SAN JUAN BAUTISTA EXTERIOR COLORS & MATERIALS

BODY/SIDING

Benjamin Moore- Cheyenne Green



FRONT DOOR

Benjamin Moore- Earth Brown



ROOF

Tesla Tiles



TRIM

Benjamin Moore- Lenox Tan

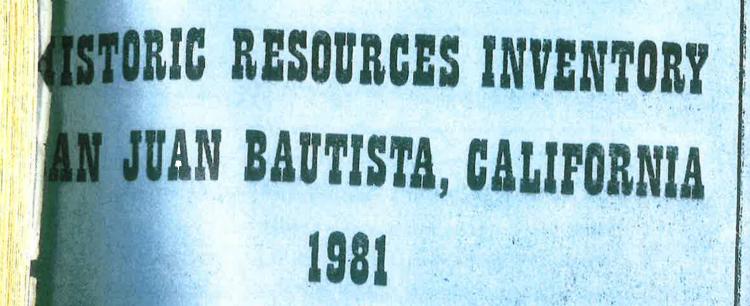


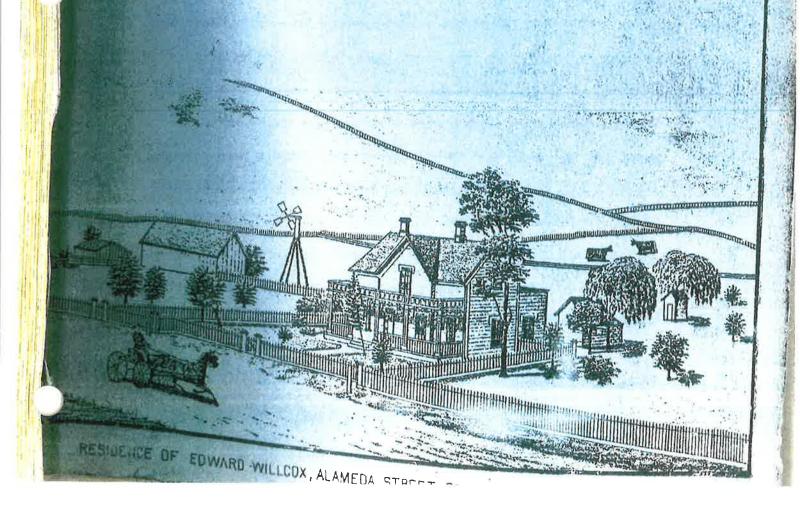
WINDOW SASH

Benjamin Moore- White Dove

Exterior Lighting - Evergreen Arroyo Craftsman







Queen Anne 1895-1906

The two examples of the Queen Anne style of architecture in San Juan Bautista probably derive from pattern books. They display an exuberance and delight in the use of a variety of forms found nowhere else in the community. The style originated in England and found great popularity in the United States as a vehicle for the expression of a widely increased building technology, primarily in the area of woodworking. Their form is highly eclectic with asymmetric lines and multi-gabled roof lines. Shingles in a variety of shapes, horizontal boards, and carved, decorative wood panels appear on a single elevation, creating rich surface textures.

Classic Box 1880's-1910

Sometimes called the square cottage because of their low squat appearance from the street, these small, simple, rectangular rural workingman's houses appear in country towns throughout northern California. They were a proto-type of the bungalow, but their apparent mass and formal expression, usually with a small dormer centered in the hipped-roof of the street elevation, tie them more closely with their Victorian predecessors. Detail is the only decorative expression associated with the mode. Be it classical or colonial it is generally found in window and porch treatment. There are a variety of these forms in San Juan Bautista.

Bungalcw 1900-1930

According to professor Harold Kirker in his California's

Architectural Frontier, "the bungalow was an unconscious synthesis of the entire course of domestic architecture in California in the 19th century." It was designed for modern living in a moderate climate where indoors and outdoors were one. Its most attractive feature was its affordability to the average workingman. Bungalows were the product of the pattern book and the proper style for the sunny climate of San Juan Bautista, with the advent of its new industrial base, a cement plant. With their informal plan, open porches and patios, it was a builder's house that offered comfortable living at popular prices. Small and exclusively one story in San Juan Bautista, the style can be easily identified by its broad, gently sloping gabled roof lines with the gables generally turned toward the street. The large gable roof is usually accented with a smaller gable over the front porch supported by heavy piers in a variety of forms. San Juan Bautista's bungalows generally come in groups of two to five, being the first expression of a residential subdivision in the community. Stucco is the predominant surface treatment, although wood treatments in the form of vertical board and batten and horizontal siding can also be found.

Mediterranean Revival 1920-1940

This category for San Juan Bautista must include the Mission Revival, Spanish Revival et al., as there are not examples enough of one style or the other to suggest a fixed pattern. It is ironic that a town whose mission was one of the key sources of the popularization of the Mission Revival movement would lack an extensive collection of these buildings. However, the Mission Revival style was much more

GLOSSARY OF ARCHITECTURAL TERMS

This glossary is a basic guide to the architectural terms descriptive of earlier buildings in San Juan Bautista.

- ADOBE A sun-dried, unburned brick of earth (generally clay) and straw; a structure made with such bricks.
- BALLOON FRAME A timber-frame construction having up-rights (called studs) that extend in one piece from foundation line to the roof with horizontal members (joists) nailed to them.
- BALUSTER A post or upright support for a handrail.
- BALUSTRADE A row of balusters supporting a handrail.
- BAY WINDOW A window which projects from the envelope or mass of a building, permitting more illumination of the interior. A "slanted" bay has angled sides and flattened top and bottom, meeting at the vertical front section, while a "squared" bay has sides at right angles to the building and vertical front section.
- BOARD & BATTEN Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.
- BRACKET A supporting member for a projecting floor or shelf (often it was used decoratively rather than structurally), based on a 90 degree angle shape.
- BUNGALOW Generally small one-story houses which have broad, gently sloping gabled roofs with gables usually turned toward the street. A common type has a large gable covering the main portion of the house with a smaller gable over the front porch which is typically supported by heavy piers. Structural elements such as rafters and purlins are often expressed, and wood, stucco or brick are used as exterior finishes.
- CAPITAL The carved top of a column.
- CLAIMING In rural or isolated sites, buildings may dominate the natural landscape. These man-made structures seem to have the power to claim as their own a part of the land around them.
- CLAPBCARD Horizontal, overlapping siding (originally of cleft oak in Nev England), that is thin on one edge and thick on the other, for weatherproof, exterior wall surfaces.

MASTER LIST OF HISTORIC RESOURCES

	1	·		1	-
Serial No.	THIRD STREET Cont'd	Historic or Common Name and Building Type	Architectural Style	Date	Z
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60-C	609	Dena Burke House	Vernacular	1870	R
61-C	700	E.A. Reynolds House	Victorian	1000	
		Lorro Neyrigida ilduse	Vernacular	1880	R-
62-C	704	Dwelling	Vernacular Classic Box	1900	R-
63-C	707	Archibald House	Bungalow	1920	R-
64-C	708	Zecher House	Victorian Vernacular	1880	R.
		Secret House	Vernacular	1000	
65-C	801	Zangari House	Vernacular Classic Box	1905	R-
66-L	900	Luck Service Station		1919	C
67-C	903	Dwelling	Bungalow	1920	C



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



September 2006



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

501 Third Street

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

104 The Alameda 322 Third Street

Identification of New Historic Districts

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

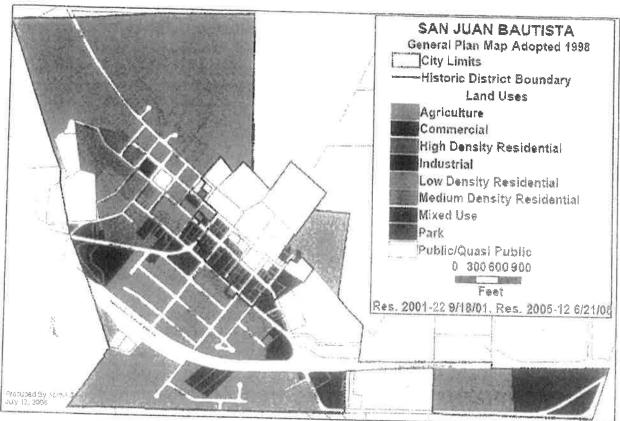


Figure 6: City of San Juan General Plan Map of Historic Boundaries

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

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

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

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

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

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

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

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



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



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

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

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

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

August 6, 2022

Mr. Rich Holdaway Holdaway Construction, Inc. 370 Paul Dr. Hollister, CA. 95023

RE: Renovation of 903 Third Street, San Juan Bautista, CA. APN: 002-290-048

Dear Mr. Holdaway:

In response to your recent request, I have completed a review of the renovation in progress of the house located at 903 Third Street in San Juan Bautista based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. I have included a summary of the building's historical status, recommendations for the preservation of character-defining features, and guidance regarding the compatibility of the proposed addition.

My qualifications and experience to perform such a review span the past 42 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, I joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, I consulted on preservation projects throughout California and the western United States. In 1981 I was hired by Monterey County as County Historian and served in that capacity for 36 years. I staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. I was responsible for the adequacy of historical reports for the purposes of CEQA and am well versed in the criteria for the California and National Registers. More recently, I was employed by the National Trust for Historic Preservation as Historian for the Cooper Molera Adobe in Monterey. I am currently a consulting historian for the City of Carmel and Chair of the Historic Resources Board for the City of Salinas. I am a qualified Historian and Architectural Historian under the Secretary of Interior's Professional Qualifications Standards (36 CFR Part 61).

HISTORICAL BACKGROUND

The residence at 903 Third Street was first surveyed in 1980¹. At the time it was determined to be "a good example of vernacular housing with bungalow detailing." Harvey Nyland, a three term Sheriff of San Benito County, is listed as the owner however 903 Third Street was not his residence.

¹ Machado, Michael. Survey Record for 903 Third Street, San Juan Bautista. May 1980.

In 2006 the property was again surveyed as part of the *Updated Historic Context and Citywide Inventory of Architectural Resources within the City of San Juan Bautista*.² Unfortunately, the DPR523A and L forms filled out for the residence did not record the correct property and in fact described 903 First Street and included a photo of 903 First Street. The property was assigned the Status Code of 7R³ while the form for 903 First Street was assigned 5D3⁴.

The District in question was identified as part of the Galvan study and is known as the Concrete Bungalows Historic District. It has not yet been formally designated as a historic district. This district is thematic and not geographically contiguous. Eighteen bungalows were identified as contributing properties to the District due to their Craftsman style architecture and the use of regional building materials. The residence at 903 Third Street was not included as a contributing property within the District. The character defining features of the contributing bungalows were described in the DPR523D⁵ form as follows:

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

PROPERTY DESCRIPTION

The house at 903 Third Street is rectangular in plan with a low-pitched front gabled roof with wide overhanging eaves and exposed rafters. Triangular wood elbow brackets are located at the front and back gables. Vertical wood slatted vents are located at the peaks of the front and back gables. A partial width front porch is framed by one battered pier and one battered engaged pier. A third battered engaged pier is located on the right side of the façade. The front door is inset to the right of the front porch. Two fixed front windows are located on the front elevation. Both retain their original wide window surrounds, but the windows are not original. The original windows were described in 1981 as 4 over 1 fixed windows. Some of the other windows in the house are new as well, but some of the 1 over1 wood sash, described in 1981, are still extant.

² Galvan Preservation Associates Inc. *Updated Historic Context and Citywide Inventory of Architectural Resources within the City of San Juan Bautista*. September 2006.

³ Identified in Reconnaissance Level Survey: Not Evaluated.

⁴ Appears to be a contributor to a district that appears eligible for local listing or designated through survey evaluation.

⁵ Horak, Katie. DPR523D Form for the Concrete Craftsman Bungalows District. August 24, 2006.

In 2022 construction started on a 628 square foot rear addition. During construction it was discovered that sections of the wood structural system which rested on the concrete foundation had deteriorated beyond repair. The original stucco exterior wall cladding started to peel away from the building. In addition, the front porch fell in and the original concrete stairs to the porch were destroyed.



Figure 1: 903 Third Street prior to construction



Figure 2: Current photo of 903 Third Street



Figure 3: Evidence of foundation deterioration

RETENTION AND REPAIR OF CHARACTER DEFINING FEATURES

The character defining features of 903 Third Street are similar to those identified for the eighteen bungalows that are contributors to the Concrete Bungalows Historic District. These include:

- Low-pitched gable roof with overhanging eaves and exposed rafters
- Slated gable vents and knee brackets
- Battered porch piers
- Partial-width porch
- Original double-hung, 1 over 1 wood sash
- Stucco siding (since removed)
- Poured concrete foundation
- Shallow concrete steps to front porch (since removed)

Most of the character defining features have been retained during construction however the front porch steps and stucco siding have been lost. The Secretary of the Interiors Standards and Guidelines for the Rehabilitation historic properties offers the following general advice:

"If the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced."

The bungalow located at 509 Second Street (which is included as a contributor to the District) is almost identical in design to 903 Third Street. The design of the Second Street steps can be used

as physical evidence to reproduce porch steps for 903 Third Street. Any of the eighteen District contributors can provide the physical evidence for the replacement of the exterior stucco finish for 903 Third Street. Preservation Brief 22⁶ advises:

"When stucco no longer exists on a building there is more flexibility in choosing a suitable mix for the replacement. Since compatibility of old and new stucco will not be an issue, the most important factors to consider are durability, color, texture, and finish. Depending on the construction and substrate of the building, in some instances it may be acceptable to use a relatively strong cement-based stucco mortar. This is certainly true for many late-nineteenth and early twentieth century buildings."

With regard to the stucco finish for the addition, it is not necessary to differentiate the old from the new, since the entire exterior will have new stucco. It is recommended however, that these changes be recorded on a new DPR form for the property.

Sincerely,

Margaret (Meg) Clovis

Margaret C. Clovis

⁶ Preservation Brief 22. The Preservation and Repair of Historic Stucco. National Park Service. October 1990.

KENT L. SEAVEY

310 LIGHTHOUSE AVENUE PACIFIC GROVE, CALIFORNIA 93950 (831) 375-8739

August 16, 2022

Mr. Brian Fouchet Asst City Manager/C D Dir. P.O. Box 1420 San Juan Bautista, CA 95045

Dear Mr. Fouchet:

Thank you for the opportunity to comment on the report prepared by Meg Clovis on the renovation of the residential property at 903 Third Street in San Juan Bautista. I have provided a copy of my qualifications for such work with this letter.

The consultant's initial research, clarifying the early errors in identification of the appropriate street address for the subject property is indicative of her attention to detail in the assessment process. As was her cogent Historical Background, placing the property in its significant historic context, identifying the bungalow form as the first indigenous domestic architecture in California and the principal dwelling house form in San Juan Bautista after c. 1908. She also pointed out that the subject property had not been included as a contributor in the historically important Concrete Bungalows Historic District of San Juan Bautista.

Ms. Clovis also included excellent guidance for the retention & repair of the subject property, identifying an intact example of the projects form and finishes within the Bungalow District, as a possible model for needed repair of some lost detailing on the subject property. She cited National Park sources for referencing the same. In that regard, she did not indicate if the similar bungalow (509 Second St.), might also have had the 4/1 window types she noted as missing on the subject property, which would give the owners of 903 Third models to replace the existing non historic fenestration.

Her work on this project in my professional opinion, is clear, concise and complete as regards the tasks assigned, and thoroughly consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Respectfully Submitted,

Kidd. Saver

HISTORIC PRESERVATION MUSEUM INTERPRETATION

Kent L. Seavey HISTORIC PRESERVATION CONSULTANT

310 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950 Telephone: 831 375 873 9

E-mail: klseavey@sheglobal.net

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. De Young 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. Scavcy 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.

903 3rd Street, SJB, CA





509 2nd Street, SJB, CA





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

August 27, 2022

Mr. Rich Holdaway Holdaway Construction, Inc. 370 Paul Dr. Hollister, CA. 95023

RE: Renovation of Front Elevation Windows at 903 Third Street, San Juan Bautista, CA. APN: 002-290-048

Dear Mr. Holdaway:

In response to your recent request, I am providing guidance regarding the retention or replacement of the windows on the front elevation of the house located at 903 Third Street in San Juan Bautista based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The 1980 survey record¹ for the property described the two windows on the front elevation of the house as four over one fixed windows. As stated in my first report, these windows have since been altered and are now fixed, single pane windows. Per the Standards, the existing windows may be retained, despite their lack of historic character.² This would be the most cost-effective solution.

The National Park Service provides information with respect to window replacement when no historic windows are extant in several publications. The most relevant to this project are listed below:

- Interpreting the Standards Bulletin 23, Selecting New Windows to Replace Non-Historic Windows, October 2001
- Technical Preservation Services, Replacement Windows that Meet the Standards
- Technical Preservation Services, Replacement Windows Where No Historic Windows Remain, January 2002

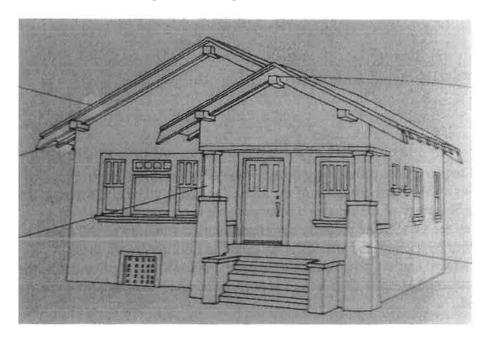
The latter article best summarizes the National Park Service's recommendations:

"Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing windows is not required to meet the Standards. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall character of the building."

¹ Machado, Michael. Survey Record for 903 Third Street, San Juan Bautista. May 1980.

² Interpreting the Standards Bulletin 23. Selecting New Windows to Replace Non-Historic Windows, October 2001.

The bungalow located at 509 Second Street, which is almost identical to 903 Third Street, does not have the window type described in the survey form for 903 Third Street. Rather, 509 Second Street has a porch window with a single, fixed pane and the living room window has paired, double hung windows. Since replacement windows do not have to replicate missing windows, this treatment could be used for 903 Third Street. Another alternative is to select an original window type from one of the other bungalows within the Historic District. The drawing of a bungalow below, from Virginia McAlester's *Field Guide to American Houses*, ³illustrates bungalow window types including the central, four over one window.



To summarize, the existing windows on the front elevation of 903 Third Street may be retained and still meet the Standards. This would be the most economical choice. If the windows are replaced, they should fit within the original window openings and be compatible with the Craftsman style of architecture. One of the eighteen contributing bungalows within the Concrete Bungalow Historic District could provide a model.

Please do not hesitate to contact me if you have any questions regarding this recommendation.

Sincerely,

Margaret (Meg) Clovis

³ McAlester, Virginia, A Field Guide to American Houses, New York, 2019.