

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 08001277

Date Listed: 1/9/2009

San Juan Bautista Third Street
Historic District
Property Name

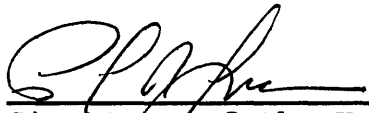
San Benito
County

CA
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

1/9/2009
Date of Action

=====

Amended Items in Nomination:

Classification:

The *Category of Property* is amended to read: *District*

Significance:

The correct area of significance under Criterion C is *Architecture*.

[This was omitted from the cover document, but adequately documented in the nomination narrative.]

Acreage:

The correct acreage for the property is: *approximately 3 acres*.

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

RECEIVED 2280

OMB No. 1024-0018

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

1277

NOV 26 2008
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Juan Bautista Third Street Historic District

other names/site number

2. Location

street & number Third Street between 406 Third Street and Franklin Street not for publication N/A

city or town San Juan Bautista vicinity N/A

state California code CA county San Benito code 069 zip code 95045

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

21 NOV 2008

STATE Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet.
determined eligible for the National Register
See continuation sheet.
determined not eligible for the National Register.
removed from the National Register
See continuation sheet.
other, explain
See continuation sheet.

Signature of the Keeper

Date of Action

[Handwritten Signature]

1/9/2009

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

	Contributing	Noncontributing	
	24	8	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	24	8	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

2

6. Function or Use

Historic Function

(Enter categories from instructions)

- COMMERCE/specialty store
- COMMERCE/financial institution
- COMMERCE/restaurant
- SOCIAL/meeting hall
- GOVERNMENT/courthouse
- COMMERCE/professional
- COMMERCE/warehouse

Current Functions

(Enter categories from instructions)

- COMMERCE/specialty store
- COMMERCE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

- Spanish Colonial (adobe construction), Western False Front, Monterey, Carpenter Italianate

Materials

(Enter categories from instructions)

- foundation BRICK, CONCRETE, WOOD
- walls WOOD, ADOBE, STONE: Sandstone, METAL: Tin, CERAMIC TILE, CONCRETE, BRICK, STUCCO
- roof ASPHALT, WOOD, CERAMIC TILE
- other GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

San Juan Bautista Third Street Historic District
Name of Property

San Benito County, California
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

COMMERCE

Periods of Significance

1849-1938

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

Architect/Builder

N/A

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

San Juan Bautista Historical Society, San Benito County Assessor, Monterey County Assessor

San Juan Bautista Third Street Historic District
Name of Property

San Benito County, California
County/State

10. Geographical Data

Acreage of Property 1.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 10 630540 E 4078440 N
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christeen Taniguchi and Sheila Prader

organization Galvin Preservation Associates Inc.

date May 30, 2008

street & number 1611 S. Pacific Coast Highway, suite 104

telephone 310-792-2690

city or town Redondo Beach

state CA

zip code 90277

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple Property Owners

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

DESCRIPTION

**National Register of Historic Places
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National Park Service**Section number 7Page 2San Juan Bautista Third Street Historic District
San Benito County, California**DESCRIPTION****Summary Paragraph**

The San Juan Bautista Third Street Historic District is the historic and commercial area for the rural town of San Juan Bautista. The San Juan Bautista Third Street Historic District consists of 26 contributing historic buildings constructed between 1834 and the 1930s. The District was laid in a northeast to southwest orientation like the rest of the community. The northwest end of this four block district is bordered by 406 Third Street and the southeast end is bounded by Franklin Street. The San Juan Bautista Mission, San Juan Bautista State Historical Park and single-family residences dating from the mid-nineteenth century to the early twentieth century surround this Historic District. The town itself is in turn bordered by a rural and agricultural cultural landscape. Development in the Historic District beyond the Spanish Mission era had its beginnings in the 1830s with Mexican adobe buildings. However, commercial development along Third Street did not begin until 1849 when San Juan Bautista was under American rule and first laid out in a grid. Commercial properties continued to develop along 3rd Street until the late 1930s when new commercial building ceased for a period of over twenty years. Third Street consists of commercial buildings with either one or two storefronts, most with side elevations that abut the adjacent buildings. Many are one-story in height, although there are also some two-story examples. The building styles include Spanish Colonial style adobe, Monterey Colonial and Carpenter Italianate. The most common style, however, is the Western False Front. There are also folk vernacular buildings with no defined architectural style. The predominant exterior building materials are wood and adobe. There are also four sandstone examples that were constructed between 1867 and 1871. The Historic District maintains good to excellent integrity. This is still a small downtown surrounded by farmland which has retained much of its historic buildings and the overall streetscape that were established by the late 1930s.

District Description

The San Juan Bautista Third Street Historic District is located along Third Street in the heart of the town of San Juan Bautista. This rural downtown area, along with the rest of San Juan Bautista, runs on a northeast to southwest orientation. The District is located directly southwest of the historic San Juan Bautista Mission and the San Juan Bautista State Historical Park, both of which face onto Second Street. The State Park is a National Historic Landmark, and consists of early nineteenth century commercial and residential buildings including a Plaza Hotel, Castro-Breen Adobe and Plaza Stables. The State Park buildings face onto an open plaza, and are directly adjacent to the Mission San Juan Bautista that was founded in 1797. The other sides of the Third Street Historic District are generally surrounded by single-family residences dating from the mid-nineteenth century to the early twentieth century.

The town of San Juan Bautista is surrounded by a pristine rural and agricultural cultural landscape. The nearest highway is California State Route 156 (SR-156), which is located 0.2 miles to the southeast of the Historic District. With a route originally established in 1909, SR-156 runs between U.S. Route 101 and the city of Hollister, with San Juan Bautista in between. Two of the major entrances into town spur from SR-156, including "The Alameda," which runs northwest from SR-156, and then turns into Third Street at Franklin Street, transitioning into the San Juan Bautista Third Street Historic District. The second entry from SR-156 is located on the northern end of town and becomes Muckelemi Street, which runs southeast and connects to the northern end of the District at Third Street. The City of Hollister, which is the county seat, is located about eight miles to the east of San Juan Bautista.

The earliest buildings in the District are made of adobe and were constructed during the Mexican era of the town. However, commercial development along Third Street did not begin until 1849 when San Juan Bautista was under American rule and first laid out in the current street grid. The development then continued until before World War II, with the last building constructed in 1938. The street consists of commercial buildings with either one or two storefronts, most with side elevations that abut the adjacent buildings. Many are one-story in height, although there are some two-story examples. Some of the second story spaces are occupied as apartments, although at

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least one, the Bluebird Hotel, was historically used as a hotel. There is also one single-family residence located at the rear of the 306 Third Street property. There are some historically vacant lots located throughout the District. The street consists of a two-lane asphalt road that was paved for the first time in the circa 1920s. All of the sidewalk areas are made of concrete, most of which date to the 1910s when there was a cement plant operating at the mouth of the San Juan Canyon. There are iron horse ties imbedded into them. Both the streets and sidewalks were originally not paved. There are also circa 1930s single metal lamp posts lining the sidewalk that were refurbished and reinstalled in 2008. A few public benches are located adjacent to some of the storefronts through out the District.

The Third Street Historic District consists of 26 contributing historic buildings constructed between 1834 and the 1938. Two of these buildings, 103 Third Street (Casa de Anza Adobe) and 31 Polk Street (Rozas House) were previously listed on the National Register. The Casa de Anza Adobe is also a National Historic Landmark. The building styles include Spanish Colonial style adobe, Monterey Colonial and Carpenter Italianate. The most common style, however, is the Western False Front. There are also other folk vernacular buildings with no defined architectural style. The most notable of these is the Rozas House located at 31 Polk Street, which is an early example of a wood frame residence, constructed soon after San Juan Bautista came under American rule.

Architectural Styles Represented in the District

The **Spanish Colonial** style was popular in the southern American states that were once under the control of the Spanish government, including California, New Mexico, Arizona and Texas. This style was most common between 1600 and 1840 for buildings associated with missions, pueblos and ranchos during Spanish and later Mexican occupation in California. Adobe was a very common building material in California during the nineteenth century because it was the most readily available material and it was inexpensive.

There are two examples of this architectural style within the San Juan Bautista Third Street Historic District. They are both located at the southeast end of Third Street, between Franklin and Washington Streets. These are two of the oldest buildings along Third Street; one of the buildings, 103 Third Street, was constructed during the Mexican era. The Spanish Colonial style adobe buildings are primarily characterized by their sun dried adobe brick thick exterior walls clad with smooth plaster. The thickness helped to insulate the house, keeping it cool during summers and warm during winters. Adobe walls are traditionally covered with a whitewashed lime plaster coating to protect them from weathering. These buildings are one-story, and have simple rectangular architectural plans, generally with a single open room inside. The examples along Third Street have moderately pitched side gabled roofs, clad in either wood shingles or Spanish clay tiles. The front porch is characterized by an extended secondary shed roof supported by simple rectangular posts.

The **Monterey** style was introduced by Boston merchant Thomas O. Larkin, who brought it to Monterey, California, in the 1830s. This style combined the look of the New England Colonial of the American northeast with the Spanish Colonial of the southwest, in some cases using adobe construction while in other cases wood frame. It was an appropriate style during a transitional era in California from Mexican to American rule.

There are three examples of the Monterey style along Third Street. They are all located on the southwest side of the street near the intersection of Third and Washington Streets. This architectural style is most characterized by its two-story construction, with a wood balcony at the second floor level. The structural system is either wood framed or adobe. The exterior can be clad with horizontal wood boards. The buildings are each covered by a moderately pitched side gable roof clad with wood shingles, and there are brackets located within the eaves. The original design consists of a few narrow doors at the façade, flanked by shutters, which can be seen at 107-109 Third Street.

Western False Front is the most common style along Third Street, and is typically associated with construction in the American western town. It has the wood frame construction associated with the United States, in contrast to adobe used by the Spanish and Mexicans. The generally modest and single wall construction of these buildings

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made them popular in remote areas like San Juan Bautista throughout the nineteenth century and into the twentieth, where building materials, and skilled architects and builders were scarce.

This wood frame building is characterized by its long rectangular plan. The moderately pitched front gabled roof is often obscured, or at least partially obscured, by a wooden false parapet, which was often used to paint on signage. Sometimes the parapet would have a coping and brackets. The exterior is generally clad with horizontal wood boards, although there are stucco and brick variations in San Juan Bautista. The entrance is either recessed, or located flush at street level with an open shed roof porch with modest wood rectangular porch supports.

Carpenter Italianate is perhaps the most high style architectural style in San Juan Bautista. Italianate had its origins in England with the Picturesque movement, taking inspiration from Italian Renaissance villas. It began to be seen in the United States in the late 1830s, becoming very popular by the 1860s, particularly for residences. The style began having an impact in California during the 1860s and 1870s, especially in the northern part of the state. The City of San Francisco remains a rich resource for this architectural style. Carpenter Italianate is a more modest and vernacular variation of the pure Italianate style. These buildings, such as those in San Juan Bautista, were generally not architect designed, but instead were simply constructed by carpenters or builders.

The style did not take on in San Juan Bautista. The most significant is the Texas Lodge on Second Street. There are, however, two commercial examples of the Carpenter Italianate within the San Juan Bautista Third Street Historic District boundaries. The one at 400 Third Street was originally constructed as the San Juan School. These Italianate buildings are characterized by their wood-framed construction, and are often clad with horizontal wood boards. The corners may have quoins, and the roofline (either flat or front gabled) is decorated with such features as a cornice, brackets or pendants. The tall and vertical nature of these residences is accentuated by the high ceilings of each floor, and narrow double-hung sash windows capped by decorative hoods or window surrounds.

The predominant exterior building materials of the Third Street Historic District are wood and for some earlier buildings, adobe. There are two Spanish Colonial examples of adobe buildings and one in the Monterey style, all of which were built either during the Mexican era, or soon thereafter. There are also four sandstone examples that were constructed between 1867 and 1871, and are located adjacent to one another, on the southwest side of Third Street between Mariposa and Polk Streets. All of the buildings along Third Street are vernacular with most of the builders unknown. Even the builder names of the two substantial sandstone buildings are unknown, and they too are likely not architect designed. The local builders were generally merchants or had other occupations, constructing buildings in town for additional income.

Contributing Buildings

The following descriptions are for each of the 26 contributing buildings, organized according to blocks:

Southwest Side of the 100 Block**1. 103 Third Street (built in circa 1834)**

The Casa de Anza Adobe, located at 103 Third Street, is a Spanish Colonial adobe. It is a one-story northeast facing commercial building that was originally constructed as a residence. It has adobe block exterior walls clad with smooth plaster. The foundation is not visible. The building is covered by a moderately pitched, side gabled roof clad with wood shingles. The eaves are open, with a slight overhang. There are iron brackets supporting the porch. The building has a sloped plaster clad chimney at the south elevation.

There is a full width secondary shed roof covering the two entrances and porch along the façade that is supported by simple rectangular wood posts. The two entries consist of two tall and narrow French style doors with four glass lights over a wood panel. There are two windows on the primary elevation that are asymmetrically spaced that

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consist of wood sash, double hung windows with wood sills and wood casings. On the southeast elevation is a six over six wood double hung window with wood sills. There are no windows on the northwest elevation. Wood casings surround the window and door openings. The building is built up to the property line and located at the west corner of Third and Franklin Streets.

In 1870, the building was modified for commercial use by Francisco Bravo who opened a cantina. The cantina remodel was completed by builder William R. Barbee¹ and the San Francisco firm of Bradley and Cockrill, who installed the doors and windows.² By 1908, a shed roof wood extension was constructed at the rear of the property.³ The front porch was damaged in 1958 during a fire across the street.

2. 107-109 Third Street (built in 1870)

Casa Rosa, located at 107-109 Third Street, is in the Monterey style. It is a two-story northeast facing commercial building. There appears to be a residence at the second floor. The building has a wood-frame structural system with a concrete foundation. The exterior is clad with horizontal wood siding. There is a moderately pitched, side gabled roof with returns clad with composition shingles. The moderately overhanging eaves are closed and there are decorative wood brackets within the façade eaves. An exterior brick chimney is located at the gable pitch on the northwest elevation.

There is a full width balcony at the second floor level of the façade, which shelters the first floor entryway. The balcony has an elaborate broad plank railing and a slightly slanted tar papered floor. The main entry is located at the façade, and consists of tall and narrow wood and glass French style double doors. There is one concrete step at the first floor level. Another entry is located off the balcony and consists of a single wood and glass door with a wood screen. There appears to be a third entry at the southeast elevation, which consists of a single wood and glass door. Two windows are located on the first floor of the façade, which are symmetrically spaced and consist of paired wood sash casement windows flanked by wood shutters. It appears that these windows were once narrow French doors that have been replaced. The windows on the upper story façade have double hung, wood sashes with wood sills and are flanked by wood shutters. The windows on the other elevations also have double hung, wood sashes. The doors and windows are surrounded by casings. The building is built up to the property line with only a narrow space between the northwest elevation and the adjoining building. There are two box planters at the façade. Low wood fences borders the west and east elevations. Landscaping elements include mature vines and shrubs.

This residence was constructed by builder William Barbee. Barbee also painted the building,⁴ and was responsible for the remodeling of the adjacent 103 Third Street adobe into a cantina.

3. 111 Third Street (built in circa 1900)

This commercial building located at 111 Third Street has no architectural style. It is two-stories in height and faces northeast. The second floor level may have originally been used as a residence. The building has a wood framed structural system with a concrete foundation. The exterior is clad with horizontal wood siding. A moderately pitched, side gabled roof clad with composition shingles shelters the building. The eaves are open with a slight overhang and there are exposed rafters. There is a triangular parapet on the roof at the southeast elevation.

There is a recessed entrance into the storefront located at the center of the façade. It consists of tall and narrow wood and glass French double doors with a transom above. The entrance to the second floor is located on the

¹ Kent Seavey, "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista." May 31, 1981, DPR 523 for 103 Third Street, p. [1].

² Mechanics Leins, Monterey County.

³ 1908 Sanborn Map.

⁴ Mechanics Leins, Monterey County.

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northwest end of the façade, and consists of a single wood and glass door with a transom. The windows on the first floor façade consist of wood sash, multi-paned casement windows with wood sills. The windows on the second story of the façade are the same and are flanked by wood shutters. The building is constructed up to the property line, with its northwest elevation abutting an adjacent building. There is only a narrow space between the adjacent building and the southeast elevation.

The 1908 Sanborn map shows this to have been a one-story building. There was also an outhouse directly behind the building. It appears that some time between 1929 and 1961, the second story was added to this building. This building was then further modified in circa 1991. Alterations include removal of a secondary shed roof, which was suspended by simple metal rods and sheltered the entrance. The second floor fenestration has been reconfigured. They are now smaller, and instead of two there are three windows. The window sashes and northwest door at the façade are also replacements.

4. *115 Third Street (built in circa 1850)*

The Theophile Vaché Adobe, located at 115 Third Street, is a Spanish Colonial adobe. It is a one-story northeast facing commercial building. It has adobe exterior walls coated with smooth plaster. The building is covered by a moderately pitched, side gabled roof clad with Spanish clay tiles. The eaves have a slight overhang and the rafters are exposed. There is a brick chimney visible near the peak of the roof at the southeast elevation. There is a secondary shed roof covering the primary entrance located at the façade. The roof has exposed rafters and is supported by rectangular wood posts. The main entry consists of a set of tall and narrow wood plank double doors. There is another full width shed roof located at the southwest (rear) elevation. It too has exposed rafters, and is supported by rectangular wood posts. Both shed roofs are clad with Spanish clay tiles. There is one window on the façade, which consists of a wood sash, double hung windows with wood sills. The windows on the northwest elevation consist of wood sash, casement windows with wood sills. The building is built up to the property line and located at the south corner of Third and Washington Streets. There is a wood fence bordering the rear of the property. Landscaping elements include small shrubs at the southeast elevation.

115 Third Street was constructed in the 1850s by Theophile Vaché.⁵ In addition to the adobe that was used as a store and dwelling, there was a storeroom, stable and two wells on the property.⁶ By the early twentieth century, there was a Japanese bath (ofuro) in the back which he would allow customers to use for free.⁷ The building was restored in 1967⁸.

Southwest Side of the 200 Block

5. *203 Third Street (built in circa 1840)*

The Tuccoletta Hall/Plaza Market, located at 203 Third Street, is in the Monterey style. It is a two-story northeast facing commercial building. The second floor is likely a residence. The building has an adobe structural system and the foundation could not be observed. The exterior is clad with plaster; there is horizontal wood board siding at the northwest elevation. Polished stone or marble veneers are located under the façade windows on the first floor. A moderately pitched hipped roof, clad with corrugated metal sheets, covers the building. The eaves are boxed, with a moderate overhang. A brick chimney is located on the roof at the southwest (rear) elevation.

There is a cantilevered, full width façade balcony that is sheltered by the principal roof. Two main entries are located at the first floor. One is centered and consists of double wood and glass doors; it leads into a hallway from which individual shops can be accessed. The other is located at the southeastern side and has a single wood

⁵ Clough, op. cit., p. 49.

⁶ San Juan Bautista Book of Records, 1873.

⁷ Lydon, op. cit., 32.

⁸ 115 3rd Street, Commercial Property Appraisal Record.

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Dutch style door. There are other doors located at the second story. One is centered and has of a wood door with sidelights and transom. The other, located at the southeast end of the façade, has a simple wood door. This secondary balcony at the southeast elevation is sheltered by an extended secondary shed roof. Both balconies have decorative wood balustrades and are supported by rectangular wood posts. There are five windows on the first floor façade, which are asymmetrically spaced and consist of steel sash, fixed windows with transoms. The windows on the second story façade and the side elevations are wood sash, casement windows with wood sills. The building is built up to the property line and located at the west corner of Third and Washington Streets. Its northwest and rear elevations abut adjoining buildings.

In 1860, the property also included a dwelling house, stable, shed and well,⁹ which no longer exist. The south end of the first floor was enclosed during the 1910s in order to house the first telephone exchange in town.¹⁰ The plate glass windows and marble cladding at the façade appear to date from the 1920s. The two windows at the northwest end have filled in what were originally door openings.

6. 205 Third Street (built in circa 1870)

This commercial building located at 205 Third Street is in the Western False Front style. It is one-story in height and faces northeast. It has a wood framed structural system and the foundation is concrete. The exterior is clad with horizontal wood board siding. The building is covered by a moderately pitched front gabled roof partially fronted by a rectangular false front parapet. The parapet has coping and bracket details.

A single wood Dutch door is located at the recessed entryway. There are large plate glass display windows at the façade, with transoms above. The building is built up to the property line, with its side elevations abutting the adjacent buildings.

The front door has been replaced. The recessed entry and the display windows appear to be early twentieth century alterations.

7. 209 Third Street (built in circa 1858)

This commercial building located at 209 Third Street is in the Western False Front style. It is one-story in height and faces northeast. It has a wood framed structural system and a concrete foundation. The exterior is clad with horizontal clapboard wood siding, and the upper façade is board plank. A side gabled roof shelters the building. The roof is covered by with a rectangular false front and coping.

There are two entrances located on the façade which consist of tall and narrow wood and glass French style double doors, both with transom windows and pediments above. There is one window on the façade, which consists of a single and fixed, eight paned wood sash with a wood sill. The building is built up to the property line, and the side elevations abut the adjacent buildings.

When pioneer Isaac L. Mylar recounts San Juan Bautista in 1856, he identifies this as being a long narrow adobe. It was likely replaced with the current wood frame building a few years later. The false front was added some time between the 1870s-80s. The 1908 Sanborn map shows this to have been a dwelling at that time. By 1926, this was a commercial building. Although the front door openings are original, the doors themselves appear to be circa 1920s replacements.

⁹ San Juan Bautista Book of Records, 1873.

¹⁰ Seavey, op. cit., DPR 523 for 203 Third Street, p. [2].

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San Benito County, California**8. 211 Third Street (built in circa 1910)**

This commercial building located at 211 Third Street is in the Western False Front style. It is one-story in height and faces northeast. It has a wood framed structural system and a concrete foundation. The exterior is clad with horizontal wood siding. A moderately pitched front gabled roof shelters the building. The roof is hidden behind a false front parapet with coping.

There is a recessed entry at the façade that consists of wood and glass French style double doors with a wood sash transom window (three lights) and sidelights (three lights). The doors are in turn flanked by wood sash, fixed windows with fixed transom windows. A wooden sign hangs from a wrought iron mount, which extends outward over the entrance. The building is built up to the property line with the side elevations abutting adjacent buildings.

No apparent alterations were observed.

9. 215-217 Third Street (built in 1897)

This commercial building located at 215-217 Third Street is in the Western False Front style. It is one-story in height and faces northeast. It has a wood framed structural system with a concrete foundation. The exterior is clad with horizontal wood siding at the façade and vertical wood siding at the northwest elevation. A moderately pitched, front gabled roof clad with red cedar shingles shelters the building. There is a rectangular false front parapet, with coping and three decorative brackets, located at the roofline.

There are two recessed storefront entryways, each consisting of wood and glass French style double doors. There is a rear entry at the southwest elevation with what appears to be a wood and glass door. Four wood sash, fixed windows are located at the façade. Fixed ransom windows are present above the front doors and windows. There is a wood sash, fixed window on the northwest elevation. The building is built up to the property line and located at the south corner of Third and Mariposa Streets. The southeast elevation abuts the adjacent building.

These buildings were constructed in 1897 after a fire two years earlier destroyed the adobe that existed on this property.¹¹ There is what may be an early lean-to addition at the rear elevation.

10. 303 Third Street (built in circa 1870)

This commercial building located at 303 Third Street was modified into the Neoclassical style. It is one-story in height and faces northeast. The foundation is sandstone. The exterior is made of sandstone faced with concrete and dressed as cut stone. A large projecting molded classical band wraps around to the east elevation above the doorway. The building is covered by a low pitched, front gabled roof behind a parapet and clad with composition shingles. The parapet has coping consisting of two courses of Spanish clay tiles.

There is a recessed segmental arched entryway at the primary entrance located at the façade. A wood keystone volute is situated above the arch. The main entry consists of a wood and glass French double door with side lights. There is a fixed wood sash fanlight located above the front door and sidelights. There is a small window at the east elevation. Two large contemporary gaslight-styled lamps project outward on each side of the entrance. They were previously mounted onto 307 Third Street located adjacent to the northwest. The building is constructed up to the property line. There is an iron gate at the southeast elevation.

Antoine Taix constructed this building (along with 307 Third Street) soon after the 1867 fire along Third Street.¹² This is one of four sandstone buildings built on this block soon after the fire. Taix also owned many of the commercial properties along Third Street. He was born in France, and arrived in San Francisco in 1871. Taix

¹¹ Notes from the San Juan Bautista Survey, 1981.

¹² Pierce, op. cit., p. 12.

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came to Monterey County because of ill health, and eventually settled in San Juan Bautista. He originally opened a butcher shop. In addition to his commercial involvement, Taix was also a San Juan Bautista mayor and director of a local bank.¹³ By the 1900s, the building was a drug store.

When the building became the Bank of America, the exterior was remodeled with the current Neoclassical details.

11. 307 Third Street (built in 1871)

The Ramoni Building, located at 307 Third Street, is in the Western False Front style. This commercial building is two-stories in height and faces northeast. The building has a sandstone and wood frame structural system with a sandstone foundation. The exterior is clad with locally quarried, shaped sandstone with textured stucco; the upper story of the east and west elevations are clad with horizontal wood siding. The building is covered by a moderately pitched, front gabled roof clad with composition shingles that is fronted by a false front parapet with coping. The parapet is clad with pressed tin that simulates the appearance of stone.

There is a full width cantilevered balcony at the second floor façade. The balcony has a composition shingle roof and is supported by six slender wood posts that extend to the first floor. The balustrade on the balcony is a simple picket railing. Several iron brackets support the balcony from below. Three large recessed doorways are located at the first floor façade. The one at the southeast end of the façade has been closed off with a non-functional faux metal panel. At the center is set of narrow wood and glass French double doors, which is currently not being used. Another at the northwest end of the facade has a single glass and wood door with a transom, which is now the main entry. There are three French doors on the second floor and they are flanked by floor length wood shutters. The southeast and southwest (rear) elevations have double hung wood sash windows. There are wall mounted metal light fixtures at the first story façade and signage for The Cutting Horse Restaurant. Two box planters are located at the first floor façade. The building is built up to the property line, and the side elevations abut adjacent buildings.

The building was constructed out of locally quarried sandstone by Giacomo Ramoni after the 1867 fire that destroyed most of this block. This is one of four sandstone buildings built on this block after the 1867 fire. Since at least the early 1960s, the storefronts were combined into the Brass Lantern Restaurant. Alterations include first story façade door modifications; the balcony and the posts below were added in 1960 to replace the original.

12. 311 Third Street (built in 1868)

This commercial building located at 311 Third Street has no architectural style. It is one-story in height and faces northeast. It has a sandstone and wood framed structural system with a concrete foundation. The exterior is clad with sandstone blocks. The building is covered by a moderately pitched, side gabled roof clad with composition shingles.

There are two main entries located on the façade, each with a granite step. At the southeast end of the façade there are double iron bi-fold doors; at the northwest end, there are double iron bi-fold doors with a double wood and glass door in front. Another entry consisting of bi-fold iron doors is located on the southwest (rear) elevation, which leads to a courtyard and hotel. There is one fixed wood sash window with a wood sill located at the façade. The building is built up to the property line with the side elevations abutting adjacent buildings. Landscaping elements include a wood deck, courtyard and some shrubs at the rear of the property.

This building was constructed a year after the fire that destroyed most of the block by Giacomo Ramoni using locally quarried sandstone. This is one of four sandstone buildings built on this block after the fire. Alterations include removal of the double wood and glass door at the southeast elevation.

¹³ McMahon, op. cit., p. 56.

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San Benito County, California*13. 313-315 Third Street (built in circa 1870 with 1908 alterations)*

This commercial and residential building located at 313-315 Third Street is in the Western False Front style. It is two-stories in height and faces northeast. 313 and 315 are the house numbers for the two storefronts. The second floor level is likely residential. The building has a sandstone and wood framed structural system with a concrete foundation. The exterior of the first story is clad with sandstone with plywood under the façade windows, and the second story has pressed tin covering imitating stone. The building is sheltered by a moderately pitched, front gabled roof. An elaborate cornice made of pressed metal, broken by two arched symmetrical dormers, dominates the upper façade. The building name ("A. Taix Block") and date ("1908", presumably when the metal was applied) are pressed within the arched dormers. Additional ornamental tin detailing is found in the entablature above the pilasters and arched entrance on the ground floor.

The main entry is located within an arched opening at the center of the façade and consists of a single wood and glass door with a fanlight above; this entry leads to an interior staircase. At the southeast elevation is a wood and glass door and at the northwest is a wood door. There are large storefront windows on the façade, which are asymmetrically spaced and consist of fixed wood sash windows with wood casings; the windows have scallop edged canvas awnings. The second story façade windows have four double hung wood sash windows. The windows on the northwest elevation have four symmetrically spaced double hung wood sash windows. There are box planters below the display windows on the ground floor. The building is built up to the property line with the southeast elevation abutting an adjacent building.

This building was constructed by Antoine Taix. This is one of four sandstone buildings constructed on this block after the 1867 fire.

14. 317 Third Street (built in circa 1868)

This storage building located at 317 Third Street has no architectural style. It is one-story in height and faces northeast. It has a wood framed structural system with a concrete foundation. The exterior is clad with horizontal wood board siding at the façade, and board-and-batten at the side elevations. A moderately pitched front gabled roof clad with composition shingles shelters the building. It is obscured at the façade by a rectangular false front with coping.

The door opening located at the façade is filled in by a panel made of vertical wood boards. The entry is surrounded by a casing. The former display window at the façade is boarded up. There are metal sash fixed windows at the other elevations. The building is constructed up to the property line. There is a courtyard to the northwest of the building and an iron fence at the entrance into the courtyard.

The door and window openings at the façade have been boarded up and the side elevation windows have been replaced.

15. 319 Third Street (built in circa 1860 with 1938 modifications)

This commercial building located at 319 Third Street has no architectural style. It is one-story in height and faces northeast. It has a brick structural system with a concrete foundation. The exterior is clad with smooth stucco at the façade and northwest elevation, and textured stucco at the southeast elevation; there is decorative ceramic tilework below the façade windows. The building is covered by a flat roof likely clad with composite sheets. There is a stepped parapet, with coping and a recessed rectangular detail, located at the façade.

A recessed entry way is located at the façade. The main entry consists of wood and glass French double doors with a group of transom windows above. There is another slightly recessed entry located on the northwest elevation, and consists of a single wood door with a transom window and screen cover. The façade also has plate glass display windows and a row of large steel sash fixed windows; a canvas awning shelters the storefront.

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Windows on the other elevations consist of one double hung sash, one casement and two fixed wood windows. The building is constructed up to the property line and located at the south corner of Third and Polk Streets. A Moderne style neon sign advertising the bakery extends perpendicularly outward over the entrance and is supported by metal rods. There are also S-shaped rebar reinforcements at the northwest and southwest (rear) elevations.

This is the only example of a brick building along Third Street (although it has been clad with stucco) and the only building on the Third Street side of the block that survived the 1867 fire. The building became the Paradis Bakery in 1938¹⁴ when it was remodeled to its current appearance. Alterations include the addition of a clay tile roof wing to the rear of the structure in 1938. The façade was also altered at that time. This included a stucco cladding, straightening of the stepped parapet, and replacement of the original tall and narrow doors and windows to the current storefront.

16. 300A Third Street (built in circa 1870)

This commercial building located at 300A Third Street is in the Western False Front style. It is one-story in height and faces southwest. It has a wood framed structural system and a concrete foundation. The exterior is clad with smooth stucco. The building is covered by a moderately pitched gabled roof located behind a stepped false front parapet.

There is a recessed entryway for the storefront located at the façade, which consists of wood and glass French style double doors. Two display windows are located at the façade, each with a single fixed plate glass within a wood sash. The windows have wood sills. The building is built up to the property line with the side elevations abutting the adjacent buildings.

The façade was originally clad with horizontal wood boards. The current stucco coating was possibly applied during the 1910s when the cement plant was established in San Juan Bautista. The building once had a more prominent false front. The storefront has also been modified. More recently, a large multi-colored awning, which projected outward from a horizontal molding above the façade, was removed.

17. 302 Third Street (built in circa 1906)

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.

This building was built by Joseph Cravea soon after the 1906 earthquake. It was an addition for his businesses called Mission Shoe Renewal and Cravea Retail Clothing Store. 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

¹⁴ Clough, op. cit., p. 92.

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shed roof is also not original. It is possible that the exterior was clad with stucco during the 1910s when the cement plant was established in San Juan Bautista.

18. 304 Third Street (built in 1883)

This commercial building located at 304 Third Street is in the Western False Front style. It is one-story in height and faces southwest. It has a wood framed structural system with a concrete and wood foundation. The exterior is clad with horizontal wood siding. A moderately pitched, front gabled roof with corrugated metal sheets shelters the building. It 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 302 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 recessed main entry consists of an original wood and glass door with a transom above and an old wood screen door. There is a wood landing at the entry. The windows on the façade consist of four fixed wood framed display windows with rows of smaller lights above. There are vents below these windows. There is what appears to be an early addition on the northeast (rear) elevation, which has a single and fixed wood sash window. The property is built up to the property line with the southeast elevation abutting the adjacent building (the two story addition).

The shed roof is not original. In addition, the roof has been reclad from metal to composition shingles.

19. 306 Third Street (built in 1857)

This commercial building located at 306 Third Street is in the Western False Front style. It is one-story in height and faces southwest. It has a wood framed structural system with a concrete foundation. The exterior is clad with horizontal wood siding at the façade, and board-and-batten siding at the side elevations. A moderately pitched front gabled roof, clad with composition shingles shelters, shelters the building. The roof is hidden behind the rectangular false front parapet.

A full width dropped secondary shed roof clad with composition material is located over the primary façade entrance. The roof is supported by rectangular wood posts and held up by metal rods that connect from the second story to the shed roof. The recessed main entry consists of a single wood door with a transom. There are fixed wood sash display windows, with smaller wood sash windows above, located at the façade. The building was constructed up to the property line with the northwest elevation abutting against the adjacent building. 306B Third Street, a folk single-family residence with Craftsman alterations, is located behind this building.

Author and pioneer, Isaac L. Mylar's father and John Miller of Monterey constructed the building. The bakery ovens associated with its original use are still intact on the back wall of the building. Alterations include replacement windows and re-cladding of the shed roof from tin to composition shingles. The brackets below the coping have been removed.

20. 306B Third Street (built in circa 1883 with 1925 alterations)

This single-family residence located at 306B Third Street is a folk building with Craftsman elements. Located behind 306 Third Street, it is one-story in height and faces southwest. The building has a wood framed structural system. The exterior is clad in horizontal wood siding. A steeply pitched, cross gabled roof clad with composition shingles shelters this building. There are moderately overhanging eaves.

There is one partial width porch that sits below a secondary extended shed roof supported by rectangular wood posts. The balustrade is clad with the same horizontal wood as the rest of the exterior. There are double hung wood sash window with wide wood casings at the façade within the front porch and also within the façade gable. A brick paved walkway leads from the street to the front entrance. Mature shrubs border the pedestrian walkway.

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The 1981 survey notes that alterations were made in 1925. It is likely that the Craftsman style gable section and the horizontal wood cladding are from this period. No other alterations could be observed, although the entire building could not be inspected.

21. 318 Third Street (built in circa 1860)

This commercial building located at 318 Third Street is in the Western False Front style. It is one-story in height and faces southwest. It has a wood framed structural system and a concrete foundation. The exterior is clad with horizontal wood siding at the façade, and board-and-batten siding at the side elevations. A moderately pitched front gabled roof clad with corrugated metal sheets shelters the building. The roof is obscured by a rectangular false front with coping.

A full width dropped secondary shed roof clad with wood shingles is located over the primary façade entrance. The roof is supported by four rectangular wood posts, with wood bracing on the end posts. Wood steps lead up to the slightly recessed single wood and glass door. There are two windows on the façade, which consist of one double hung wood sash window and one fixed wood sash display window. Window boxes are located below the windows. Paired double hung wood sash windows are located at the southeast elevation, and there are paired fixed wood sash windows at the northwest elevation. The building is constructed up to the property line. A small rectangular wood sign hangs on the false front at the façade. There appears to be two circa 1930s detached secondary buildings located at the rear of the property. They appear to abut each other. Landscape elements include mature trees and shrubs at the rear of the property; there is a wood picket fence at either side of the commercial building, bordering the front of the property.

There are replacement windows at the northwest elevation.

22. 322 Third Street (built in the circa 1930s)

This commercial building located at 322 Third Street has no architectural style. It is one-story in height and faces southwest. It has a poured reinforced concrete structural system and the foundation is a reinforced concrete. A flat roof clad with composition rolled sheets covers the building and it has a parapet with capped with coping.

There is a canvas awning over the entire façade. The main entry consists of a single wood and glass door flanked by sidelights. There are two single, fixed wood sash windows on the façade with wood sills. The residence is built up to the property line and located at the east corner of Third and Polk Streets. There is an asphalt patio at the southeast side of the property. The patio area is bordered by a wood lattice fence. The trees and shrubs on the property are mature.

There was initially a Western False Front style building located on this property, along with a shed, well, fruit trees and grapevines.¹⁵ This building was likely demolished during the 1930s and the current one-story commercial building was constructed in its place. There are no apparent alterations.

23. 401, 403, 405 Third Street (built in circa 1894)

The former Bluebird Hotel, located at 401, 403, 405 Third Street, is in the Carpenter Italianate style. It is a two-story northeast facing commercial and residential building. 401 and 405 are the two storefronts and 403 is the entrance to the residential second floor. There is a one story lean-to with a shed roof at the rear of the building. The building has a wood framed structural system with a concrete foundation. The exterior is clad with horizontal wood siding. A composition material clad hipped roof shelters the building. A false front parapet with a moderately overhanging cornice with molded brackets and panels completes the façade.

¹⁵ San Juan Bautista Book of Records, 1873.

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The façade has two recessed storefront entryways with double wood and glass doors and multi paned wood sash fixed display windows. There is also a centered single wood door on the ground floor. There are two other entries located on the southeast elevation and consist of single wood doors, one with a wood screen door and the other with an aluminum screen door; another entry is located at the southwest (rear) elevation, and consists of a single wood and glass door with a metal stair rail. All entries have concrete steps. There are single, double hung wood sash windows, and wood sash casement windows with wood sills and lintels, located at the second story façade. On the first story of the southeast elevation are paired, double hung wood sash windows with wood sills, some with metal security screens. There is also a hopper style single sash window at this elevation. The building was constructed up to the property line and located at the west corner of Third and Polk Streets. There is a wood and metal commercial sign at the façade. A gravel driveway runs along the rear. Landscaping elements include mature shrubs.

By 1926, 401 and 405 (which had been commercial storefronts) were converted into the lobby and dining room for the hotel. What appears to be an early alteration are the side walls built up to the level of the façade parapet.

24. 400 Third Street (built in 1868)

The San Benito Lodge No. 159, I.O.O.F. building, located at 400 Third Street, is in the Carpenter Italianate style. It is a two-story southwest facing commercial building. There is a one-story shed roof lean to at the rear, with a false front facing Polk Street. This building was moved to its present location in 1907.

The building has a wood framed structural system with a concrete foundation. The façade is clad with smooth stucco, while the other elevations have horizontal wood siding. A moderately pitched cross gabled roof clad with composition shingles shelters the building. There is a broken inset pediment within the three gables. A tall and narrow window with arched hood within the façade pediment has been converted to an air vent with horizontal slats. There are also rectangular or round vent openings within the side elevation gables. The eaves are boxed, with a moderate overhang. The "I.O.O.F." letters are centered on the façade stucco surface and a commercial sign extends outward over the awning. There is a brick chimney at the west elevation.

The main entry at the façade consists of a recessed single wood and glass door that is part of a storefront. The other entries are located on the southeast elevation facing Polk Street. There is a double wood door at the northeastern end of this elevation. There is another single wood door at this elevation, with a screen door; this door is flanked by double hung wood sash windows. The lean-to has a single wood paneled door. There are fixed display windows with canvas awnings on the façade; an additional display window wraps around to the southeast elevation. On the second story façade and the other elevations, there are tall and narrow four over four double hung wood sash windows with wood casings and sills. The windows on the southeast elevation also have lintels over them. The one-story lean-to has what appears to be a horizontal three pane hopper style window. Some windows on the side elevations have been boarded up. The building is constructed up to the property line and is located at the north corner of Third and Polk Streets.

The building was constructed as the San Juan School. Likely designed and constructed by George Chalmers, it was originally located on First Street. It was then moved to its current location in 1907 to become the San Benito Lodge No. 159, International Order of Odd Fellows (I.O.O.F).¹⁶ It was likely at this time that the cross gabled addition was constructed at the rear elevation of the front gabled school. The one-story lean-to was also likely added at this time. A pair of arched windows was taken out at the second floor level of the façade, and the attic level window was filled in with vents. The current storefront including the recessed entry and display windows, and the "I.O.O.F." letters may also have been installed at that time. These features replaced a centered double door entry flanked by double hung windows. Shutters were also removed. The originally horizontal wood board clad façade was more recently reclad with stucco.

¹⁶ Pierce, op. cit., p. 13.

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25. 406 Third Street (built in circa 1910)

This commercial building located at 406 Third Street is in the Western False Front style. It is one-story in height and faces southwest. It has a wood framed structural system with a wood foundation. The exterior is clad with pressed metal at the façade, and corrugated metal at the side elevations. A moderately pitched front gabled roof clad with metal sheets shelters the building. The eaves slightly overhang. The roof is obscured by a rectangular false front with a molded extended coping.

The main entry is located at the façade and consists of a corrugated metal sliding door. A wrought iron scrolled sign extends out over the façade. There is a single fixed wood window with nine panes and a wood sill located at the façade. There are also box planters. The building was constructed up to the property line.

Alterations could not be observed.

26. 31 Polk Street (built in 1856)

The Rozas House, located at 31 Polk Street, is a folk building with no architectural style. It is a one-story southeast facing former boarding house. The interior consists of six rooms in a row. This one-story building has a wood framed structural system. The exterior is clad with horizontal wood clapboard siding on the façade and vertical board-and-batten siding on the northeast and southwest elevations. The building was constructed using board on end construction without studs in the walls. The foundation is wood. A steeply pitched, side gabled roof clad with rolled composition sheets shelters the building.

There is a full-width secondary dropped shed roof with exposed rafters and clad with wood shingles. The porch has simple rectangular wood posts, and a plank boardwalk and rails. The main entry consists of six symmetrically spaced single wood paneled doors. There are six windows on the façade. They consist of six over six, double hung wood sash windows with lambs tongues. The windows on the other elevations are wood sash double hung windows. Landscaping elements include trees and shrubs. There is a brick wall to the southwest of the building.

The house was constructed by Bartolome Samit.¹⁷ There are no visible alterations.

Non-contributing Buildings

The following are the eight non-contributing buildings within the San Juan Bautista Third Street Historic District boundaries:

1. 113 Third Street (built in the circa 1980s)

This is a two-story commercial and residential building constructed in the neo-Monterey style. This building replaced a Western False Front style building.

2. 207 Third Street (built in the circa 1980s)

This is a one-story commercial building constructed in the neo-Western False Front style. It was constructed in a space that was historically vacant.

3. 213 Third Street (built in 1977)

This is a two-story commercial and residential building constructed in the neo-Monterey style. It is a reconstruction of the Sebastopol Hotel, which was constructed in the early 1850s. It was owned and operated by Angelo Zanetta,

¹⁷ Kent Seavey, "Completion Report on the Historic Resources Inventory of the City of San Juan Bautista," Polk Street, May 31, 1981.

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and had a restaurant run by Fenelon Filoucheau. The building burned down in 1891.¹⁸ In 1897, Filoucheau constructed a new building for his restaurant on the former hotel site. It unfortunately burned down in 1905.¹⁹

4. *300 Third Street (built in circa 1856)*

The Mission Cafe is a one-story commercial building. The building was originally constructed in circa 1856, but has since been remodeled, starting in about the 1940s. By this time the building was the Mission Coffee Shop. The exterior was clad with a coat of stucco from the local cement plant²⁰. After a fire, a new addition was created at the rear for living quarters in 1953, and a new entrance was constructed in 1959.²¹ A projecting full width secondary roof was removed and the fenestration modified. A metal neon sign was also likely added at this time. The original floor to ceiling doors were removed. Additional windows were added and the original timber framed construction insulated with earth were replaced on the southeast wall in 2008. The "Mission Cafe" sign was also refurbished and a new stucco coating added to the building at this time.

5. *301 Third Street (built in the circa 1970s)*

This is a one-story bank building in no particular architectural style.

6. *308 Third Street (built in 1990)*

This is a one-story commercial building constructed in the neo-Western False Front style. The original building was constructed in circa 1890, which was torn down in 1990 and immediately replaced with this replica.

7. *402 Third Street (built in 1960)*

This is a one-story commercial building that has been modified to have a Neo-False Front style appearance.

8. *404 Third Street (built in 1982)*

This is a one-story commercial building constructed in the neo-Western False Front style.

INTEGRITY STATEMENT

The San Juan Bautista Third Street Historic District retains integrity of location, setting, feeling, association, design, materials and workmanship.

The I.O.O.F. building at 400 Third Street was moved in 1907 to its current location. It was originally constructed in 1868 as the San Juan school and was located on First Street. Adequate records are not available to verify whether any of the other buildings were moved, although this does not appear likely. Moving and reusing buildings was common practice during the nineteenth century when new building materials were scarce. There are no known buildings that were moved into the District or outside of it at a time after the District's period of significance, which has been identified as 1849 to 1938.

The San Juan Bautista Third Street Historic District was historically the main commercial street of San Juan Bautista from 1849 to 1938. The streetscape included small, owner occupied businesses to support the needs of

¹⁸ Clough, op. cit., p. 41.

¹⁹ Martin Penn, History of San Juan Bautista, vol. II – Volunteer Fire Department.

²⁰ Seavey, op. cit., DPR 523 for 300 Third Street, p. [2].

²¹ 300 3rd Street, Commercial Property Appraisal Record.

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the local community, including shops, hotels, blacksmith, realty office, post office, bakery, saloons, etc. The setting was that of a small rural town with modest adobe and timber framed one and two story commercial storefronts with buildings that fronted the sidewalk. The buildings were designed in the Spanish Colonial, Monterey, Western False Front, and Carpenter Italianate style and several of the buildings had wooden porches covering the sidewalks. The street was historically dirt. However, much of the sidewalks were paved in the 1910s when San Juan Bautista first opened its cement plant. Iron horse ties are still embedded into the sidewalk on the northeast side of the street. The two-lane street was paved in the circa 1920s, although it retained its original width since it was first established in the nineteenth century. The light standards were installed in the circa 1930s. This is still a small downtown surrounded by farmland which has retained much of its historic buildings, as well as the overall streetscape that was established by the late 1930s. In addition to these tangible characteristics, San Juan Bautista still gives visitors a feeling of having stepped back in time into a rural mission town from another era. Chickens and roosters freely roam the streets, adding to this atmosphere. Therefore, Third Street retains its historic setting, feeling and association.

The earliest contributing building constructed on Third Street dates to 1834 and the newest from the 1930s. Most of the buildings, however, are from the 1850s to the 1910s. This commercial district is notable for having a good concentration of these earlier buildings that still exist. For example, the Western False Front style buildings that dominated the street still exist in large numbers. The buildings each retain many of their original character defining features. The Western False Fronts still have their wood exterior cladding, as well as the wood false front parapets. The other building styles, such as Spanish Colonial and Monterey also retain their original building materials, shape and size from the period of significance. However, many of the secondary roofs over the storefronts, and some windows and doors have been replaced. In general, however, Third Street has retained its overall historic design, material and workmanship from the period of significance.

In summary, the San Juan Bautista Third Street Historic District maintains good to excellent integrity.

The properties within the San Juan Bautista Third Street Historic District have remained largely unchanged, largely due to the town having undergone different periods of near abandonment, such as being bypassed by the railroad and later U.S. Highway 101, and experiencing closure of the local cement plant. On the one hand, this has resulted in inadvertently creating a rich collection of historic buildings. On the other, a lack of adequate revenue throughout the decades has led to deferred maintenance for many of the buildings along Third Street as well as San Juan Bautista as a whole. The streetscape, including the sidewalks and streets, are in similar condition. The circa 1920s light standards, however, were refurbished and reinstalled in 2008. Some of the age and patina of the Third Street, however, contributes to its feeling as a historic rural mission town. The overall condition of the District is fair to good.

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SIGNIFICANCE

Summary Paragraph

The San Juan Bautista Third Street Historic District is eligible at the local level of significance under Criteria A and C. The period of significance is 1849 through 1938. Composed of buildings in a range of architectural styles and periods of construction, the Third Street Historic District conveys a visual sense of a small town commercial district established and developed over time. The district represents the American-driven commercial development in San Juan Bautista arising from the Gold Rush economy and continuing through the early decades of the twentieth century as the center of a largely agricultural-based community. By the mid-nineteenth century, Third Street was the commercial center for San Juan Bautista, experiencing both economic downturns, such as being bypassed by the Southern Pacific Railroad and overlooked as the county seat in the 1870s, and prosperous times, like the establishment of a cement plant in the 1910s. Throughout the entire period, Third Street remained the commercial center of the community, until a modern commercial district developed along the newly-aligned Highway 101 west of the city. Third Street's further decline as the commercial center of San Juan Bautista is evidenced in the lack of new construction along Third Street until the late 1950s. Throughout the period of significance, and continuing to the present, the San Juan Bautista Third Street Historic District retains a sense of its unique beginnings as a mission town established near the former Mission San Juan Bautista after desecularization. Two adobe buildings, Casa Juan de Anza Adobe and Tuccoletta Hall, predate the commercial development and were converted to commercial use during the period of significance.

Historic Context

The San Juan Valley was first settled by the Mutsun Indian tribe. They were a peaceful tribe who lived in bee-hive shaped huts made of willow reeds and grass, and lived as hunters and gatherers.²² Their lives changed dramatically and forever with the coming of the Spaniards in the late eighteenth century when a Spanish Mission was established in the Valley in 1797. The Mission church constructed beginning in 1803. This was the fifteenth of the 21 California Missions. This location was chosen because it was a day's walk (26 leagues) between Mission San Carlos Barromeo de Carmel and Mission Santa Clara. Between 1797 and 1831, the Native Americans constructed 128 buildings for the Mission San Juan Bautista.²³ Third Street was established where a cluster of auxiliary mission buildings existed southwest of the Mission.

Spain lost control of California to the Mexican Government in 1821. Under Mexican rule, the Mission could no longer operate as it had before, so a process of secularization began. The Mission San Juan Bautista was secularized in 1835 and made into a pueblo, which centered the Plaza area located to the southeast of the Mission. The Mexican government divided the surrounding land and granted it to relatives and friends of high Mexican officials. This included areas that eventually became part of Third Street. By this time, the adobe buildings that had been constructed by the Native Americans outside the Spanish mission core were abandoned and left to deteriorate. It was during this period of Mexican rule that the earliest building along Third Street, the Casa de Anza Adobe (103 Third Street), was constructed in 1834. The town only had a Mexican population of 50 people in 1840, with an increase to 75 five years later.²⁴

In 1848, California came under the control of the United States, and the American flag was raised in the San Juan Bautista Plaza on July 17 of that year.²⁵ At first, an influx of Americans to San Juan was slow. However, in 1849, as a result of the Gold Rush to California, the number of visitors to San Juan Bautista grew rapidly. This was in

²² [Galvin, Andrea and Katie Horak], Galvin Preservation Associates, "City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement," September 2006, p. 32.

²³ Kent Seavey, "San Juan Bautista: Completion Report on the Historic Resources Inventory of the City of San Juan Bautista," May 31, 1981, p. 21.

²⁴ "San Juan Bautista Pueblo (and Plaza)," National Register of Historic Places historic district nomination, November 12, 1963.

²⁵ Seavey, op. cit., p. 22.

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part because it was located along the old road, El Camino Real ("The King's Highway"), that connected the missions up and down California. Even after the secularization of the missions, the El Camino Real continued to serve as the major north-south thoroughfare through California. The gold rush era marked the beginning of a boom period for the town of San Juan Bautista, as people would travel through the town on their way north to the gold country.

As a result of the increase in travelers to the town, San Juan Bautista expanded from its original core located around the mission and Plaza to the southwest. In 1849, a surveyor named Ehrenberg laid out the current street grid for San Juan Bautista in line with the existing pueblo. Second Street was laid out adjacent to the Plaza and Third Street was laid out one block to the southwest where there had been a number of adobe outbuildings associated with the mission. By the 1850s, most of the adobe buildings in the Third Street vicinity had fallen into disrepair and were taken down. However, two Mexican era adobe buildings still exist today along Third Street; Casa de Anza Adobe and Tuccoletta Hall. There are also a few transitional buildings from the 1840s that remain; Rozas House (31 Polk Street), which has the plan and design of a Spanish or Mexican adobe, but is wood framed construction, and 300 Third Street which is of wood frame construction, with mud blocks inserted between them.²⁶

In contrast to the random placement of buildings during the Spanish and Mexican periods, the new town grid had established Third Street as a downtown for a new American town. The influence of American construction in San Juan Bautista can also be seen in the wood framed buildings that still line the street today, many with Western False Fronts. The buildings were understandably vernacular in nature, the result of a scarcity in building materials and professional builders. There were several local builders in town at the time, most of who constructed buildings on the side, and were primarily farmers or shop owners by trade. This was the case of pioneer Isaac Mylar's father and John Miller who built some of the false front commercial buildings, such as 306 Third Street which still stands today. Mylar's uncle, John Hunt, was also a builder and a blacksmith by trade. In his recollections of San Juan Bautista, Mylar noted John Birmingham, a Mexican War veteran, as being a first class carpenter.²⁷

In 1851, the first stagecoach line went through San Juan Bautista, connecting San Jose to Monterey. It was in a prime location for a stage stop because it was near such towns as San Jose, Santa Cruz, Monterey and Soledad and it was also perfectly located midway between San Francisco and Los Angeles. The post office for "San Juan" was established the same year as the stagecoach line on July 28, 1851. This illustrated the increased significance of the town, since at that time there were only 61 post offices in California. The first postmaster was Edward Smith. Another significant milestone in San Juan Bautista's history was the discovery of the New Idria mines in the early 1850s. At the time, it was considered the third largest quicksilver mine in the state. The mine's presence had a positive impact on the growth of San Juan Bautista, since the mine's freight, and as many as 300 to 500 workers traveled through the town and relied on it for support and supplies.²⁸

In 1850, California became the 31st state of the union and San Juan Bautista was now an official American town. By 1856, a steady number of commercial buildings existed along Third Street. Businesses included four general merchandise shops, saloons, blacksmith, wheelwright, bakery, livery stable and gunsmith. Many of these businesses were owned and operated by new inhabitants to the area, many of them immigrants with a multi-ethnic background.

San Juan Bautista has continued to have a multi-racial quality to the community throughout its history. Even after California became part of the United States, there continued to be a strong Spanish and Mexican presence in San Juan Bautista. Additionally, European immigrants from France, Germany and Scotland began to populate Third Street and the rest of San Juan Bautista by the late nineteenth century. A Frenchman, Theophile Vaché, constructed an adobe building at 115 Third Street soon after the start of American rule and sold wine from it for

²⁶ Mylar, op. cit., p. 62.

²⁷ Seavey, op. cit., May 31, 1981, p. 39.

²⁸ Clough, op. cit., p. 46.

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about twenty years.²⁹ He had been trained as a vintner in his native France and arrived in San Juan Bautista via New Orleans. Theophile eventually created a 320 acre vineyard in the Cienega Valley, located southeast of Hollister. During the 1850s and 1860s, there were other French business owners along this section of Third Street between Franklin and Washington Streets as well. For example, a fellow Frenchman named Durin had a gunsmith shop at the east corner of Third and Washington. Prussian born Julius Brietbarth had a popular boot and shoe shop at 300 Third Street (today the Mission Café) by 1865. The baker, Alexander Bowie, was a Scottish Canadian immigrant who established the Bakery at 306 Third Street.

The Chinese were the first of the Asian immigrants to arrive in the San Juan Valley. They first came to California in the mid-nineteenth century to escape the oppression and poverty of the Manchu dynasty in China. They had intended to take part in the potential riches of the Gold Rush and eventually return to their families in China. Unfortunately, white Americans were afraid they and the Mexicans would take away too much of the gold, and so their involvement in the Gold Rush was prohibited. Instead, they looked for work elsewhere and some settled in the San Juan Valley. The Chinese had a presence in the southern section of Third Street between Washington and Franklin Streets. For example, they had a Chinese gambling hall which may have been located at the current Jardines Restaurant location at 113 Third Street. The historic building there, however, no longer exists.³⁰ Many of the Chinese men remained single and therefore their communities did not survive.

Commerce in San Juan Bautista continued to thrive through the 1860s, until a fire broke out along Third Street on November 1, 1867. It started at the rear of the Idria Store owned by Daniel Harris, which was located at the southwest corner of Third and Mariposa Streets.³¹ The fire spread and took out most of the buildings to the northwest of it, including Harris' wood frame house, Ramoni's Grocery Store, the International Hotel and Murphy's Bakery. The only building facing Third Street on this block that survived was the Felipe Gardella brick building located furthest northwest at the corner of Third and Polk Streets.³² The buildings were replaced in the following years. Not surprisingly, most of the replacement buildings were made of sandstone quarried from the nearby San Juan Canyon and Rocks Road. Today, four sandstone buildings, constructed between 1868 and 1871, still stand at 303, 307, 311, and 313-315 Third Street. The most significant of these is the two-story Ramoni Building (307 Third Street), which also has pressed tin cladding and a stepped false front façade. It cost \$ 6,000- \$10,000 when originally constructed and it housed the French Hotel and had a saloon when it first opened. The construction of the sandstone buildings represents the peak of San Juan Bautista's prosperity at the end of the 1860s.

San Juan Bautista was incorporated as a city on October 9, 1869 during the reconstruction of the fire damaged buildings along Third Street. By then the town had "nine stores with a general assortment of merchandise, eight saloons and billiard rooms, two hotels, two barbers, two express offices, one telegraph office, one physician, two lawyers, two public halls and two occupied by Masons and Odd Fellows."³³ The building located at 318 Third Street was being used as the Justice Court for San Juan Bautista, marking the center of civic development of the town.

San Juan Bautista's prosperity began to decline shortly thereafter, however, when the town was bypassed by the newly constructed Southern Pacific Railroad in 1870. The citizens of San Juan Bautista had fully expected that the railroad would come through their newly incorporated city, as the town had grown to nearly 1,500 residents. At the time, the railroad had reached Gilroy in the north, but the San Juan residents refused to pay the \$60,000 subsidy to establish a spur south from Gilroy. This refusal opened the door for the newly established town of Hollister to have the railroad run through their town eight miles to the east instead.³⁴ At first, the San Juan citizens did not

²⁹ Clough, op. cit., p. 49.

³⁰ [Andrea Galvin and Katie Horak], Galvin Preservation Associates, "City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement," September 2006, pp. 58-59.

³¹ Clough, op. cit., p. 56.

³² [Handwritten map of the 1867 fire], Historical Society File.

³³ *Monterey Gazette* article, June 8, 1869 in Clough, op. cit. p. 61.

³⁴ Seavey, op. cit., p. 47.

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think much of the impact that the railroad would have on their town, since San Juan was already at the center of stagecoach traffic, and the prosperous Idria mines relied on the San Juan merchants for supplies. Yet, the New Idria mines closed in 1872 and over time the railroad eventually replaced the stagecoach lines that had played such an important role in San Juan's commerce. The town did eventually adapt to the railroad, however. Mark Regan, the owner of the stagecoach line, established a route that went from the Sargent railroad station in Hollister to San Juan Bautista and eventually to Gilroy. With the coming of the automobile age, Regan replaced the stagecoach lines automobiles and small buses instead.³⁵

In addition to being bypassed by the Railroad, in 1874 San Juan Bautista was also overlooked as the San Benito county seat in favor of Hollister. The newly established San Benito county had been carved out of Monterey County with San Juan Bautista located in the center. Although San Juan Bautista was the only incorporated city in the area at the time efforts to create a new county seat began in 1869, by the time legislation was passed, the city had gotten considerably smaller. Meanwhile, Hollister incorporated in 1872 and was a rapidly growing city (likely due to the presence of the railroad). Although in 1870, San Juan Bautista had a population of between 1,000 to 1,500 people and Hollister had only about 200 people, by the time the County seat was established only a few years later, San Juan Bautista had merely 400 people, whereas Hollister had more than 2,000 residents.³⁶

Being bypassed by the railroad and the county seat played a significant role in the economic downturn of San Juan Bautista and the Third Street commercial area during the last quarter of the nineteenth century. Business owners left their storefronts in San Juan Bautista and moved to Hollister. When Helen Hunt Jackson visited San Juan Bautista in 1903, she wrote, "Why the little town of San Juan Bautista continues to exist is a marvel. It is shut out and cut off from everything; only two or three hundred souls are left in it; its streets are grass-grown; half its houses are empty."³⁷ Despite these setbacks, however, the town continued to survive. Enough businesses and residents remained along Third Street and in the San Juan Bautista Plaza area, at least in part because of the thriving agriculture in the surrounding vicinity and the travelers that still came through town.³⁸ Some of the remaining merchants and residents included Joseph Bowie, F. A. Backer and M. Filouchean. Mark Regan continued to run the local stage coach operation. E. W. Bowman & Sons served as blacksmith, wheelwright and mechanic. C. Quersin ran a French restaurant. Dr. C. G. Cargill ran the drugstore, and was also the postmaster and agent for the Wells, Fargo & Company express.³⁹ The first telephone in town was housed in Cargill's drugstore which was on the ground floor of the Tuccoletta Hall/Plaza Market building (203 Third Street). This was also the location of the town's first local switchboard, installed by the Sunset Telephone Company in 1900.⁴⁰

By the latter part of the nineteenth century, the Chinese became the first of the Asian immigrants to arrive in the San Juan Valley. They first came to California in the mid-nineteenth century to escape the oppression and poverty of the Manchu dynasty in China. They had intended to take part in the potential riches of the Gold Rush and eventually return to their families in China. Unfortunately, white Americans were afraid they and the Mexicans would take away too much of the gold, and so their involvement in the Gold Rush was prohibited. Instead, they looked for work elsewhere and some settled in the San Juan Valley. The Chinese had a presence in the southern section of Third Street between Washington and Franklin Streets. For example, they had a Chinese gambling hall which may have been located at the current Jardines Restaurant location at 113 Third Street. The historic building there, however, no longer exists.⁴¹ Many of the Chinese men remained single and therefore their communities did not survive. Although they decreased in number, the Chinese remained in this area even into the 1920s, as evidenced by the 1926 and 1929 Sanborn maps which identified this as a Japanese and Chinese section of town.

³⁵ Clough, op. cit., p. 63.

³⁶ Clough, op. cit., p. 69.

³⁷ Seavey, op. cit., p. 24.

³⁸ Clough, op. cit., p. 69.

³⁹ Clough, op. cit., pp. 73-74.

⁴⁰ Clough, op. cit., p. 79.

⁴¹ [Andrea Galvin and Katie Horak], Galvin Preservation Associates, "City of San Juan Bautista 2005-2006 Certified Local Government Grant Historical Resources Inventory and Context Statement," September 2006, pp. 58-59.

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More specifically, the current location of 111 Third Street had a Chinese storefront.

As in the rest of the Monterey Bay area, the Japanese arrived by the late nineteenth century to replace the aging Chinese workers. The Japanese also often took over the Chinese shops within the southeast end of the Third Street commercial area. San Juan Bautista was no exception. Kichigoro Tanimura is considered the first Japanese to arrive in San Juan Bautista in the 1890s with his wife and children. By 1910, he owned and operated a small grocery store at the Theophile Vaché Adobe (115 Third Street), which became an anchor in this small Japanese community. Tanimura had a Japanese style bath in the back called an "ofuro" that he allowed his customers use for free. He and five other Japanese people are listed in the 1900 census as living in the town. Other Japanese owned shops in 1910 included a barbershop and pool hall, which were also at this end of the Third Street Historic District. By this time, there were 210 Japanese in San Juan Bautista.⁴² Most were from the Hiroshima prefecture in Japan. Although there were some Japanese living and working in town, most were involved with agriculture, leasing or owning land primarily east of town, coming into town for their commercial and social needs. By 1920, the census showed such businesses as pool halls and a fish dealer, but also showed a cluster of Japanese farmers living at the south end of town. The Sanborn map confirms there to have been three pool halls in this small Japantown area by 1926. The Chinese and Filipinos⁴³ also frequented the area.

Some of the other Japanese businesses pre-World War II include Oka's Hotel at 107 Third Street (today La Casa Rosa Restaurant). Both this and the Tanimura grocery store are the only Japanese commercial buildings confirmed at this time to still exist. The Okas then moved to a building across Third Street before closing in the late 1930s to move to Monterey. Near 106 Third Street (today Dona Esther's Restaurant) was a fish market and tofu factory owned by the Yamamoto family. Any buildings or structures associated with these two businesses no longer exist today. Next door to the Tanimura's grocery store was a pool hall and barbershop owned by the Kobayashi family.⁴⁴ The population grew slowly but steadily into the 1920s and 1930s, with as many as 400 to 500 Japanese in the San Juan Valley by the late 1930s. The Japanese, unlike the Chinese before them, either brought their families with them or married picture brides from their native land. Therefore, their population continued to increase and their presence on Third Street also grew, although it remained small compared to other California Japantowns.

All of this changed during World War II when the San Juan Bautista Japanese were taken to a camp in Poston, Arizona, away from the coastal areas during World War II.⁴⁵ The 1950 Japanese population was only 27% of what it had been just before the war.⁴⁶ Like many other similar Japanese communities, San Juan Bautista's Japantown was never re-established.

Although not largely populated, the Third Street commercial area remained into the turn of the twentieth century. On November 16, 1905, the "San Juan" post office was renamed "San Juan Bautista,"⁴⁷ perhaps signaling a rebirth in the City. The 1908 Sanborn map shows some spillover commercial activity that had developed along Mariposa Street between Second and Third Streets. Development along Mariposa to Second Street makes sense since Mariposa dead ends into the Mission along Second, where there were still two sizeable hotels that date to the Mexican era facing the original pueblo Plaza.

⁴² Sandy Lydon, *The Japanese in the Monterey Bay Region: A Brief History*, Capitola, California: Capitola Book Company, c1997, p. 31.

⁴³ The Filipinos began arriving in the San Juan Valley in the early twentieth century. Like the Chinese and Japanese before them, they primarily worked as farm laborers. Their number in San Juan Bautista was generally small as compared to the number in Watsonville and Salinas.

⁴⁴ Steve Nishita, personal interview by Katie Horak and Rebecca Smith, May 8, 2006. Steve's grandfather came to San Juan Bautista in 1903. Steve's father and aunt both lived in San Juan before World War II and recounted the businesses on Third Street and the families who owned them.

⁴⁵ Lydon, op. cit., 72.

⁴⁶ [Andrea Galvin and Katie Horak], Galvin Preservation Associates, op. cit., pp. 65.

⁴⁷ Charles W. Clough, *Fresno County in the 20th Century From 1900 to the 1980s*, ed. Bobbye Sisk Temple, vol. 2. Fresno, California: Panorama West books, 1986, pp. 39-40.

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The early part of the twentieth century did bring a renewed and briefly prosperous era for San Juan Bautista with the construction of a cement plant and its associated rail spur. This was a new narrow gauge railway from the Southern Pacific Coast Line at Chittenden, located six miles away and constructed in 1907 by the San Juan Pacific Railway. The Coast Line ran from Los Angeles to San Francisco along the California coast, and had been completed seven years earlier. The San Juan Pacific Railway soon became the California Central Railroad, and its route led to the proposed site of the San Juan Bautista Portland Cement Company plant located at the mouth of the San Juan Canyon, along a 7.94 mile line. A depot was also constructed just before the end of the line, east of the junction of Third Street and The Alameda and just outside of the Third Street Historic District boundaries. This building no longer exists. The ever resourceful Mark Regan, the former owner and operator of the local stagecoach line, briefly became the conductor of this line to Chittenden. Vacant residences and commercial buildings, including those along Third Street, were being rented and new ones were being constructed.

Unfortunately, money ran out during construction of the cement plant. Still, with the coming of the rail and promises of a new industry, people already began coming back to San Juan Bautista. It was not until 1912, however, when the plant was sold to the Old Mission Cement Company (owned by the Hunt Engineering Company of Kansas City), that construction resumed. The plant was completed and opened in 1918. Unfortunately, the plant closed only eleven years later at the beginning of the Great Depression in 1929, and the railroad ceased operation two years after that. The plant then reopened to meet war time needs during the Second World War. The railroad, however, was not brought back. Instead, its tracks were paved over to become a truck road. Although the plant closed after the war, it soon reopened in 1947 to meet post-war needs.⁴⁸ It closed for good in 1974. Although the plant itself has been demolished, its impact on the town can still be seen, such as with the concrete paved sidewalks along Third Street, much of which installed during the 1910s. It is also likely that buildings such as 300A and 302 Third Street were stuccoed over at that time.

The coming of the automobile era also had a positive impact on San Juan Bautista. Third Street became part of U. S. Highway 101 along the California coast in 1909. This led to the construction of a good number of gasoline stations. This included one located just outside the Historic District, near the southeast end of Third Street at Franklin Street and The Alameda. The businesses along Third Street also benefited from steady flow of travelers stopping for food and lodgings. It was during this time that a movie theater called the Star Theater, opened in 1917 on the southwest side of Third Street between Polk and Muckelemi Streets.⁴⁹ The building no longer exists. Sewer lines were introduced below the paving in San Juan Bautista in 1922, starting with Third Street, which then expanded to The Alameda then the rest of the town.⁵⁰ All the sidewalks along Third Street were completed by 1928, and many were also being laid on The Alameda at that time.⁵¹

This prosperity was not, however, long lived. San Juan Bautista was bypassed when Highway 101 was realigned in 1930. Instead, the new route was three miles to the west. At first, there was no state road linking the new path of the Coast Highway to San Juan Bautista. With the closing of the cement plant and bypassing by the highway, San Juan Bautista was yet again left isolated from the rest of the world. However, that was remedied in 1935 when a portion of Rock Road was rerouted and paved to have access to the town from the highway. This was also a way for other San Benito County communities to have better access to the coastal towns.⁵² This road remained in service until State Highway 156 was constructed in 1963, connecting U.S. Highway 101 to San Juan Bautista.

While San Juan Bautista remained a sleepy and old fashioned mission town, this very quality began to be recognized by tourists and other visitors. A shift towards tourism was recognized early on by the proprietor of 103 Third Street (Casa de Anza Adobe), who converted the building into a successful antique shop in 1933. Today, many of the businesses along Third Street sell antiques. In 1939, the northeast side of Third Street between

⁴⁸ Clough, *San Juan Bautista: The Town, The Mission & The Park*, op. cit., pp. 97, 99 and 100.

⁴⁹ Clough, *San Juan Bautista: The Town, The Mission & The Park*, op. cit., 106.

⁵⁰ Clough, *San Juan Bautista: The Town, The Mission & The Park*, op. cit., 105.

⁵¹ *Mission News*, February 14, 1928.

⁵² Clough, *San Juan Bautista: The Town, The Mission & The Park*, op. cit., 107.

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Mariposa and Washington Streets was taken over by the State Park Commission to become part of the California State Park System. Any existing commercial buildings within this block, that were not associated with the Spanish or Mexican era, were torn down. The 1929 Sanborn map shows there to have been a hotel facing Second Street, a meat market at Third Street, and their associated ancillary buildings, located within this block. The cleared land was then encased with an adobe wall and became part of the State Park. A World War I memorial was also demolished, although its bronze plaque has been mounted onto the side of the adobe wall that faces onto Third Street. The property remains a part of the San Juan Bautista State Park.

There was another significant fire along Third Street in 1957, this time destroyed a few buildings on the northeast side between Franklin and Washington Streets. This included the Fremont Hotel located at the north corner of Third and Franklin Streets. The fire also led to the reconstruction of the Casa de Anza Adobe (103 Third Street) porch. Today there are circa 1970s buildings replacing the destroyed buildings. Along with the State Park area, this section of Third Street was not included within the boundaries of the District.

Third Street is still San Juan Bautista's downtown area today. Many of the storefronts are occupied by restaurants and antique shops that cater to the popular local tourism trade anchored by the Mission and State Park. Even after over 150 years, Third Street remains a small rural town with its historic vernacular buildings largely intact, harkening back to what we think of today as being a quieter and simpler era.

Criterion A Eligibility

The San Juan Bautista Third Street Historic District is eligible at the local level of significance under Criterion A because of its association with the development and peak period of the commercial history of San Juan Bautista from 1849 to 1938. Third Street had its beginnings in 1849 when a surveyor named Ehrenberg laid out the current street grid for San Juan Bautista. At that time, the adobe buildings such as Casa Juan de Anza Adobe and Tuccoletta Hall were already standing. By the mid-nineteenth century, Third Street was becoming the commercial center for San Juan Bautista. Many Western False Front buildings were constructed at that time, reflective of a typical American western town. San Juan Bautista reached its peak in prosperity in the late 1860s. After that, the town was bypassed by both the railroad and position as the county seat, then went into a slow decline. However, a narrow gauge railroad line connecting the town to the Southern Pacific Railroad was constructed in 1907, followed by the associated cement plant opened in 1912. These brought back some prosperity to the town. Also important was U.S. Highway 101 which went down Third Street between 1909 and 1930. The last of the Third Street buildings to be developed during its historic development before World War II are 322 Third Street and the significant modifications made to 319 Third Street, both during the late 1930s. No new buildings were constructed until at least twenty years later.

When compared to most other towns that developed during a similar time period, including other mission towns, San Juan Bautista is distinctive because it never developed outside its original city limits. The other twenty missions still exist throughout California. These range from San Francisco Solano and San Rafael Arcangel to the north and San Luis Rey de Francia and San Diego de Alcalá to the south. When these communities were first founded, life was centered around the missions. Since then, many have since grown into American cities, most notably San Francisco, San Diego and Santa Barbara. Even others such as San Juan Capistrano and Santa Cruz have become urbanized communities. San Juan Bautista is one of the few that retains its historic rural character. The town also does not have the usual post-World War II suburban growth associated with these other mission surroundings. Third Street has also retained its original width and much of its concrete sidewalk dates to the early twentieth century. This includes several sections that retain iron horse ties at the edges of the sidewalks.

Third Street is significant for its association with the development and growth of San Juan Bautista. During all of the ups and downs of the community, Third Street remained the commercial center of this rural town, just as life

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was centered around Mission San Juan Bautista during the Spanish era and around the Plaza during the Mexican era. Third Street remains an intact example of a rural commercial district.

Criterion C Eligibility

The San Juan Bautista Third Street Historic District is eligible under Criterion C for representing a significant and distinguishable entity whose components lack individual distinction. Together, the buildings form a cohesive historic district. The nineteenth and early twentieth century buildings in San Juan Bautista are vernacular in nature. Rarely are the builders known, who were primarily local farmers and merchants looking for additional sources of income. The buildings range in style from the Western False Front to the Monterey Colonial to Carpenter Italianate. Others are folk and have no architectural style.

There are two Spanish Colonial style buildings left along Third Street. These are Casa de Anza Adobe (1834) and Theophile Vaché Adobe (circa 1850). These are all rare reminders of San Juan Bautista's early history when adobe construction, taken from the Spanish and Mexican tradition, was still the norm. Most of the buildings along Third Street, however, reflect the early American era in which the street really came into its own. Monterey was an early example of the new American influence in architecture, with its two-story construction with balconies on the second floor. However, it still had some Spanish influences. For example, Tuccoletta Hall (circa 1840) was made of adobe. There are also other folk examples that have no architectural style. The most significant of these is Rozas House (31 Polk Street), which has the plan and design of a Spanish or Mexican adobe, but is of wood framed construction.

There are only two examples of Carpenter Italianate along Third Street. This style was more common in other parts of California such as the City of San Francisco. However, the examples along Third Street retain the character defining features such as horizontal wood boards cladding, and roofline features such as cornices, panels and brackets. The tall and vertical nature of these residences is accentuated by the narrow double-hung sash windows capped by decorative hoods or window surrounds.

The most prevalent style is the Western False Front. It is most identified by its wood false parapet at the façade, which gives it a signboard appearance. Other general character defining features are a moderately pitched gable roof behind the parapet, wood frame construction with wood siding, and a long rectangular plan. These modest buildings were easy to build and popular in remote areas like San Juan Bautista throughout the nineteenth century and into the twentieth, where building materials, and skilled architects and builders were scarce. Popular throughout the second half of the nineteenth century and into the twentieth century, this style reflects a new era for San Juan Bautista where American building traditions became part of the architectural landscape.

Buildings constructed soon after the 1867 fire are characterized by their sandstone construction. All four of the sandstone buildings, constructed on the southwest side of the street between Polk and Mariposa Streets, still stand and have retained their historic appearances.

There are two buildings along Third Street that date to the 1930s. The one example of a brick Western False Front building (319 Third Street) was originally constructed in 1860, but was significantly altered in 1938. Located across the street, 322 Third Street was constructed in the circa 1930s. Neither building has been significantly altered since that time. They, along with the rest of Third Street's contributing buildings, still effectively reflect Third Street's heritage as a rural commercial district.

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See Attached Sketch Map

BOUNDARY JUSTIFICATION

These boundaries were chosen because they include the existing contributing buildings and street features constructed during Third Street's significant commercial development between 1849 and 1938. These properties also still retain historic integrity. At the southeastern end, the boundary was not taken into The Alameda because the buildings beyond are either residential or were constructed outside the period of significance. The former San Juan Brewery building does still stand, on the northeast side of The Alameda. However, the light industrial use of this building from the 1870s does not contribute to the commercial historic context. In addition, it is located too far away from the rest of the contributing elements of the District to be visually cohesive.

The northeast side of the block between Franklin and Washington Streets was excluded because most of the buildings on this side of the block were constructed outside the period of significance. The buildings include a circa 1960s telephone company building, as well as two buildings constructed in the circa 1970s. The latter two buildings were built after a fire in 1957 destroyed the ones previously located on this property. The only building on this block possibly constructed within the period of significance has been extensively modified.

The portion of the San Juan Bautista State Historic Park between Mariposa and Washington Streets was excluded because it no longer plays a role in the commercial area. Instead, the State Park adobe wall separates it from Third Street.

Some of the district boundary lines on the southwest side of the three blocks between Franklin and Polk Streets were drawn going through parcels. 111, 113, 115, 215, 303, 307, 311 and 313-315 Third Street are on parcels that extend back to Fourth Street, which has a separate historic context associated with the residential development of San Juan Bautista. Because there are buildings on some of these parcels that face onto Fourth Street, they and their associated land were excluded from the district boundaries since they do not contribute to Third Street's commercial context. 203 and 205 Third Street are on a parcel located at the west corner of Third and Washington Streets. Because the circa 1930s commercial buildings on this parcel that face onto Washington have been modified and do not contribute to the district, these too were left outside the district lines.

The northwestern boundary of Third Street was not taken to Muckelemi Street because most of the buildings beyond the defined boundary are outside the period of significance, generally constructed in the 1970s. The First Congregational Church is located at the south corner of Third and Muckelemi Streets. It was not included within the District, not only because it does not contribute to the commercial historic context of Third Street, but because of its alterations. The other buildings beyond Muckelemi Street are generally residential and again do not contribute to San Juan Bautista's commercial history.

31 Polk Street was included within the San Juan Bautista Third Street Historic District because not only does it have a commercial history of being a boardinghouse during the period of significance, but it is an important architectural resource which has retained a high level of architectural integrity.

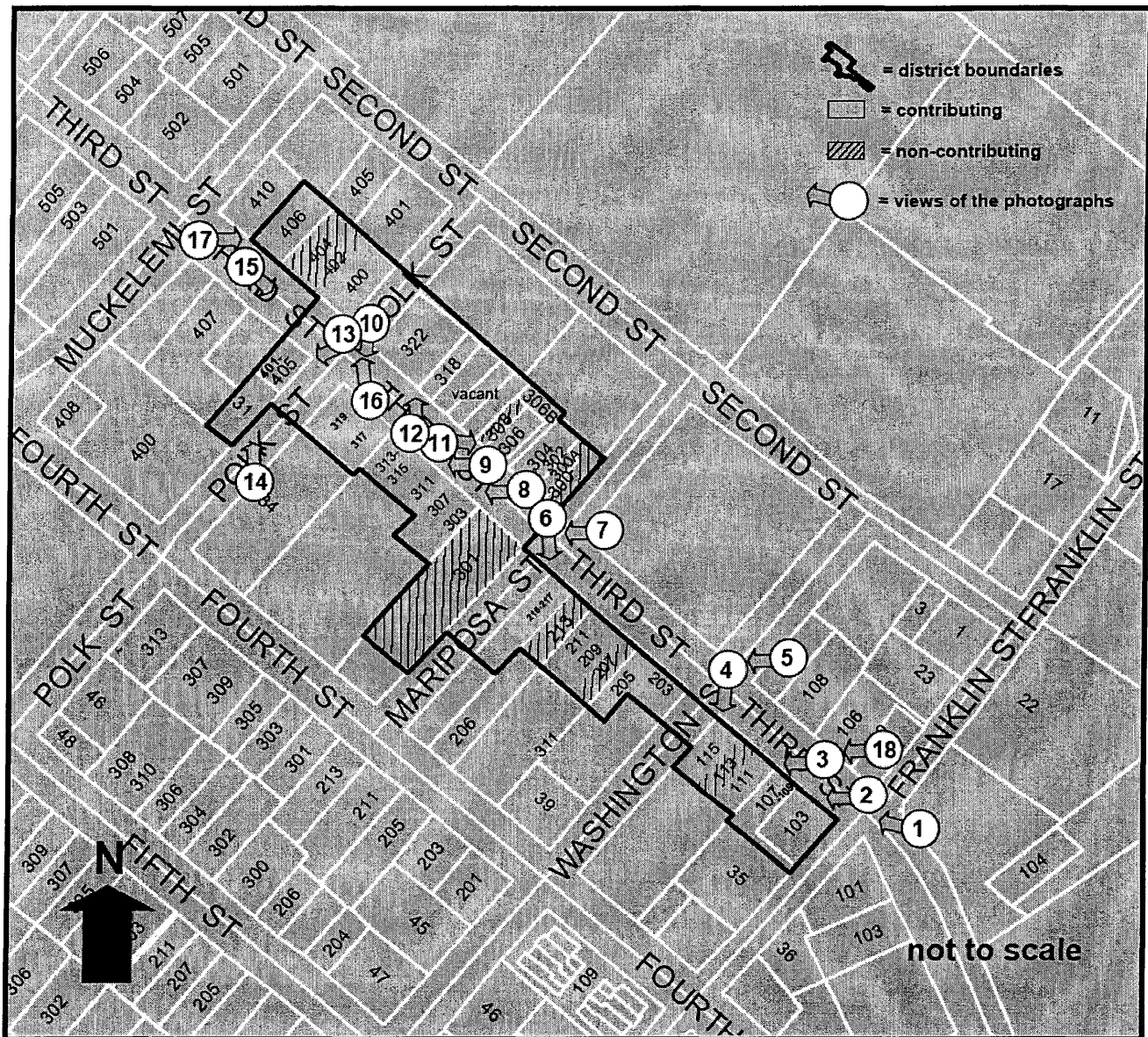
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SKETCH MAP



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-24:

Photographer: Christeen Taniguchi
Date of Photographs: May 19, 2008
Negatives Location: Galvin Preservation Associates Inc.
1611 S. Pacific Coast Highway, suite 104
Redondo Beach, CA 90277

Photo No.	Photographic Information
1	View looking west at the 100 block of the San Juan Bautista Third Street Historic District
2	View looking west at 103 Third Street (Casa de Anza Adobe) in the foreground and 107-109 Third Street (Casa Rosa) located adjacent
3	View looking west at 107-109 (Casa Rosa) in the foreground, followed by 111 and 113 (non-contributor) Third Street
4	View looking south at 115 Third Street (Theophile Vaché Adobe)
5	View looking west at the southwest side of the 200 block of the street, with 203 Third Street (Tucchetto Hall/Plaza Market) in the foreground, followed by the one-story buildings 205, 207 (non-contributor), 209 and 211 Third Street
6	View looking south at the southwest side of the 200 block of the street, with 215-217 Third Street in the foreground, followed by 213 Third Street (non-contributor)
7	View looking west at the 300 block of the Historic District
8	View looking west at 303 Third Street in the foreground, followed by 307 (Ramon Building), 311 and 313-315 (A. Taix Block) Third Street
9	View looking west at 311 (one-story) and 313-315 Third Street
10	View looking south at the southwest side of the 300 block of the street, with 319 Third Street (Paradis Bakery) in the foreground, followed by 317 and 313-315 (A. Taix Block) Third Street
11	View looking east, starting with 308 Third Street ("Land Office" and non-contributor), followed by 306, 304, 302, 300A and 300 (non-contributor) Third Street
12	View looking north at 318 Third Street in the foreground and 322 Third Street in the background
13	View looking west at 401-405 Third Street (Bluebird Hotel), with 31 Polk Street (Rozas House) located behind the Hotel
14	View looking north at 31 Polk Street (Rozas House), with 401-405 Third Street (Bluebird Hotel) located adjacent

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- 15 View looking southeast at 400 Third Street (San Benito Lodge No. 159, I.O.O.F.) and 401-405 Third Street (Bluebird Hotel)
- 16 View looking north at 400 Third Street (San Benito Lodge No. 159, I.O.O.F.) in the foreground, followed by 402 (non-contributor), 404 (non-contributor) and 406 Third Street
- 17 View looking east at 406 Third Street in the foreground, followed by 404 (non-contributor), 402 (non-contributor) and 400 (San Benito Lodge No. 159, I.O.O.F.) Third Street
- 18 View looking west at iron horse ties imbedded in the curb of the northeast side of the 100 block of the street

Photographs of Historic Photographs.

Original photographs were photographed at the San Juan Bautista Historical Society, San Juan Bautista, California.

Photo No.	Photographic Information
19	Circa 1910s view looking northwest at the 300 block of the street, with the concrete sidewalks in place. Permission granted to photograph the original photograph by photograph owner, the San Juan Bautista Historical Society. (courtesy of the San Juan Bautista Historical Society)
20	Circa 1920s view looking northwest at the 300 block of the street, likely just before the street was paved. Permission granted to photograph the original photograph by photograph owner, the San Juan Bautista Historical Society. (courtesy of the San Juan Bautista Historical Society)
21	1928 view looking west at 103 Third Street (courtesy of Richard Ponce)
22	Circa 1920s view looking west at 31 Polk Street (Rozas House) with Emelda Erasma Lugo de Rozas standing in front. Permission granted to photograph the original photograph by photograph owner, the San Juan Bautista Historical Society. (courtesy of the San Juan Bautista Historical Society)
23	Circa 1910s view looking west at 303 (one-story) and 307 (Ramoni Building) Third Street. Permission granted to photograph the original photograph by photograph owner, the San Juan Bautista Historical Society. (courtesy of the San Juan Bautista Historical Society).
24	Circa late 1900s view looking north at 400 Third Street (San Benito Lodge No. 159, I.O.O.F.) (courtesy of the San Juan Bautista Historical Society; <i>San Juan Mission News</i> , vol. 50, no. 34, August 21, 1964, p. 1)