

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Rozas House

and/or common

2. Location

street & number 31 Polk Street ___ not for publication

city, town San Juan Bautista ___ vicinity of 16 congressional district 16

state California code 06 county San Benito code 069

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name James P. Gilsean

street & number 31 Polk Street

city, town San Juan Bautista ___ vicinity of state California 95045

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Recorder

street & number 5th/Monterey Street

city, town Hollister state California

6. Representation in Existing Surveys

title Historical Master Plan--Grant Funding Project has this property been determined eligible? ___ yes ___ no

date July 28, 1978 ___ federal ___ state ___ county local

depository for survey records City Hall

city, town San Juan Bautista state California

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

This building is an early example of board on end construction without the use of studs in the walls.

The "L" shaped building covers the lot along the Polk Street frontage with an extension along the north boundary line of the lot.

Exterior

Outwardly, the building is a frame building of six rooms, each room opening by its own door onto the city street along the front (east) facade. There is a rhythmic spacing of the doors and the double hung wood frame windows. The rear (west) elevation also has a rhythmic spacing of doors from each of the six rooms or modules. There are presently no windows along this elevation and there is no evidence that there ever were. The north and the south (end) elevations are both boards with battens with no window or door penetrations.

Roof

The original roof is generally all in place and is a combination of original wooden (cedar), hard cut shingles, tarpaper covering a portion of the original roofing and corrugated metal. The south end module of the house is actually an open shed area that graphically exposes the existing original roof substructure.

Front Porch

The front porch is an add-on to the original structure, wood frame construction, supported by 4" x 4" at the curb line. The wood shingles are of later vintage characterized by the even quality of their sizing and the installation. The porch covers a boardwalk that enhances the setting for the old wood frame structure.

Rear Porch

The rear porch is approximately 4' in width and running the length of the west elevation. Similar to the front porch, the rear porch is wood frame, supported by 4" x 4" and covers a boardwalk which connects the rear doors of each of the rooms (modules).

Foundation

The foundation consists of mud sills and redwood timbers. The wooden floors were added early in the life of the building to cover the original dirt floor.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

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Interior

The original room division is still in full evidence. The wood floors are exposed covered only by an occasional throw rug of the residents. The ceiling throughout is exposed wood sheathing, penetrated only by an occasional electric light fixture. The solid doors appear to be original as does all of the trim around the doors and the windows.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1856 **Builder/Architect** Sammit (attributed)

Statement of Significance (In one paragraph)

The Rozas House is significant as a rare representative of wood frame structures in San Juan Bautista constructed in the early years of the American period and for its association with the settlement and continuing occupation of San Juan Bautista by old Hispanic California families.

San Juan Bautista possesses one of the richest stocks of historical structures of any town in California. Three National Historical Landmarks are located there, including the large Plaza Historic District. Most of the recognized historic structures there, including the Castro Adobe, Anza Adobe, and Plaza Hotel, are substantial structures of adobe. The Rozas House is rare among pre-1860 structures there in that it is wood frame and that it is not associated with the better-known Californio families, or with the commercial development of the town. The Rozas House is considered to be the oldest wood frame structure in this historic town.

The plan of the Rozas House, although executed in wood, appears to have been derived from a common mid-nineteenth century California vernacular form, a long and narrow series of rooms or "units", each of which opens on to the street and an inner courtyard area. The adaptation of this form to wood frame construction, however, is quite unusual.

The Rozas House was probably constructed in 1856 by a Chileno named Samit, perhaps B. Samit, a merchant in San Juan Bautista until 1880. The home was purchased shortly after it was constructed by Ambrosio Rozas, Sr. for use by his son, Ambrosio Rozas, Jr. The Rozas family moved to San Juan from the California Central Valley. Ambrosio Rozas, Jr. continued to live in San Juan throughout his life, engaging in several occupations, including the operation of the saloon in the Bullier Building at the corner of Mariposa and Third Streets. Rozas' wife, Emelda Lugo Rozas, succeeded him and lived in this structure for a total of 75 years, or until 1950.

Mrs. Rozas was the granddaughter of Antonio Maria Lugo, a member of one of the great landowning families in the Los Angeles area and alcalde of that city during the transition from Mexican to American rule. At age 9 or 10, Emelda's parents died and she was taken to live with her aunt and uncle, Ramona and Luis Buella in San Juan Bautista. Upon the death of her aunt several years later, Emelda was placed under the care of the convent at Mission San Juan, where she remained until her eighteenth birthday. On September 6, 1875, she married Ambrosio Rozas, Jr. and began her long tenure at the subject structure.

9. Major Bibliographical References

- Isaac Mylar, Early Days at the Mission San Juan Bautista, (Watsonville, 1929)
- Marjorie Pierce, East of the Gabilans (Fresno, 1977)
- California and Californians, Page 356-57
- Evening Freelance, Hollister, 8/16/78
- Historical Master Plan Grant Funding Project, Citizens Advisory Committee, July 28, 1978

10. Geographical Data

UTM ZONE

Acreage of nominated property Less than 1
 Quadrangle name San Juan Bautista

Quadrangle scale 1:240000

UMT References

A	1 0	6 3 0 3 6 0	4 0 7 8 4 5 0
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification Beginning at a point on the northwesterly line of Polk Street, distance of 65'; southwesterly from the intersection with the southwesterly line of Third Street; along said northwesterly line of Polk Street; (1) southwesterly 90'; (2) northwesterly 44'; (3) northwesterly 90'; (4) southwesterly 44' to the point of beginning.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
<u>n/a</u>			

11. Form Prepared By

name/title James P. Gilsean Edwin S. Astone
 organization Property Owner Astone & Associates date February 5, 1981
(408) 623-4041 (916) 446-1472
 street & number P.O. Box 1002 928 Second Street telephone _____
 city or town San Juan Bautista, CA Sacramento, CA state _____

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellison

title _____ date 11-10-81

For HCRS use only

I hereby certify that this property is included in the National Register

Delores Byers
 Keeper of the National Register

Entered in the
 National Register

date 4/12/82

Attest:

Chief of Registration

date _____

Rozas House
San Juan Bautista,
San Benito Co., California

This map is NOT AN OFFICIAL DOCUMENT and
is used for ASSESSMENT PURPOSES ONLY.

02-15

1" = 50'

BLOCK XIII

BLOCK XIV

14

13

STREET
N 38° 54' E

THIRD STREET

STREET

MUCKELEMI

1

2

3

4

6

7

5

STREET

BLOCK

17

FOURTH STREET

POLK

RECEIVED
DEC 29 1981
NATIONAL
REGISTER

APR 12 1982

BLOCK 15

SAN JUAN BAUTISTA

A... ..