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### ARCHAEOLOGICAL STUDY

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### ATTACHMENTS

NWIC Record Search
I. INTRODUCTION AND PROJECT DESCRIPTION

The archaeological study of 439 Soledad Street, Salinas, Monterey County, California was requested by R. L. Hastings & Associates, LLC in order to comply with the National Environmental Quality Act (NEPA) and the National Historic Preservation Act (NHPA) applying Section 106 regulations, as well as California Environmental Quality Act (CEQA) and the City of Salinas regulatory guidelines regarding historic preservation. The project location is identified as Assessor's Parcel Number (APN) 002-354-027, and is depicted on the USGS 7.5' Salinas, California topographic quadrangle map. The project involves the demolition of the existing residence and construction of a new building on the subject parcel. The existing building on the property, built in 1938, was determined to be ineligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR).

II. REGULATORY AND EVALUATION FRAMEWORK

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR and the National Register of Historic Places (NRHP).
A historical resource may be eligible for inclusion in the CRHR if it:

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

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is possible in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one of the following criteria:

- Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Are associated with the lives of persons significant in our past; or
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).
III. CULTURAL SETTING

A. Archaeology

The coastal region stretching from Monterey to has been the subject of numerous archaeological surveys and excavations since the early 1900s. The earliest of these investigations reflected an amateur archaeological approach, which included collecting museum specimens for display purposes or for private collections. In general, these studies were extremely limited in scope and provided little understanding of prehistoric culture of the Central Coast. Beginning in the late 1960s, academic research by students at San Francisco State University (and later San Jose State University) expanded the number of recorded archaeological sites along the coasts of San Mateo and Santa Cruz counties.

While much of this research was limited to site recording and limited sampling, a few important studies provided valuable information for the development of a regional chronology and an integrated understanding of prehistoric life (Roop 1976; Hylkema 1991). Hylkema's 1991 thesis was particularly important, as it not only provided the first integrated examination of prehistoric adaptations along the San Mateo-Santa Cruz coast, but it also provided the basis for comparisons of local economies with those of surrounding areas, including the San Francisco Bay, Monterey Bay and inland valleys. Finally, studies driven by the requirements of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) since the 1970s have provided important data towards our understanding of the area’s prehistory (Jones and Hildebrandt 1990; Fitzgerald and Ruby 1997; Environmental Science Associates 2001).

Archaeological and ethnographic studies indicate that the North Coast was possibly occupied from as early as the 10,000 years ago. The earliest evidence for occupation of the region comes from a site located in the Santa Cruz Mountains near Scotts Valley. This deeply buried site has been dated to 8000 BC and is the only evidence of what archaeologists refer to as the Paleo Indian period (Cartier 1993), a designation that subsumes all occupations dating earlier than 5000 BC. Progressively rising sea levels documented for this period may have obliterated additional evidence for occupation of the coast during this time. As with the climate, sea levels appear to have stabilized to current conditions by 5000 years ago (Environmental Science Associates 2001).

Evidence of habitation along the coast proper comes later, during the Lower Archaic period (3000-5000 BC), and from a site at Sand Hill Bluff (Jones and Hildebrandt 1990). This locale appears to have been occupied over a span of 5000 years, beginning about 6000 years ago. Habitation of both the coastal and interior regions in and surrounding Sand Hill Bluff is evidenced in numerous sites dating to the Middle Archaic (3000 - 1000 BC) and Upper Archaic (1000 BC - AD 1000). The latest prehistoric occupation appears to have occurred during what is known as the Emergent Period (AD 1000 - 1800), as evidenced at a site located at Davenport Landing (Fitzgerald and Ruby 1997) and at a site about 5 miles inland in the Santa Cruz Mountains (Hylkema 1991; Environmental Science Associates 2001).
B. Ethnography

Beginning immediately south of the Carquinez Strait, and continuing southward to Big Sur, was a region once occupied by the Costanoan peoples. Aboriginal groups of the San Francisco and Monterey Bay area came to be known collectively as Costanoan, a word derived from the Spanish word Costaños meaning 'coast people.' The term Costanoan refers to a linguistic family consisting of eight languages: Karkin was spoken in a single tribelet on the southern edge of the Carquinez Strait; Chochenyo or East Bay Costanoan was spoken among the tribelets occupying the east shore of San Francisco Bay between Richmond and Mission San Jose, as well as the Livermore Valley; Tamyen or Santa Clara Costanoan was spoken around the south end of San Francisco Bay and in the lower Santa Clara Valley; Ramaytush or San Francisco Costanoan was spoken in San Mateo and San Francisco counties; Awaswas or Santa Cruz Costanoan was spoken among the people living along the ocean shore between Davenport and Aptos in Santa Cruz County; Mutsun was spoken among the tribelets of the Pajaro River drainage; Rumsen speakers occupied the lower Carmel, Sur, and lower Salinas rivers; and Chalon or Soledad was spoken on the Salinas River (Levy 1977).

Most of what we know about native inhabitants of the region has been pieced together from the Spanish exploring expeditions, ethnographic accounts in the 1920s and 1930s, and archaeological research. The Costanoan territory was occupied by approximately 50 separate and politically autonomous tribelets, each one occupying one or more permanent village sites and consisting of 50 to 500 persons. The Costanoans encountered by the Spanish were hunter-gatherers who managed their resources to ensure a sustained livelihood. They lived in sedentary communities in domed structures covered with thatched roofs, and relied for subsistence on nuts and seeds from various trees and plants, local fauna, and fish, particularly salmon, from the rivers and Pacific Ocean. Materials crafted by the Costanoans and used in subsistence activities included baskets, mortars, pestles, nets, net sinkers, anchors, and a variety of chipped stone tools.

Trade with the surrounding Plains Miwok, Sierra Miwok and Yokuts allowed nonindigenous materials and food (i.e. piñon nuts) to be brought into the area as well. In exchange, the Costanoan are thought to have exported bows, salt, and salmon to neighboring groups (Levy 1977). Economic reciprocity, in addition to intermarriage, is thought to have linked settlements together, some of which, by Spanish accounts, indicate stable and prosperous villages with as many as 200 people (Milliken 1993). Overall population density along this part of the coast was, nevertheless, very sparse.

For the first human inhabitants living along the Santa Cruz County coastline, there was a variety of natural resources that were available. Plants bearing edible seeds and/or leafy greens are known to have been used throughout the year, as revealed by plant remains from archaeological sites. In the spring, lupine was harvested for its edible green leaves, while chia provided seeds. During the late spring and summer a variety of seed-bearing plants were gathered, including tarweed, goosefoot and elderberry. Soaproot was particularly important as it was used for food (edible root), fish poison, soap, and brushes (Fitzgerald and Ruby, 1997). Numerous species of trees and shrubs were also a source of nuts and berries, including baynut, hazelnut, and tan oak, all of which were harvested in the fall (Ibid). Buckeye, California bay laurel and coast live oaks were also considered to have been economically important (Hylkema 1991).
Acorns and grass seeds constituted a significant proportion of the native diet. Ethnographic accounts indicate that the natives sought to increase seed production of coast grasslands through intentional burning. Rediscovered as "prescribed burning" in modern times, this prehistoric practice also served to increase forage and attract large mammals, such as black tailed deer, which were regularly hunted (Jones and Hildebrandt 1990). Other animals in the aboriginal larder came from the coastal scrubland, oak woodlands and forests of the area, habitats for terrestrial mammals, reptiles, fish, and amphibians. Modern and historic use of the region has altered somewhat the ecology of the Central Coast, and reconstruction of prehistoric conditions is, at least partly, by inference. Species known to have been important to native peoples include a wide variety of small to medium mammals, including the jackrabbit, cottontail rabbit, kangaroo rat, ground squirrel, and badger.

Offshore vegetal resources such as kelp, seaweed and sea palm are known to have been exploited prehistorically. Native peoples collected these plants on-shore and roasted them for immediate consumption or dried and stored them for future use (Jones and Hildebrandt 1990). Shell refuse from an extensive menu of mussels, barnacles, limpets, chitons, abalone and clams are commonly found in coastal archaeological sites. Studies have identified more than two hundred resident species of birds in the region but, perhaps more importantly, the cold and nutrient-rich waters immediately offshore lie astride the Pacific migratory waterfowl flyway. Avifaunal remains from archaeological sites along Monterey Bay indicate that waterbirds, such as canvasback duck, common merganser and blue winged teal were part of the prehistoric diet (Dietz et al. 1988). Migratory marine mammals known historically on the Central Coast were probably present prehistorically, and no doubt harbor seals, northern elephant seals, and sea lions were sources of protein and fat. These species were attracted by the same fish exploited by humans: Pacific mackerel, night smelt, white croaker, right eyed and left eyed flounder and anchovy (Jones and Hildebrandt 1990).

The Rumsen were reportedly the first of the Costanoan peoples to be encountered by Spanish exploring expeditions in 1602 and between 1769 and 1776 (Levy 1977). Between 1770 and 1797, seven missions were established within Costanoan territory (Ibid). During the mission period, 1770-1835, significant changes occurred for the Costanoan people. The population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural one. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Cook 1943; Levy 1977). The population declined from 10,000 in 1770 to less than 2,000 in 1832, due to the introduction of European diseases and falling birth rates. The mission culture that had absorbed and to some degree supported the Costanoans was short-lived. The secularization or abandonment of the missions by the Mexican government in 1832 caused the Costanoan to relocate to different areas and establish small settlements, fragmenting the survivors and separating them farther away from their cultural heritage. It is believed that the Costanoan languages were probably extinct by 1935 (Levy 1977).

C. History

The history of the Monterey-Salinas area began with the establishment of Mission San Carlos Borromeo, second of the California's twenty-one coastal missions, which was founded on June 3, 1770 by Junipero Serra. The original location was at the Royal Presidio of Monterey, located "two
gunshots from the beach” and adjacent to Lake El Estero in Monterey. Permission to relocate the mission was received in May of 1771, and by July Serra began working in the Carmel Valley on the new location for the mission. Serra directed some of the construction himself, using four neophytes (converted Indians) from Baja California, five soldiers and three sailors. The first mass was held at that location on August 24, 1771, and Serra officially moved into the newly constructed buildings on December 24, 1771. The abandoned church at the presidio became the Church of the Royal Presidio and later the San Carlos Cathedral (Breschini 2000).

The history of the subject property is rooted principally in the expansion of agricultural in the Salinas Valley and the transition from Victorian residential architecture to Craftsman architecture in the 1910s. Reportedly built in 1910, the subject property reflects the every-increasing popularity of Craftsman style architecture, which was influenced by the Arts and Crafts Movement in the United and popularized by serial publications and plan books distributed to architects, builders, and homeowners. The subject property also reflects the generational acquisition and development of land in the Salinas Valley, in this case the Sanborn family.

One of the most significant events that occurred in the Salinas Valley was the development of Claus Spreckels’ sugar beet processing plant, southeast of the project area. Claus Spreckels, an emigrant from Germany, brought industrial prosperity to the valley when he built his $2,700,000 sugar refinery on the Rancho Llano de Buena Visata in 1897. By the late 1890s, a narrow gauge railroad was in place linking the Southern Pacific line to the new plant. Although the Spreckels Salinas Valley plant was an entrepreneurial venture that carried some risk, Salinas Valley farmers were eagerly seeking new opportunities to diversify their agricultural lands. By the early 1900s, farmers seized the opportunity provided by the Spreckels operation and purchased farmland near the plant, and began cultivating beets. With the success of the sugar beet industry, the Spreckels plant and the city of Salinas prospered through the 1920s.

The construction of Highway 101 through Salinas in 1915 spurred development, as new specialty crops, such as lettuce, celery, and carrots became a lucrative industry in the valley, thanks to improvements in refrigerated railroad cars. The Salinas River, which flows through the entire length of the Salinas Valley, provided abundant opportunities for irrigation. By 1915, approximately 40,000 acres of farm land were under irrigation in the Salinas Valley. The uplands and rolling hills produced peaches, apricots, almonds, walnuts, figs, apples, plums, pears, berries, and semitropical fruits. Salinas Valley agriculture excelled in blackberry, current, gooseberry, loganberry, raspberry, strawberry, and grape production. During the 1920s, Filipinos began to replace the Japanese farm laborers, as the valley’s crops diversified to include artichokes (Seavey 2003: 5). The wealth generated by the Salinas Valley farming industry was evidenced by large residential homes and commercial development. During the 1930s, the city of Salinas expanded east into Aliusal and southwest with subdivisions, such as Maple Park (Seavey 2003: 6). The subject property was reportedly built in 1938 and extensively remodeled and added onto in more recent years. The surrounding residential neighborhood dates to the 1880s-1890s.
IV. SURVEY METHODS AND FIELD INVENTORY

The subject parcel is developed with a multi-family residential house reportedly built in 1938. All accessible areas surrounding the residence were examined walking 1 meter transects. The entire parcel has been graded and planted in grass with various other improvements related to the residence.

V. SIGNIFICANCE STATEMENT

Following a physical inspection of the parcel, no significant prehistoric or historical archaeological resources were identified.

VI. RESEARCH RESULTS

On October 22, 2019, a record search (IC File No. 19-0638) was conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. The purpose of the record search was to identify all previously recorded cultural resources (prehistoric and historic archaeological sites, historic buildings, structures, objects, or districts), as required by Section 106 of the National Historic Preservation Act (NHPA) of 1966 and its implementing regulations 36 CFR Part 800. The record search required a review of pertinent NWIC base maps that reference cultural resource survey and excavation reports, recorded prehistoric and historic archaeological sites, historic-period maps, and literature for Salinas, Monterey County.

To identify historic properties, the State of California Office of Historic Preservation Historic Properties Directory (HPD), National Register of Historic Places (NRHP), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), the California Register of Historical Resources (CRHR) were consulted, as well as certified Local Government surveys that have undergone Section 106 review. The record search entailed a review for all previously recorded cultural resources within an approximate ¼ mile radius of the referenced project boundaries, comprising the visual area of potential effects (APE). According to Center staff, there has been no cultural resource study that covers the project area, nor were there any recorded buildings or structures within a one block radius. NWIC staff stated that the subject property at 439 Soledad Street is a contributor to the Eastend Historic District. However, documentation by local historian Kent Seavey recommended that the subject building lacks integrity and is no longer eligible under the NRHP or CRHR, nor is a contributor to the potential locally designated historic district.

VII. RECOMMENDATIONS

Based upon the negative findings, no further cultural resource work is recommended for the proposed project.

VIII. PROFESSIONAL QUALIFICATIONS

Dana E. Supernowicz, RPA, M.A., is the principal of Historic Resource Associates, and has 40 years of experience working in the field of cultural resources management for federal and state
agencies, as well as 35 years in private consulting, including work in Santa Cruz, Monterey, San Benito, San Mateo, Santa Clara, and San Francisco counties. He has also served as president of the El Dorado County Historical Society, and is a member of the Society for California Archaeology, Oregon-California Trails Association, and the National Trust for Historic Preservation. Supernowicz is a Registered Professional Archaeologist (RPA), meets the Secretary of Interior Professional Standards in Architectural History, Archaeology, and History, and is listed as an Archaeological Consultant with the County of Monterey.

IX. REFERENCES

Primary and Secondary Sources


**Maps**

USGS 7.5’ *Salinas, California* Quadrangle 1980.
ACCESS AGREEMENT SHORT FORM

File Number: 19-0638

I, the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

| Print Name: | Roy Hastings          | Date: | 10/22/2019 |
| Signature:  |                      |       |            |
| Affiliation: | R. L. Hastings & Associates, LLC |       |            |
| Address:    |                      | City/State/ZIP: |            |
| Billing Address (if different from above): | | | |
| Special Billing Information: | | | |
| Telephone:  | (916) 359-0626       | Email: | roy@rlhastings.com |
| Purpose of Access: | Project Planning | | |
| Reference (project name or number, title of study, and street address if applicable): | 439 Soledad St.  (APN 02-354-027) | | |
| County:     | MNT                  | USGS 7.5' Quad: | Salinas |

Sonoma State University Customer ID: 1001088
Sonoma State University Invoice No.: 450
Total Cost: 450

**This is not an invoice. Sonoma State University will send separate Invoice**
Re: Record search results for the proposed Soledad Street Housing Project at 439 Soledad Street, Salinas, Monterey County, California 93901.

Dear Mr. Roy Hastings:

Per your request received by our office on October 11, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Monterey County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the Soledad Street Housing Project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource study that covers the Soledad Street Housing Project area. This Soledad Street Housing Project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent, or within a one block radius of the proposed Soledad Street Housing Project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Soledad Street Housing Project area.

The City of Salinas Historical and Architectural Resources Survey of 1989 indicates the proposed project address 439 Soledad Street contains one recorded building, circa 1938. This building is a contributor to the Eastend Historic District. This local listing also indicates eighteen other contributing buildings (to the Eastend Historic District) within a one

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Mutsun language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed Soledad Street Housing Project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Monterey County have been found in areas near intermittent and perennial watercourses, and in upland areas. Historic maps of the area indicate the Soledad Street Housing Project area is located adjacent to Alisal Slough. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Soledad Street Housing Project area.

Review of historical literature and maps indicated historic-period activity within the Soledad Street Housing Project area. The 1940 Salinas USGS 15-minute topographic quadrangle depicts one building within the project area. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources to be within the proposed Soledad Street Housing Project area.

The 1947 (photorevised 1968 and 1975) USGS 15-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within the Soledad Street Housing Project area. These unrecorded buildings or structures meet the Office of Historic Preservation’s minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at http://www.chrisinfo.org.
2) Our research indicates that there is one historic building within the Soledad Street Housing Project area and eighteen other historic properties within the APE, a one block radius. These buildings are all contributors to the Locally Listed Eastend Historic District. It is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings and Historic District:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS)
Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System’s (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP’s regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher
In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, California Archaeological Inventory, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll
2005  *Memorial and Biographical History of the Coast Counties of Central California.* Three Rocks Research, Santa Cruz, CA (Digital Reproduction of The Lewis Publishing Company, Chicago, IL: 1893.)

Breschini, Gary S., Trudy Haversat, and Mona Gudgel
2000  *10,000 Years on the Salina Plain, An Illustrated History of Salinas City, California.* Heritage Media Corp., Carlsbad, CA.

City of Salinas
1989  Historical and Architectural Resources Survey and Preservation Plan

Clark, Donald Thomas

Gudde, Erwin G.

Hester, Thomas Roy


Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

Howard, Donald M., Esq.

Kroeber, A.L.
Levy, Richard

Monterey County Historical Society, Inc.

Roberts, George, and Jan Roberts

Ryan, Nicki
1981 Historic Resources in Monterey County.

State of California Department of Parks and Recreation

State of California Department of Parks and Recreation and Office of Historic Preservation

State of California Office of Historic Preservation **

Woodbridge, Sally B.

Works Progress Administration

Works Progress Administration
1989 The WPA Guide to the Monterey Peninsula. Reprint by the University of Arizona Press, Tucson, AZ. (Originally published in 1941 as Monterey Peninsula.)

**Note that the Office of Historic Preservation’s Historic Properties Directory includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.
November 6, 2019

Roy Hastings  
R. L. Hastings & Associates, LLC  
1765 Carson Road  
Placerville, CA 95667

Re: Archaeological Study of APN 002-354-027-000

INVOICE

Archaeological Study of APN 002-354-027-000, 439 Soledad Street, Salinas, Monterey County, California, including archival research, field survey, and report preparation.

TOTAL DUE UPON RECEIPT: $ 450.00
ACCESS AGREEMENT SHORT FORM

I, the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

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I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Roy Hastings
Signature: ____________________________ Date: 10/22/2019
Affiliation: R. L. Hastings & Associates, LLC
Address: ____________________________ City/State/ZIP: __________
Billing Address (if different from above): ____________________________
Special Billing Information: ______________________________________
Telephone: (916) 359-0626 Email: roy@rlhastings.com
Purpose of Access: Project Planning
Reference (project name or number, title of study, and street address if applicable):
439 Soledad St. (APN 02-354-027)
County: MNT USGS 7.5' Quad: Salinas

Sonoma State University Customer ID: 1001088
Sonoma State University Invoice No.: ____________________________
Total Cost: 450

**This is not an invoice. Sonoma State University will send separate Invoice**
October 22, 2019
Roy Hastings
R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

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Review of this information indicates that there has been no cultural resource study that covers the Soledad Street Housing Project area. This Soledad Street Housing Project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent, or within a one block radius of the proposed Soledad Street Housing Project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Soledad Street Housing Project area.

The City of Salinas Historical and Architectural Resources Survey of 1989 indicates the proposed project address 439 Soledad Street contains one recorded building, circa 1938. This building is a contributor to the Eastend Historic District. This local listing also indicates eighteen other contributing buildings (to the Eastend Historic District) within a one

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Mutsun language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed Soledad Street Housing Project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Monterey County have been found in areas near intermittent and perennial watercourses, and in upland areas. Historic maps of the area indicate the Soledad Street Housing Project area is located adjacent to Alisal Slough. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Soledad Street Housing Project area.

Review of historical literature and maps indicated historic-period activity within the Soledad Street Housing Project area. The 1940 Salinas USGS 15-minute topographic quadrangle depicts one building within the project area. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources to be within the proposed Soledad Street Housing Project area.

The 1947 (photorevised 1968 and 1975) USGS 15-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within the Soledad Street Housing Project area. These unrecorded buildings or structures meet the Office of Historic Preservation’s minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at http://www.chrisinfo.org.
2) Our research indicates that there is one historic building within the Soledad Street Housing Project area and eighteen other historic properties within the APE, a one block radius. These buildings are all contributors to the Locally Listed Eastend Historic District. It is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings and Historic District:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website:  http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS)
Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System’s (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP’s regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

[Signature]
Jillian Guldenbrein
Researcher
LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, California Archaeological Inventory, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll
   2005 *Memorial and Biographical History of the Coast Counties of Central California*. Three Rocks Research, Santa Cruz, CA (Digital Reproduction of The Lewis Publishing Company, Chicago, IL: 1893.)

Breschini, Gary S., Trudy Haversat, and Mona Gudgel
   2000 *10,000 Years on the Salina Plain, An Illustrated History of Salinas City, California*. Heritage Media Corp., Carlsbad, CA.

City of Salinas
   1989 *Historical and Architectural Resources Survey and Preservation Plan*

Clark, Donald Thomas

Gudde, Erwin G.

Hester, Thomas Roy


Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

Howard, Donald M., Esq.

Kroeber, A.L.
Levy, Richard  

Monterey County Historical Society, Inc.  

Roberts, George, and Jan Roberts  

Ryan, Nicki  
1981 Historic Resources in Monterey County.

State of California Department of Parks and Recreation  

State of California Department of Parks and Recreation and Office of Historic Preservation  

State of California Office of Historic Preservation **  

Woodbridge, Sally B.  

Works Progress Administration  

Works Progress Administration  
1989 The WPA Guide to the Monterey Peninsula. Reprint by the University of Arizona Press, Tucson, AZ. (Originally published in 1941 as Monterey Peninsula.)

**Note that the Office of Historic Preservation’s Historic Properties Directory includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.
March 28, 2019

Ms. Barbara Mitchell, MSW
Executive Director
Intrem, Inc.
P.O.Box 3222
Monterey, CA 93942

Dear Ms. Mitchell:

Thank you for the opportunity to comment on the potential historic significance of the residential property located at 439 Soledad Street (APN# 002-354-027), in Salinas.

As you are aware, in my 1989 Historical and Architectural Resources Survey of Salinas and Preservation Plan, I identified several potential Historic Districts that represented concentrations of historic housing from various periods of residential growth and development in the community.

The Eastend Historic District has a concentration of homes designed from the 1870s to the 1890s, with some suggested contributing buildings from later dates, including 439 Soledad St. (1938), to show changing fashion in architectural design over time. The survey and preservation plan were never formally adopted by the City of Salinas.

Since that time development along John St., in the form of a large motel at the NE corner of Soledad, caused the loss of one of the main contributors to the potential historic district when a fine example of Queen Anne architecture by noted California architect William H. Weeks was removed. Further modern infill took place between John St. and the slough, marginalizing that area as a potential contributing portion of the proposed historic district, including your organization's property.
The original owner was Mr. Ralph L. Hughes, a member of a pioneer Salinas family, who was the president of the Salinas Valley Realty Co., during the time of his occupancy.

Reviewing my 1988 California DPR 523 recording document for 439 Soledad St., I noted my concerns at the time about the authenticity of the design and materials, including the asymmetry of the design, window changes and applied decoration. However I listed it as a potential contributor as it was within the physical boundaries of the housing group, characterizing the property as “a curious late Colonial Revival cottage” (see DPR 523 provided).

As part of this study, I contacted the Monterey County Assessor’s office to review the construction history of the subject property and found the following. 1980 (SBP # 80-750) saw the addition of 455 sq. ft. to the building envelope. In 1993 the architectural firm of Wald Ruhnke & Dost made alterations and additions to the subject property (see plans provided) extending the building envelope toward the east. The record shows that in 2000 two more bedrooms and a bath were added, further modifying its original footprint and physical appearance, significantly diminishing any potential historic integrity the original 1938 building envelope might have possessed.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Salinas Historic Resource Register. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resource’s ability to evoke a sense of time and place.
The subject property is not included in the California Office of Historic Preservation-maintained “Historic Data File for Monterey County” (updated Sept, January 2018). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Salinas Historic Resource Register. As noted above, the house is cited in the 1989 Historical and Architectural Resources Survey and Preservation Plan for Salinas, as a possible contributor to a potential historic district. However, the Architectural Resources Survey was never officially adopted by the City Council.

As regards its historical integrity, defined by the National Register criterion for evaluation, the subject property retains its original location, but its contextual setting has been modified by modern development. The original 1938 Colonial Revival cottage design, has been greatly compromised by numerous inappropriate additions and alterations over time, that have obscured and damaged original materials and workmanship, while lacking any architectural distinction. These changes, with the exception of the facade, have sufficiently diminished the historical and physical integrity of the property to preclude its consideration for listing as an historic resource.

As noted above, my 1989 study was never formalized by the City of Salinas. A review of a Memo provided to the Salinas Historic Resources Board by then Planning Manager Don Lauritson on September 30, 2015 identifies all Salinas properties listed on the National and California Register of Historic Properties and the Salinas Historic Resource Register at that time. 439 Soledad St. does not appear on the list (see copy of the Memo attached).

A further review of my 1989 Survey identified several good and intact examples of 1930s and 1940s Colonial Revival Style residences in the proposed Maple Park Historic District, including the residences at 115, 117 & 202 Alameda Ave., and 20 Carmel Avenue.

The subject property retains its original location, but its historic setting (i.e. neighborhood context) has been severely compromised by the construction of a modern motel complex at the corner of Soledad and John Streets, which saw the removal of a highly significant anchor building for the proposed 1989 East End Historical District (see district information provided). The design of the original residence has been compromised by a series of alterations and additions over time, and no original architect or builder has been identified. The loss of the significant William Weeks Queen Anne residence (district information provided), which anchored the historic district to John Street, has isolated the subject property with non-contributing buildings, clearly diminishing any sense of feeling and association with the essentially 1870s-1890s design character it may have had.
As stated above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Lacking historic integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Salinas to qualify for inclusion in the Salinas Historic Resource Register, and therefore cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,

[Signature]
IDENTIFICATION
1. Common name: 
2. Historic name: 
3. Street or rural address: 439 Soledad
   City: Salinas Zip: 93901 County: Monterey
4. Parcel number: 002-354-27
5. Present Owner: Interim, Inc.
   Address: P.O. Box 3222
   City: Monterey, CA Zip: 93942 Ownership: Public Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION
7a. Architectural style: Late Colonial Revival cottage
7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
   A one story wood framed, side gabled cottage, rectangular in plan. The exterior wall cladding appears to be a wide horizontal metal or vinyl siding in a clapboard style. A gabled wall dormer with return is above the offset and recessed entry which is characterized by a Georgian frontispiece in the form of broken pediment with central urn. This curiously out of place feature is supported on a plain frieze by what purports to be pilasters. The recessed entry is paneled. Fenestration is uniformly 6/9 double hung wood sash in the three windows along the facade. These have two panel shutters with a pierced floral decoration in the top panel of each. This curious late Colonial Revival cottage just may have been a center gabled Italianate structure like some of its neighbors and radically remodeled, including a one bay expansion to the south. The entry gable and recessed doorway suggest this but physical examination would be necessary to prove this thesis.

8. Construction date: Estimated 1938 Factual
9. Architect
10. Builder
11. Approx. property size (in feet)
   Frontage: 80' Depth: 140'
   or approx. acreage
12. Date(s) of enclosed photograph(s) 1988
13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Possible expansion and remodel of original Italianate cottage; vinyl siding

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___ Residential ___ Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___ Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The 1925 Sanborn Fire Insurance Map shows a building in plan at this location not dissimilar to that at 415 Soledad Street. The configuration of the late Colonial Revival cottage now there suggests, as mentioned in the Description, that the original center gabled Italianate of the 1870's was extensively remodeled into its current configuration. This, of course, is conjecture until a physical examination of the structure can prove the thesis. Notwithstanding, the above 439 Soledad stands on its own as an interesting builder's interpretation of the late Colonial style. Its scale to the street, landscaping and set backs make it a contributing feature of the Eastend historic district and its exhibition of changing fashion in architecture is likely to yield information important to the history of the district. It should be listed as a contributing structure under Criterion 4, h.m.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared: MAY 1929
By (name): Analyst L. Sealey
Organization: MONTEREY COUNTY HISTORICAL SOCIETY
Address: P. O. BOX 3574
City: SALINAS, CA 93912
Phone: 93012

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
EASTEND HISTORIC DISTRICT

As early as 1867 Eugene Sherwood had surveyed his land east of present day Main Street to Front Street and south to John Street in laying out what would soon become Salinas. Watsonville entrepreneurs Ford and Sanborn had purchased lots and established a lumberyard in anticipation of the blossoming new town. The first official map of Salinas City was dated September 17, 1872 and used for incorporation in 1874. It shows little west of Main Street except the road to Castroville. The earliest recorded lithographic birdseye view of Salinas, published in 1875 shows what residential development there had been to that date was concentrated to the east. The business core stretched from Sausal Street (East Market) to Alisal along Main. The two public schools defined the geographical separation of the town rather than any social system. The Eastside School was on Front Street in what is now the Tynan Lumber yard and the Westside School was on Capitol Street at the location of the present Roosevelt School. On the east side of town the residential block of Soledad Street between W. San Luis and John Streets represents the best concentration of remaining buildings in Salinas dating from the period of the 1870’s. It also clearly shows stylistic developments in residential architecture from that time to the 1920’s. This neighborhood time capsule informs us of changes in fashion and style as they occurred in Salinas over a sixty year period of growth and development.

Traveling from E. San Luis to John on Soledad Street, Italianate homes of the 1870’s, probably the work of early builders Burgess Wilcoxen and A.J. Cloud, evolve into the Queen Anne style in the 1880’s with a nice example by noted architect William H. Weeks (at 459 Soledad Street) and the impressive mansion of J.B. Porter (at 116 E. San Luis Street), a partner in the firm of Porter & Irvine. There are excellent representations of the Queen Anne cottage style as well. These residences evolve and turn into the American Foursquare Mode as interpreted by builder J.J. Bevans and a number of bungalows realized in the picturesque forms of the 1920’s. A single apartment building in the Moderne style exhibits the transition of the neighborhood and nineteen of the twenty-two properties along this block qualify as historic resources or contributing features of the proposed district. Even a portion of the original slough, the Zanjón del Alisal that outlined Elias Howe’s eighty acres in 1856 is still visible as part of the street scape.
### EASTEND HISTORIC DISTRICT

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Designation</th>
<th>Significance</th>
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<tbody>
<tr>
<td>116 E. San Luis St.</td>
<td>HR/C</td>
<td>Arch/Hist</td>
</tr>
<tr>
<td>403 Soledad St.</td>
<td>HR/C</td>
<td>Arch/Hist</td>
</tr>
<tr>
<td>409 Soledad St.</td>
<td>HR/C</td>
<td>Arch</td>
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<td>412 Soledad St.</td>
<td>C</td>
<td>Arch</td>
</tr>
<tr>
<td>415 Soledad St.</td>
<td>HR/C</td>
<td>Arch</td>
</tr>
<tr>
<td>417-419 Soledad St. (single building)</td>
<td>HR/C</td>
<td>Arch</td>
</tr>
<tr>
<td>420 Soledad St.</td>
<td>HR/C</td>
<td>Arch</td>
</tr>
<tr>
<td>423 Soledad St.</td>
<td>HR/C</td>
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<tr>
<td>425 Soledad St.</td>
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<td>428 Soledad St.</td>
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<td>429 Soledad St.</td>
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<tr>
<td>446 Soledad St.</td>
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<tr>
<td>453 Soledad St.</td>
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<td>Arch</td>
</tr>
<tr>
<td>459 Soledad St.</td>
<td>HR/C</td>
<td>Arch</td>
</tr>
</tbody>
</table>

L = Landmark; HR = Historic Resource; C = Building Contributing to a Historic District
POTENTIAL EASTEND HISTORICAL DISTRICT

NORTH

SCALE: 1" = 200'
DATE: September 30, 2015

TO: Historic Resources Board

FROM: Don Lauritson, Planning Manager

SUBJECT: SALINAS HISTORIC RESOURCE DEFINITION & DESIGNATION

City Historic Resources Board Ordinance. Historic resources are defined in Section 2-59 of the City Historic Resources Board ordinance. The ordinance defines such resources as structures, signs, sites, places, areas or districts that are identified in the Salinas General Plan as being on:

- The National Register of Historic Places;
- The State Landmark Register;
- The California Register of Historic Resources; or
- One that has been voluntarily nominated as an historic resource by the property owner and which designation has been considered by the historic resources board and approved by the City Council.

National Register of Historic Places. Page COS-26 of the 2002 City General Plan states the following properties as being listed on the National Register:

- Sherriff Nesbit House, 66 Capitol Street
- Peter Bontadelli (Empire) House, 119 Cayuga Street
- John Steinbeck House, 132 Central Avenue
- Krough House, 146 Central Avenue
- B.V. Sargent House, 154 Central Avenue
- Samuel M. Black House, 418 Pajaro Street
- Borunda Adobe, 333 Boronda Road (at West Laurel Drive)

and the following as being eligible for National Register listing:

- 275 Blanco Road Residence
- Margaret Hart Surbeck Residence
- Thomas Bunn Residence
- 124 San Luis Street Residence

and the following properties were listed on the National Register after adoption of the 2002 City General Plan:

- Monterey County Jail, 142 West Alisal Street
- Monterey County Courthouse, 240 Church Street
- Republic Café, 37 Soledad Street
The State Landmark Register includes:

- The Temporary Detention Camps for Japanese Americans – Salinas Assembly Center at Sherwood Hall Community Center, 940 North Main Street

The California Inventory of Historic Resources includes the following properties:

- California Rodeo State Landmark – Japanese Relocation Site, 1034 North Main St.
- Salinas City Bank (Rabo Bank), 301 South Main Street
- John Steinbeck House, 132 Central Avenue
- Harvey Baker (First Mayor’s) House, Station Place

The “Salinas Historic Resource Register” includes the following voluntary nominations that were reviewed by the Historic Resources Board and approved by the City Council:

- 201 Main Street, former Bank of America
- 300 Main Street, former site of Dick Bruhn store
439 Soledad Street-Salinas

Photo #1. Looking east at the west facing facade, note one-story undated addition at left, Kent Seavey, March, 2019.

Photo #2. Looking SW at the NE side-elevations off the rear of the building envelope, obscuring the original design, Kent Seavey, March, 2019.
Photo #3. Looking west at the 1993 additions damaging & obscuring the original 1938 building envelope, Kent Seavey, March 2019.
May 22, 2019

Barbara Mitchell, Executive Director
Interim, Inc.
PO Box 3222
Monterey, CA 93942

Re: Peer Review, 439 Soledad St., Salinas, CA
   APN 002-354-027-000

Dear Ms. Mitchell:

This letter provides a peer review of a historic assessment report by others, for the property located at 439 Soledad Street, in Salinas, California. PAST Consultants, LLC (PAST) completed a site visit to the property on May 16, 2019 to view the property’s existing conditions and to assess the historic integrity of the building on the subject property.

The subject property contains a highly altered, single-story (circa-1938) wood-framed residential building designed in the Colonial Revival style. Kent L. Seavey, architectural historian, prepared DPR523 forms in 1988 as part of a historic resources survey for the City of Salinas. Subsequently, Mr. Seavey revisited the property and prepared a historic evaluation of the property’s existing conditions and historic integrity, summarized in a letter to you, dated March 28, 2019.

The subject property is not on the National Register of Historic Places, the California Register of Historical Resources, the Salinas Historic Resource Register, or the Monterey County Register of Historic Resources. The 1988 survey and DPR523 forms by Kent L. Seavey describe the circa-1938 Colonial Revival building as a potential contributor to a proposed City of Salinas, East End Historic District. However, this statement was written in 1988 and as of today, no historic district has been proposed or established in this area of Salinas.

We understand that your organization proposes demolition of the building on the subject property for construction of a modern facility to better serve the needs of your patients and residents. The following peer review presents a building description, construction chronology, summary history and a review of the March 28, 2019 Kent L. Seavey letter.
PAST Consultants, LLC: Firm Qualifications

Seth Bergstein, Principal of PAST Consultants, LLC (PAST), began his technical career as a structural engineer inspecting historic bridges in the northeast. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon, Eugene; and a Master of Arts in Historic Preservation Planning from Cornell University. After Cornell, Mr. Bergstein was an architectural historian, materials conservator, HABS photographer and project manager for Architectural Resources Group, where he managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck’s First Church of Christ, Scientist, Berkeley, the John Muir House, Pasadena City Hall and a number of historic bridges.

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

Mr. Bergstein has written numerous historic structure reports for public and private clients; historic context statements for the City of San Jose and Monterey County; prepared successful National Register nominations; evaluated buildings of all function types; prepared SOI Standards-compliance evaluations for public and private clients; and speaks regularly to public-agency historic and architectural commissions on behalf of his clients.

Mr. Bergstein has written articles on the preparation of historic context statements, spoken at preservation conferences and led architectural tours. In 2015 he was keynote speaker at the Western Association for Art Conservation’s annual conference, held at the Asilomar Conference Grounds in Pacific Grove.

Mr. Bergstein has 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the Secretary of the Interior’s Professional Qualifications Standards in Architectural History and History.
Existing Site Conditions

The building’s existing conditions appear below (Figures 1 - 4).

Figures 1 and 2. Left image show the front (west) elevation with left side addition. Right image details the front elevation, with large, right side addition.

While the building retains examples of its Colonial Revival style on the front elevation, such as the front gable end with Georgian-revival door hoods, cornice returns and multiple-pane windows, the building has been altered substantially, with additions to both side elevations (Figures 1 and 2).

Figures 3 and 4. Left image details the right side addition. Right image shows the 1993 and 2000 additions to the rear (east) elevation.

The Seavey report correctly lists the additions to the building. In 1993, additional square footage was added to the building’s east (rear) elevation, designed by architects Wald Ruhnke & Dost and provided in the Seavey report. Additional bedrooms were added in 2000 (Figures 3 and 4).
Summary Property History and Building Chronology

The subject property first appears on the 1925 Sanborn map. On the 1962-updated Sanborn Map, the subject building looks unchanged from the 1925 footprint (Figure 5).

![Figure 5](image.png)

**Figure 5.** Cropped image of the 1925 (Updated 1962) Sanborn map, showing the subject property with an arrow. Note that the first rear addition appears by the time of the 1962 Sanborn map update.

While a rear addition was present by the issue of the 1962 Sanborn map update, the building grew substantially with the recent additions in 1980, 1993 and 2000. These additions have converted the original single-family residence into a multi-bedroom residential apartment building and have compromised historic integrity of the original residence substantially.

Peer Review Conclusions

As explained in the Seavey report, for a resource to be historic according to National Register, California Register or any local register, a given resource must possess historic significance and historic integrity. While the original single-family residence may have achieved local historic significance for architecture as an example of late Colonial Revival-style design in the City of Salinas, alterations to the building have removed a substantial degree of historic integrity, making the building no longer able to communicate historic significance as an example of local architectural design. The Seavey report states:

As regards its historical integrity, defined by the National Register criterion for evaluation, the subject property retains its original location, but its contextual setting has been modified by modern (sic) development. The original 1938 Colonial Revival cottage design, has been greatly compromised by numerous inappropriate additions and alterations over time, that have
obscured and damaged original materials and workmanship, while lacking any architectural distinction. These changes, with the exception of the facade, have sufficiently diminished the historical and physical integrity of the property to preclude its consideration for listing as an historic resource.

Our site visit to the subject property and view of the surrounding neighborhood confirms the substantial loss of historic integrity of setting, design, materials, workmanship, feeling and association discussed in the Seavey report. In our opinion, the loss of the property’s historic integrity is the primary reason that the subject building is no longer eligible for National, California or local listing as a historic resource.

It should also be noted that the 1988 work by Mr. Seavey was intended to document and establish historic districts within the City of Salinas. While the 1988 survey remains as an integral documentation tool for citywide historic resources, the proposed historic districts were not adopted by the City of Salinas. The subject property is not considered a potential contributor to a historic district, as no district is present.

Conclusions

Our investigation of the subject property confirms the March 28, 2019 Kent L. Seavey historic assessment report, and also concludes that the numerous changes to the building on the subject property at 439 Soledad Street have removed the historic integrity from the building. These changes render the subject property ineligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources or any local listing with the City of Salinas or Monterey County.

Please contact me if you have any questions about this evaluation.

Sincerely,

[Signature]

Seth A. Bergstein, Principal
SALINAS HISTORIC RESOURCES BOARD
RESOLUTION NO. 2019-001

Resolution of Determination that a Single-family Dwelling located 439 Soledad Street is not Considered a Historic Resource as Defined by the California Environmental Quality Act (CEQA) (SHCA 2019-002)

WHEREAS, on August 5, 2019, the Salinas Historic Resources Board, at the request of the Applicant/Property Owner, Interim, Inc., held a duly noticed public hearing to consider SHCA 2019-002 to determine that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA (Assessor's Parcel Number 002-354-027-000); and

WHEREAS, the Historic Resources Board weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Historic Resources Board determination that a single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA is not considered a project as defined by CEQA Section 15378(b)(5) or considered a development project pursuant to Government Code Section 66000; and

BE IT FURTHER RESOLVED that the Salinas Historic Resources Board adopts the following findings as the basis for its recommendation for approval, and that the foregoing recitations are true and correct, and are included herein by reference as finding:

1. The environmental impacts of the determination that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined in CEQA have been analyzed in accordance with the California Environmental Quality Act (CEQA). The determination is not considered a project as defined by CEQA Section 15378(b)(5) or considered a development project pursuant to Government Code Section 66000.

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), which addresses organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The City of Salinas has further determined that the proposed action is not considered a development project pursuant to Government Code Section 66000.

2. Historic Resources Board duties for the determination that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA.

Per Section 3-02.04(c) of the Salinas Municipal Code, the duties and powers of the Historic Resources Board is to meet, confer, and make recommendations or determinations upon any matter referred to it regarding promotion, preservation, restoration, and protection of historic resources that are located within the City of Salinas. This determination falls within the scope of the duties of Historic
Resources Board.

3. The Historic Resources Board finds that the preponderance of evidence demonstrates that the single-family dwelling located at 439 Soledad Street is not historically or culturally significant per CEQA Section 15064.5(b).

Interim Inc. has commissioned two studies supporting the determination that the subject single-family dwelling is not a historic resource as defined by CEQA. The preponderance of evidence provided by Kent Seavey's assessment dated March 28, 2019 and Past Consultants peer review dated May 22, 2019 of Kent Seavey’s assessment dated March 28, 2019 demonstrates that the single-family dwelling located at 439 Soledad Street is not historically or culturally significant per CEQA.

Kent Seavey's assessment dated March 28, 2019 stated that the two contributing factors of historic setting and integrity for consideration of listing either Nationally, State, or locally are not met. The historic integrity of the original design was compromised by numerous inappropriate additions and alterations over time, that have obscured and damaged original materials and workmanship, while lacking architectural distinction. Although the site retains its original location, its historic setting (i.e. neighborhood context) has been severely compromised by the construction of a modern motel complex at the corner of Soledad and John Streets, which saw the removal of a highly significant anchor building for the proposed 1989 Eastend Historical District.

In a peer review by Past Consultants dated May 22, 2019, Kent Seavey's Assessment dated March 28, 2019 is confirmed in that the numerous changes to the building on the subject property have removed the historic integrity from the building. These changes render the subject property ineligible for consideration of listing either Nationally, State, or locally.

PASSED AND ADOPTED this 5th day of August 2019, by the following vote:

AYES: Vice-chairperson Clovis, Board members Andresen, Al-Anazi, Munoz, and Taft
NOES: None
ABSTAIN: None
ABSENT: Chairperson Pearce
THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Historic Resources Board of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said at a meeting held on August 5, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS HISTORIC RESOURCES BOARD

Date: 8/7/19

Bobby Latino, Secretary
October 25, 2019

Roy Hastings
R.L. Hastings & Associates

VIA Email to: roy@rlhastings.com

RE: 439 Soledad Street, Salinas, Monterey County

Dear Mr. Hastings:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Staff Services Analyst

Attachment
Native American Heritage Commission
Native American Contact List
Monterey County
10/25/2019

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916) 743 - 5833
vlopez@amahmutsun.org

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan Rumsey Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Costanoan
Northern Valley
Yokut

Ohlone/Costanoan-Esselen Nation
Christanne Arias, Vice Chairperson
519 Viejo Gabriel
Soledad, CA, 93960
Phone: (650) 235 - 4590

Ohlone/Costanoan-Esselen Nation
Louise Miranda-Ramirez, Chairperson
P.O. Box 1301
Monterey, CA, 93942
Phone: (408) 629 - 5189
ramirez.louise@yahoo.com

Costanoan
Esselen

Esselen Tribe of Monterey County
Sue Morley, Cultural Resources
PO Box 95
Carmel Valley, 93924,
Phone: (831) 659 - 2153
Fax: (831) 659-0111
Cultural-Resources@EsselenTribe.com

Esselen Tribe of Monterey County
Tom Little Bear Nason, Chairman
P. O. Box 95
Carmel Valley, CA, 93924
Phone: (831) 659 - 2153
Fax: (831) 659-0111
TribalChair@EsselenTribe.com

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.04 of the Public Resource Section 5097.08 of the Public Resources Code.

This list is only applicable for contracting local Native Americans with regard to cultural resources assessment for the proposed 439 Soledad Street, Salinas, Monterey County.

PROJ-2019-005464  10/25/2019 10:18 AM  1 of 1
CALIFORNIA - Monterey County

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Added Date</th>
<th>Reference Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asilomar Conference Grounds</td>
<td>1987</td>
<td>#87000823</td>
</tr>
<tr>
<td>Berwick Manor and Orchard</td>
<td>1977</td>
<td>#77000309</td>
</tr>
<tr>
<td>Black, Mary C. W., Studio House</td>
<td>1994</td>
<td>#94001007</td>
</tr>
</tbody>
</table>

### Asilomar Conference Grounds
- **Address:** Asilomar Blvd., Pacific Grove
- **Historic Significance:** Event
- **Area of Significance:** Entertainment/Recreation
- **Period of Significance:** 1925-1949, 1900-1924
- **Owner:** State
- **Historic Function:** Recreation And Culture, Social
- **Historic Sub-function:** Meeting Hall, Outdoor Recreation
- **Current Function:** Recreation And Culture, Social
- **Current Sub-function:** Meeting Hall, Outdoor Recreation

### Berwick Manor and Orchard
- **Also known as:** Berwick Farm
- **Address:** NW of Carmel Valley, Carmel Valley
- **Historic Significance:** Person, Event
- **Historic Person:** Berwick, Edward
- **Significant Year:** 1885, 1869
- **Area of Significance:** Exploration/Settlement, Agriculture, Commerce
- **Period of Significance:** 1875-1899, 1850-1874
- **Owner:** Private
- **Historic Function:** Agriculture/Subsistence, Domestic
- **Historic Sub-function:** Agricultural Fields, Agricultural Outbuildings, Processing, Single Dwelling, Storage
- **Current Function:** Agriculture/Subsistence, Domestic
- **Current Sub-function:** Agricultural Fields, Single Dwelling

### Black, Mary C. W., Studio House
- **Address:** 556 Abrego St., Monterey
- **Historic Significance:** Architecture/Engineering
- **Architect, builder, or engineer:** Black, Mary C. W., Ruthven, Sidney
- **Architectural Style:** Mission/Spanish Revival, Other
- **Area of Significance:** Architecture
- **Period of Significance:** 1925-1949
- **Owner:** Private
- **Historic Function:** Domestic
- **Historic Sub-function:** Secondary Structure, Single Dwelling
<table>
<thead>
<tr>
<th>Name</th>
<th>Added Date</th>
<th>NR Number</th>
<th>Address</th>
<th>Current Function</th>
<th>Current Sub-function</th>
<th>Historic Significance</th>
<th>Architect, builder, or engineer</th>
<th>Architectural Style</th>
<th>Area of Significance</th>
<th>Period of Significance</th>
<th>Owner</th>
<th>Historic Function</th>
<th>Historic Sub-function</th>
<th>Current Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boronda, Jose Eusebio, Adobe</td>
<td>1973</td>
<td>#73000413</td>
<td>Boronda Rd. and W. Laurel Dr., Salinas</td>
<td>Commerce/Trade</td>
<td>Domestic</td>
<td>Architecture/Engineering</td>
<td>Boronda, Jose Eusebio</td>
<td>Other</td>
<td>Architecture</td>
<td>1875-1899, 1850-1874, 1825-1849</td>
<td>Private</td>
<td>Domestic</td>
<td>Single Dwelling</td>
<td>Vacant/Not In Use</td>
</tr>
<tr>
<td>Buck, Frank LaVerne, House</td>
<td>1986</td>
<td>#86002401</td>
<td>581 Pine Ave., Pacific Grove</td>
<td>Commerce/Trade</td>
<td>Queen Anne</td>
<td>Person, Architecture/Engineering</td>
<td>Buck, Frank L.</td>
<td>Queen Anne</td>
<td>Architecture</td>
<td>1900-1924</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Owner: **Private**

Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Hotel

---

**Carmel Mission** (added 1966 - - #66000214)
Also known as **Mission San Carlos de Borromeo del Rio Carmelo**
Rio Rd. , Carmel

Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: No Style Listed
Area of Significance: Architecture, Religion
Period of Significance: 1750-1799
Owner: **Private**

Historic Function: Religion
Historic Sub-function: Religious Structure
Current Function: Religion
Current Sub-function: Religious Structure

---

**Carmel Valley Road--Boronda Road Eucalyptus Tree Row**
(added 2008 - - #07001352)
Also known as **Boronda Road Eucalyptus Trees Row**
Carmel Valley Rd. & Boronda Rd. , Carmel Valley

Historic Significance: Architecture/Engineering
Architectural Style: No Style Listed
Area of Significance: Landscape Architecture
Period of Significance: 1875-1899, 1850-1874
Owner: **Local**

Historic Function: Landscape
Historic Sub-function: Forest
Current Function: Landscape
Current Sub-function: Forest

---

**Castroville Japanese Language School** (added 1995 - - #95001127)
Also known as **Castroville Nihon Gakko**
11199 Geil St. , Castoville

Historic Significance: Event
Area of Significance: Education, Social History, Asian
Period of Significance: 1925-1949
Owner: **Local**

Historic Function: Education, Religion, Social
Historic Sub-function: Meeting Hall, Religious Structure, School
Current Function: Vacant/Not In Use

---

**Centrelia Hotel** (added 1982 - - #82000973)
612 Central Ave. , Pacific Grove

Historic Significance: Event
### Area of Significance: Commerce
Period of Significance: 1925-1949, 1900-1924
Owner: Private
Historic Function: Domestic
Historic Sub-function: Hotel
Current Function: Domestic
Current Sub-function: Hotel

### Community Church of Gonzales (added 1983 - - #83001210)
301 4th St. , Gonzales

Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Sommer & Montgomery
Architectural Style: Gothic Revival
Area of Significance: Architecture, Religion
Period of Significance: 1875-1899
Owner: Private
Historic Function: Religion
Historic Sub-function: Religious Structure
Current Function: Religion
Current Sub-function: Religious Structure

### Cueva Pintada (added 1975 - - #75000445)
Address Restricted , King City

Historic Significance: Information Potential
Area of Significance: Art, Prehistoric, Social History, Religion
Cultural Affiliation: Native American
Period of Significance: 9000-10999 BC, 7000-8999 BC
Owner: Federal
Historic Function: Recreation And Culture, Religion
Historic Sub-function: Ceremonial Site, Work Of Art (Sculpture, Carving, Rock Art)
Current Function: Recreation And Culture
Current Sub-function: Work Of Art (Sculpture, Carving, Rock Art)

### Deetjen's Big Sur Inn (added 1990 - - #90001464)
Also known as Deetjen's
CA 1 N of Castro Cr. , Big Sur

Historic Significance: Event
Area of Significance: Entertainment/Recreation
Period of Significance: 1925-1949
Owner: Private
Historic Function: Commerce/Trade, Domestic
Historic Sub-function: Hotel, Restaurant
Current Function: Commerce/Trade, Domestic
Current Sub-function: Hotel, Restaurant

### Dutton Hotel, Stagecoach Station (added 1971 - - #71000166)
King City-Jolon Rd. , Jolon

Historic Significance: Architecture/Engineering
| Name                                      | Added Year | ID          | Address                  | Historic Significance                  | Area of Significance                  | Period of Significance                  | Owner          | Historic Function | Historic Sub-function | Current Function                | Current Sub-function |
|-------------------------------------------|------------|-------------|--------------------------|----------------------------------------|---------------------------------------|----------------------------------------|----------------|-------------------|-----------------------|-------------------------|----------------------|                     |
| Finch, James W., House (added 1982 - - #82000974) |            |             | 410 Monroe St.           | Architecture/Engineering               | Architecture                           | 1850-1874                                           | Private        | Domestic          | Single Dwelling        | Domestic               | Single Dwelling      |
| Gabilan Lodge No. 372--Independent Order of Odd Fellows (added 1986 - - #86002813) |            |             | 117 Fourth St.           | Event, Architecture/Engineering         | Architecture, Social History          | 1900-1924                                           | Local          | Social            |                       |                        |                      |
**Gil, Jose Mario, Adobe** (added 1974 - - #74000537)
Hunter Liggett Military Reservation, Jolon

- Historic Significance: Person, Architecture/Engineering
- Architect, builder, or engineer: Gil, Jose Mario
- Architectural Style: Other
- Historic Person: Gil, Jose Mario
- Significant Year: 1865
- Area of Significance: Agriculture, Architecture
- Period of Significance: 1875-1899, 1850-1874
- Owner: Federal
- Historic Function: Defense, Domestic
- Historic Sub-function: Military Facility, Single Dwelling
- Current Function: Vacant/Not In Use

**Gosby House Inn** (added 1980 - - #80000822)
643 Lighthouse Ave., Pacific Grove

- Historic Significance: Architecture/Engineering
- Architect, builder, or engineer: Gosbey, J.F.
- Architectural Style: Queen Anne
- Area of Significance: Architecture, Commerce
- Period of Significance: 1900-1924, 1875-1899
- Owner: Private
- Historic Function: Domestic
- Historic Sub-function: Hotel
- Current Function: Domestic
- Current Sub-function: Hotel

**Jeffers, Robinson, House** (added 1975 - - #75000444)
Also known as Tor House
26304 Ocean View Ave., Carmel

- Historic Significance: Person, Architecture/Engineering
- Architect, builder, or engineer: Jeffers, Robinson
- Architectural Style: No Style Listed
- Historic Person: Jeffers, Robinson
- Significant Year: 1962, 1919
- Area of Significance: Art, Literature, Architecture
- Period of Significance: 1950-1974, 1925-1949, 1900-1924
- Owner: Private
- Historic Function: Domestic
- Historic Sub-function: Single Dwelling
- Current Function: Domestic
- Current Sub-function: Single Dwelling

**King City Joint Union High School Auditorium** (added 1991 - - #91000917)
Also known as King City High School Auditorium; Robert
<table>
<thead>
<tr>
<th><strong>Stanton Theater</strong></th>
<th>N. Mildred Ave., NW of jct. with Broadway St., King City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Significance: Architecture/Engineering</td>
<td></td>
</tr>
<tr>
<td>Architect, builder, or engineer: Stanton, Robert; Mora, Joseph Jacinto</td>
<td></td>
</tr>
<tr>
<td>Architectural Style: Moderne</td>
<td></td>
</tr>
<tr>
<td>Area of Significance: Art, Architecture</td>
<td></td>
</tr>
<tr>
<td>Period of Significance: 1925-1949</td>
<td></td>
</tr>
<tr>
<td>Owner: Local</td>
<td></td>
</tr>
<tr>
<td>Historic Function: Recreation And Culture</td>
<td></td>
</tr>
<tr>
<td>Historic Sub-function: Auditorium</td>
<td></td>
</tr>
<tr>
<td>Current Function: Recreation And Culture</td>
<td></td>
</tr>
<tr>
<td>Current Sub-function: Auditorium</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Kirk Creek Campground</strong> (added 1974 - - #74000538)</th>
<th>Address Restricted, Lucia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Significance: Information Potential</td>
<td></td>
</tr>
<tr>
<td>Area of Significance: Prehistoric</td>
<td></td>
</tr>
<tr>
<td>Cultural Affiliation: Salinan-Esselen</td>
<td></td>
</tr>
<tr>
<td>Period of Significance: 499-0 BC, 499-0 AD</td>
<td></td>
</tr>
<tr>
<td>Owner: Federal</td>
<td></td>
</tr>
<tr>
<td>Historic Function: Agriculture/Subsistence</td>
<td></td>
</tr>
<tr>
<td>Current Function: Domestic</td>
<td></td>
</tr>
<tr>
<td>Current Sub-function: Camp</td>
<td></td>
</tr>
</tbody>
</table>

| **Krough House** (added 1982 - - #82002209) | 146 Central Ave., Salinas |
|------------------------------------------------|--|--|
| Historic Significance: Architecture/Engineering |
| Architect, builder, or engineer: Unknown |
| Architectural Style: Queen Anne |
| Area of Significance: Architecture |
| Period of Significance: 1900-1924 |
| Owner: Private |
| Historic Function: Domestic |
| Historic Sub-function: Single Dwelling |
| Current Function: Commerce/Trade |

| **Larkin House** (added 1966 - - #66000215) | 464 Calle Principale, Monterey |
|------------------------------------------------|--|--|
| Historic Significance: Architecture/Engineering |
| Architect, builder, or engineer: Larkin, Thomas O. |
| Architectural Style: Other, Colonial |
| Area of Significance: Architecture |
| Period of Significance: 1825-1849 |
| Owner: State |
| Historic Function: Domestic |
| Historic Sub-function: Single Dwelling |
| Current Function: Recreation And Culture |
| Current Sub-function: Museum |

| **Los Coches Rancho** (added 1979 - - #79000502) | |
|--------------------------------------------------|--|--|
1 mi, (1.6 km) S of Soledad on U.S. 101, Soledad

Historic Significance: Information Potential, Architecture/Engineering
Architect, builder, or engineer: Richardson, William Brenner
Architectural Style: Other
Area of Significance: Architecture, Transportation, Historic - Aboriginal, Prehistoric
Cultural Affiliation: Native American
Period of Significance: 1825-1849, 1749-1500 AD, 1499-1000 AD, 1000-500 AD
Owner: Local

Marsh, G.T., and Sons (added 2007 - - #05001113)
Also known as Marsh's Oriental Art Store
599 Fremont St., Monterey

Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Jenkins, Orrin, Japanese Craftsmen
Architectural Style: Other
Area of Significance: Architecture
Period of Significance: 1925-1949
Owner: Private
Historic Function: Recreation And Culture
Historic Sub-function: Museum
Current Function: Vacant/Not In Use

Merritt, Josiah, Adobe (added 1977 - - #77000311)
386 Pacific St., Monterey

Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Mixed (More Than 2 Styles From Different Periods)
Area of Significance: Politics/Government, Law, Architecture
Period of Significance: 1850-1874
Owner: Private
Historic Function: Commerce/Trade
Historic Sub-function: Business, Professional
Current Function: Commerce/Trade
Current Sub-function: Business, Professional

Milpitas Ranchhouse (added 1977 - - #77000310)
S of King City, King City

Historic Significance: Person
Significant Year: 1930, 1929
Area of Significance: Agriculture
Period of Significance: 1925-1949
Owner: Federal
Historic Function: Agriculture/Subsistence
Historic Sub-function: Animal Facility, Processing
Current Function: Government,
## Monterey County Court House (added 2009 - - #08000878)
240 Church St., Salinas

- **Historic Significance:** Architecture/Engineering
- **Architect, builder, or engineer:** Stanton, Robert A., et al.
- **Architectural Style:** Modern Movement, Other
- **Area of Significance:** Architecture, Art
- **Period of Significance:** 1925-1949
- **Owner:** Local
- **Historic Function:** Government
- **Historic Sub-function:** Courthouse
- **Current Function:** Government
- **Current Sub-function:** Courthouse

## Monterey County Jail (added 2004 - - #03000337)
**Also known as Old Monterey County Jail**
142 W. Alisal St., Salinas

- **Historic Significance:** Person
- **Historic Person:** Chavez, Cesar
- **Significant Year:** 1970
- **Area of Significance:** Social History, Hispanic
- **Period of Significance:** 1950-1974
- **Owner:** Local
- **Historic Function:** Government
- **Historic Sub-function:** Correctional Facility
- **Current Function:** Vacant/Not In Use

## Monterey County Jail (added 2004 - - #04001028)
142 W. Alisal St., Salinas

## Monterey Old Town Historic District (added 1970 - - #70000137)
**Also known as See Also:Larkin House**
Boundary undetermined at this time, Monterey

- **Historic Significance:** Event, Architecture/Engineering
- **Architect, builder, or engineer:** Larkin, Thomas, Et al.
- **Architectural Style:** Other, Colonial
- **Area of Significance:** Exploration/Settlement, Architecture
- **Period of Significance:** 1825-1849, 1800-1824, 1750-1799
- **Owner:** State, Local, Private
- **Historic Function:** Commerce/Trade, Domestic, Government
- **Historic Sub-function:** Business, Capitol, Single Dwelling
- **Current Function:** Commerce/Trade, Domestic
- **Current Sub-function:** Business, Single Dwelling

## Nesbitt, Sheriff William Joseph, House (added 1982 - - #82002210)
| **Also known as 66 Capitol Street**  
66 Capitol St., Salinas |
|---|
| Historic Significance: Event, Architecture/Engineering  
Architect, builder, or engineer: Unknown  
Architectural Style: Other  
Area of Significance: Law, Architecture  
Period of Significance: 1875-1899  
Owner: **Private**  
Historic Function: Domestic  
Historic Sub-function: Single Dwelling  
Current Function: Domestic  
Current Sub-function: Single Dwelling |

| **Olvida Penas** (added 1978 - - #78000721)  
Also known as **Olvida Penas**  
1061 Majella Rd., Pebble Beach |
|---|
| Historic Significance: Architecture/Engineering  
Architect, builder, or engineer: Reimers, Frederick H.  
Architectural Style: Other  
Area of Significance: Community Planning And Development, Architecture  
Period of Significance: 1925-1949  
Owner: **Private**  
Historic Function: Domestic  
Historic Sub-function: Single Dwelling  
Current Function: Domestic  
Current Sub-function: Single Dwelling |

| **Outlands in the Eighty Acres** (added 1989 - - #89000228)  
Also known as **Flanders; Paul Mansion**  
25800 Hatton, Carmel By-the-Sea |
|---|
| Historic Significance: Architecture/Engineering  
Architect, builder, or engineer: Gutterson, Henry Higby, Ruhl, Frederick  
Architectural Style: Other, Tudor Revival  
Area of Significance: Architecture  
Period of Significance: 1925-1949, 1900-1924  
Owner: **Local**  
Historic Function: Domestic  
Historic Sub-function: Single Dwelling  
Current Function: Education, Landscape  
Current Sub-function: Park, School |

| **Pacific Biological Laboratories** (added 1994 - - #94001498)  
Also known as **Doc's Lab**  
800 Cannery Row, Monterey |
|---|
| Historic Significance: Event, Person  
Historic Person: Steinbeck, John, et al.  
Significant Year: 1935, 1937  
Area of Significance: Literature, Science  
Period of Significance: 1925-1949  
Owner: **Local** |
<table>
<thead>
<tr>
<th>Name</th>
<th>Added Year</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parmelee, Lou Ellen, House</td>
<td>1998</td>
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<td>Point Sur, Big Sur</td>
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| Architectural Style           | Queen Anne      |
| Area of Significance          | Architecture    |
| Period of Significance        | 1875-1899       |
| Owner                         | Local           |
| Historic Function             | Domestic        |
| Historic Sub-function         | Single Dwelling |
| Current Function              | Work In Progress|

| Historic Significance         | Event, Architecture/Engineering, Commerce, Communications |
| Architect, builder, or engineer | Unknown          |
| Architectural Style           | Other            |
| Area of Significance          | Transportation,Architecture, Commerce, Communications |
| Period of Significance        | 1875-1899, 1850-1874 |
| Owner                         | Federal          |
| Historic Function             | Defense          |
| Historic Sub-function         | Coast Guard Facility |
| Current Function              | Defense          |
| Current Sub-function          | Coast Guard Facility |

| Historic Significance         | Architecture/Engineering, Event, Commerce, Transportation, Maritime History, Architecture |
| Architect, builder, or engineer | Unknown          |
| Architectural Style           | Other, Romanesque, Renaissance |
| Area of Significance          | Commerce, Transportation, Maritime History, Architecture |
| Period of Significance        | 1925-1949, 1900-1924, 1875-1899 |
| Owner                         | Federal, State   |
| Historic Function             | Domestic, Transportation |
| Historic Sub-function         | Institutional Housing, Water-Related |
| Current Function              | Transportation   |
| Current Sub-function          | Water-Related    |

| Owner                         | Federal, State   |

https://nationalregisterofhistoricplaces.com/ca/monterey/state.html
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<td>29 Bishop St., Pajaro</td>
<td>Bishop St., Pajaro</td>
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<td>Weeks, William Henry</td>
<td>Queen Anne</td>
<td>Porter, John Thomas</td>
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<td>Post, Joseph, Post, W.B.</td>
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<td><strong>Current Sub-function:</strong> Religious Structure</td>
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<tr>
<th><strong>San Antonio de Padua Mission</strong> (added 1976 - - #76000504)</th>
<th>NW of Jolon off Del Venturi Rd., Jolon</th>
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<tr>
<td><strong>Historic Significance:</strong> Architecture/Engineering</td>
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<td>Architect, builder, or engineer: Multiple</td>
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<td>Architectural Style: Mission/Spanish Revival</td>
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<td>Area of Significance: Native American, Hispanic, Architecture, Religion</td>
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<td><strong>Historic Function:</strong> Agriculture/Subsistence, Industry/Processing/Extraction, Religion</td>
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<tr>
<td><strong>Historic Sub-function:</strong> Cemetery, Church Related Residence, Manufacturing Facility, Religious Structure, Storage</td>
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<tr>
<td><strong>Current Function:</strong> Recreation And Culture, Religion</td>
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</tr>
<tr>
<td><strong>Current Sub-function:</strong> Church Related Residence, Museum, Religious Structure</td>
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</table>

| **Sargent, B. V., House** (added 1980 - - #80000824) | Also known as Sargent House |
| 154 Central Ave., Salinas |
| **Historic Significance:** Architecture/Engineering |
| Architect, builder, or engineer: Weeks, William H., Grant, L.U. |
| Architectural Style: Other |
| Area of Significance: Architecture |
| Period of Significance: 1875-1899 |
| **Owner:** Private |
| **Historic Function:** Domestic |
| **Historic Sub-function:** Single Dwelling |
Site Number 4 Mnt 85 (added 1976 - - #76000502)
Address Restricted, Greenfield

Historic Significance: Information Potential
Area of Significance: Prehistoric
Cultural Affiliation: Native American

Owner: Local
Historic Function: Domestic
Historic Sub-function: Camp
Current Function: Landscape
Current Sub-function: Park, Unoccupied Land

Steinbeck, John, House (added 2000 - - #00000856)
132 Central Ave., Salinas

Historic Significance: Person, Architecture/Engineering
Architectural Style: Queen Anne
Historic Person: Steinbeck, John
Significant Year: 1897, 1898
Area of Significance: Literature, Architecture
Period of Significance: 1925-1949, 1900-1924, 1875-1899

Owner: Private
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Commerce/Trade
Current Sub-function: Restaurant
CALIFORNIA - Monterey County

**Stevenson House** (added 1972 - #72000239)
Also known as Monterey State Historic Park
Houston St. between Pearl and Webster Sts., Monterey

- Historic Significance: Person, Event
  - Historic Person: Stevenson, Robert Louis
  - Significant Year: 1879
- Area of Significance: Education, Literature
- Period of Significance: 1875-1899
- Owner: State
- Historic Function: Commerce/Trade, Domestic
- Historic Sub-function: Hotel, Single Dwelling, Specialty Store
- Current Function: Education, Landscape, Other, Recreation And Culture
- Current Sub-function: Museum, Park

**Sunset Center** (added 1998 - #97001604)
Also known as Sunset School
San Carlos St., between 8th and 10th Sts., Carmel-by-the-Sea

- Historic Significance: Architecture/Engineering, Event
  - Architect, builder, or engineer: Donovan, John J., et.al.
  - Architectural Style: Late Gothic Revival
  - Area of Significance: Architecture, Entertainment/Recreation, Education, Performing Arts
  - Period of Significance: 1925-1949
  - Owner: Local
  - Historic Function: Education, Recreation And Culture, Social
  - Historic Sub-function: Auditorium, Meeting Hall, Music Facility, School, Theater
  - Current Function: Recreation And Culture, Recreation And Culture, Social
  - Current Sub-function: Auditorium, Civic, Meeting Hall, Museum, Music Facility, Theater, Theater

**Tidball Store** (added 1976 - #76000503)
Jolon Rd., Jolon

- Historic Significance: Event
  - Area of Significance: Economics, Transportation, Commerce
  - Period of Significance: 1900-1924, 1875-1899
Trimmer Hill (added 1982 - - #82002208)
Also known as Trimmer Hill
230 6th St., Pacific Grove

Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Queen Anne
Area of Significance: Exploration/Settlement, Architecture
Period of Significance: 1875-1899
Owner: Private
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

U.S. Customhouse (added 1966 - - #66000217)
Also known as Old Customhouse
Calle Principal at Decatur St., Monterey

Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Larkin, Thomas O.
Architectural Style: Other, Colonial
Area of Significance: Architecture
Period of Significance: 1825-1849
Owner: State
Historic Function: Government
Historic Sub-function: Customhouse
Current Function: Recreation And Culture
Current Sub-function: Museum

USS MACON (airship remains) (added 2010 - - #09001274)
Address Restricted, Big Sur

Historic Significance: Event, Information Potential
Area of Significance: Historic - Non-Aboriginal, Engineering, Military
Period of Significance: 1925-1949
Owner: State, Federal
Historic Function: Defense
Historic Sub-function: Air Facility
Current Function: Vacant/Not In Use

Whalers Cabin (added 2007 - - #07000406)
Pt. Lobos State Reserve, 4 mi. S of Carmel, Carmel

Historic Significance: Information Potential
Area of Significance: Historic - Non-Aboriginal, Exploration/Settlement
| Cultural Affiliation: Asian, Portuguese |
| Period of Significance: 1925-1949, 1900-1924, 1875-1899, 1850-1874 |
| Owner: State |
| Historic Function: Domestic |
| Historic Sub-function: Single Dwelling |
| Current Function: Recreation And Culture |
| Current Sub-function: Museum |

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Select a Different CALIFORNIA County (map) Alameda Alpine Amador Butte Calaveras Colusa Contra Costa Del Norte El Dorado Fresno Glenn Humboldt Imperial Inyo Kern Kings Lake Lassen Los Angeles Madera Marin Mariposa Mendocino Merced Mono Monterey Napa Nevada Orange Placer Plumas Riverside Samoa San Benito San Bernardino San Diego San Francisco San Joaquin San Luis Obispo San Mateo Santa Barbara Santa Clara Santa Cruz Shasta Siskiyou Solano Sonoma Stanislaus Sutter Tehama Trinity Tulare Tuolumne Ventura Yolo Yuba


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November 13, 2019

Tule River Indian Tribe of the Tule River Reservation, California
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258-0589

RE: Native American Consultation Request

Subject Property: 439 Soledad Street, Salinas, Monterey County, California 93901
USGS Salinas Quad - Sausal Land Grant
Approx. 36.6710410N, -121.650720W
APN: 02-354-027

Dear Chairperson Peyron,

Interim, Inc. will be applying for CDBG and HOME funds (HUD) from the City of Salinas and CDBG funds from the County of Monterey to partially fund the construction of a ten (10) unit supportive and transitional housing project in Salinas, Monterey County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the City of Salinas and County of Monterey. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

Proposed Project

The proposed 10-unit project is to be located at 439 Soledad Street (APN: 02-354-027) in Salinas, Monterey County, California (see attached map).

Archaeological and Cultural Resources

The City of Salinas and County of Monterey would appreciate your providing information on any Native American resources that might be adversely affected by the development of this project.

If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795 or by e-mail at roy@rlhastings.com.

Sincerely,

[Signature]

Anastacia Wyatt
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Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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Track your Packages
Sign up for FREE at www.informeddelivery.com
November 18, 2019

Ms. Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: HUD-Funded Project; Section 106 Consultation – Supportive & Transitional Housing Project
439 Soledad Street, Salinas, CA
USGS Salinas Quad - Sausal Land Grant
Approx. 36.6710410N, -121.650720W
APN: 02-354-027

Trigger: HOME and CDBG Funding

Dear Ms. Polanco;

The purpose of this letter is to complete the SHPO consulting requirements pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800 prior to the above-referenced project receiving HUD funding. The proposed 11-unit housing project, to be located at 439 Soledad Street (APN: 02-354-027) in the City of Salinas, Monterey County, California. The use of federal funds in the project requires that a NEPA environmental review be conducted on the project site, which includes Section 106 consultation with SHPO.

Please note that this consultation packet is being submitted to SHPO prior to the end of the 30-day tribal consultation period. A tribal consultation letter was certified mailed to Neil Peyron, Chairperson of the Tule River Indian Tribe of the Tule River Reservation on November 15, 2019. SHPO will be notified and provided any response that may be received in response to the consultation letter.

Conclusion

The County of Monterey has concluded that the proposed project will not cause any significant impact to archaeological or historic resources in the project area and, therefore, has made a finding of “No Historic Properties Affected” per CFR 36 Part 800.4 (d)(1) and that no additional studies or mitigations need to be undertaken. The County of Monterey requests your concurrence in this finding.

Proposed Project

The proposed 11-unit supportive and transitional housing project is to be located at 439 Soledad Street (APN: 02-354-027) in Salinas, Monterey County, California (see attached map).
Area of Potential Effect (APE)
The APE is the project site and an approximately one block radius around the project site.

California Historical Resources Information System

A response letter from the California Historical Resources Information System (CHRIS) dated October 22, 2019 stated that there is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area and recommended that a qualified archaeologist conduct further archival and field study to identify archaeological resources.

Archaeological Study

An Archaeological Study was prepared by Historic Resource Associates (HRA) dated November 2019 identified no significant prehistoric or historical archaeological resources.

HRA concluded that “[b]ased upon the negative findings, no further cultural resource work is recommended for the proposed project.”

Historical Analysis

In 1989 Kent L. Seavey prepared an historical and archaeological review of the area around and including Soledad Street titled 1989 Historical and Architectural Resources Survey of Salinas and Preservation Plan, in which he identified several potential Historic Districts that represented concentrations of historic housing, including the potential Eastend Historic District which included Soledad Street and 439 Soledad Street. It was determined that 439 Soledad Street was no eligible for listing in the National Register of Historic Places but was a “potential contributor” to the potential Eastend Historic District.

In a comment on the potential historic significance of the property dated March 28, 2019, Mr. Seavey stated: “The Eastend Historic District has a concentration of homes designed from the 1870s to the 1890s, with some suggested contributing buildings from later dates, including 439 Soledad St. (1938), to show changing fashion in architectural design over time. The survey and preservation plan were never formally adopted by the City of Salinas. Since That time development along John St., in the form of a large motel at the NE corner of Soledad, caused the loss of one of the main contributors to the potential historic district when a fine example of Queen Anne architecture by noted California architect William H. Weeks was removed. Further modern in fill took place between John St. and the slough, marginalizing that area as a potential contributing portion of the proposed historic district, including your organizations property.”

Peer Review conducted by PAST Consultants, LLC confirmed Mr. Seavey’s findings that the property does not meet eligibility criteria for listing.

Native American Heritage Commission (NAHC)

A response letter from NAHC dated October 25, 2019 stated that a Sacred Lands File for the area of potential effect was completed with negative results.

Tribal Directory Assessment Information System (TDAI)

The HUD Tribal Directory Assessment Information system contains a listing of Federally recognized tribes for consultation purposes. The TDAI list for Monterey County lists one tribe: The Tule River Indian Tribe of the Tule River Reservation. Neil Peyron, Chairperson of the Tribe, was certified mailed a consultation letter on November 15, 2019. SHPO will be notified and provided with any response that may be received
National Register of Historic Places

A search of the National Register of Historic Places found 58 listings in Monterey County. One listing is located in the vicinity of the project site. The Samuel M. Black House, is located approximately 500 feet northwest of the project site and will not be affected by development of the project.

I hope this information is helpful to you. Please feel free to contact me should you have any questions or comments about this project.

Sincerely,

[Signature]

Anastasia Wyatt, Housing Program Manager
County of Monterey

cc: R. L. Hastings & Associates, LLC
    P.O. Box 552
    Placerville, CA 95667

Enclosures:
USGS Topographic Map with Project Site outlined, Area of Potential Effects (APE), and Aerial image of the project site
CHRIS Response Letter
Archaeological Study
NAHC Response Letter
Tribal Consultation Letter
NRHP Internet Search Results
Resolution – 439 Soledad St., Not Historic Re Source
ARCHAEOLOGICAL STUDY OF
ASSESSOR’S PARCEL NUMBER 002-354-027-000,
439 SOLEDAD STREET, SALINAS,
MONTEREY COUNTY, CALIFORNIA 93905

NOVEMBER 2019

PREPARED FOR:
R.L. Hastings & Associates, LLC
1765 Carson Road
Placerville, CA 95667

PREPARED BY:
Historic Resource Associates
2001 Sheffield Drive
El Dorado Hills, CA 95762
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ATTACHMENTS

NWIC Record Search
I. INTRODUCTION AND PROJECT DESCRIPTION

The archaeological study of 439 Soledad Street, Salinas, Monterey County, California was requested by R. L. Hastings & Associates, LLC in order to comply with the National Environmental Quality Act (NEPA) and the National Historic Preservation Act (NHPA) applying Section 106 regulations, as well as California Environmental Quality Act (CEQA) and the City of Salinas regulatory guidelines regarding historic preservation. The project location is identified as Assessor's Parcel Number (APN) 002-354-027, and is depicted on the USGS 7.5' Salinas, California topographic quadrangle map. The project involves the demolition of the existing residence and construction of a new building on the subject parcel. The existing building on the property, built in 1938, was determined to be ineligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR).

![Aerial Photograph of 439 Soledad Street (Google Earth 2019).]

II. REGULATORY AND EVALUATION FRAMEWORK

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as "a resource listed in or eligible for listing on the CRHR and the National Register of Historic Places (NRHP)."
A historical resource may be eligible for inclusion in the CRHR if it:

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

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is possible in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one of the following criteria:

☐ Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

☐ Criterion B: Are associated with the lives of persons significant in our past; or

☐ Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or

☐ Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).
III. CULTURAL SETTING

A. Archaeology

The coastal region stretching from Monterey to has been the subject of numerous archaeological surveys and excavations since the early 1900s. The earliest of these investigations reflected an amateur archaeological approach, which included collecting museum specimens for display purposes or for private collections. In general, these studies were extremely limited in scope and provided little understanding of prehistoric culture of the Central Coast. Beginning in the late 1960s, academic research by students at San Francisco State University (and later San Jose State University) expanded the number of recorded archaeological sites along the coasts of San Mateo and Santa Cruz counties.

While much of this research was limited to site recording and limited sampling, a few important studies provided valuable information for the development of a regional chronology and an integrated understanding of prehistoric life (Roop 1976; Hylkema 1991). Hylkema's 1991 thesis was particularly important, as it not only provided the first integrated examination of prehistoric adaptations along the San Mateo-Santa Cruz coast, but it also provided the basis for comparisons of local economies with those of surrounding areas, including the San Francisco Bay, Monterey Bay and inland valleys. Finally, studies driven by the requirements of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) since the 1970s have provided important data towards our understanding of the area’s prehistory (Jones and Hildebrandt 1990; Fitzgerald and Ruby 1997; Environmental Science Associates 2001).

Archaeological and ethnographic studies indicate that the North Coast was possibly occupied from as early as the 10,000 years ago. The earliest evidence for occupation of the region comes from a site located in the Santa Cruz Mountains near Scotts Valley. This deeply buried site has been dated to 8000 BC and is the only evidence of what archaeologists refer to as the Paleo Indian period (Cartier 1993), a designation that subsumes all occupations dating earlier than 5000 BC. Progressively rising sea levels documented for this period may have obliterated additional evidence for occupation of the coast during this time. As with the climate, sea levels appear to have stabilized to current conditions by 5000 years ago (Environmental Science Associates 2001).

Evidence of habitation along the coast proper comes later, during the Lower Archaic period (3000- 5000 BC), and from a site at Sand Hill Bluff (Jones and Hildebrandt 1990). This locale appears to have been occupied over a span of 5000 years, beginning about 6000 years ago. Habitation of both the coastal and interior regions in and surrounding Sand Hill Bluff is evidenced in numerous sites dating to the Middle Archaic (3000 - 1000 BC) and Upper Archaic (1000 BC - AD 1000). The latest prehistoric occupation appears to have occurred during what is known as the Emergent Period (AD 1000 - 1800), as evidenced at a site located at Davenport Landing (Fitzgerald and Ruby 1997) and at a site about 5 miles inland in the Santa Cruz Mountains (Hylkema 1991; Environmental Science Associates 2001).
B. Ethnography

Beginning immediately south of the Carquinez Strait, and continuing southward to Big Sur, was a region once occupied by the Costanoan peoples. Aboriginal groups of the San Francisco and Monterey Bay area came to be known collectively as Costanoan, a word derived from the Spanish word Costaños meaning 'coast people.' The term Costanoan refers to a linguistic family consisting of eight languages: Karkin was spoken in a single tribelet on the southern edge of the Carquinez Strait; Chochenyo or East Bay Costanoan was spoken among the tribelets occupying the east shore of San Francisco Bay between Richmond and Mission San Jose, as well as the Livermore Valley; Tamyen or Santa Clara Costanoan was spoken around the south end of San Francisco Bay and in the lower Santa Clara Valley; Ramaytush or San Francisco Costanoan was spoken in San Mateo and San Francisco counties; Awaswas or Santa Cruz Costanoan was spoken among the people living along the ocean shore between Davenport and Aptos in Santa Cruz County; Mutsun was spoken among the tribelets of the Pajaro River drainage; Rumsen speakers occupied the lower Carmel, Sur, and lower Salinas rivers; and Chalon or Soledad was spoken on the Salinas River (Levy 1977).

Most of what we know about native inhabitants of the region has been pieced together from the Spanish exploring expeditions, ethnographic accounts in the 1920s and 1930s, and archaeological research. The Costanoan territory was occupied by approximately 50 separate and politically autonomous tribelets, each one occupying one or more permanent village sites and consisting of 50 to 500 persons. The Costanoans encountered by the Spanish were hunter-gatherers who managed their resources to ensure a sustained livelihood. They lived in sedentary communities in domed structures covered with thatched roofs, and relied for subsistence on nuts and seeds from various trees and plants, local fauna, and fish, particularly salmon, from the rivers and Pacific Ocean. Materials crafted by the Costanoans and used in subsistence activities included baskets, mortars, pestles, nets, net sinkers, anchors, and a variety of chipped stone tools.

Trade with the surrounding Plains Miwok, Sierra Miwok and Yokuts allowed nonindigenous materials and food (i.e. piñon nuts) to be brought into the area as well. In exchange, the Costanoan are thought to have exported bows, salt, and salmon to neighboring groups (Levy 1977). Economic reciprocity, in addition to intermarriage, is thought to have linked settlements together, some of which, by Spanish accounts, indicate stable and prosperous villages with as many as 200 people (Milliken 1993). Overall population density along this part of the coast was, nevertheless, very sparse.

For the first human inhabitants living along the Santa Cruz County coastline, there was a variety of natural resources that were available. Plants bearing edible seeds and/or leafy greens are known to have been used throughout the year, as revealed by plant remains from archaeological sites. In the spring, lupine was harvested for its edible green leaves, while chia provided seeds. During the late spring and summer a variety of seed-bearing plants were gathered, including tarweed, goosefoot and elderberry. Soaproot was particularly important as it was used for food (edible root), fish poison, soap, and brushes (Fitzgerald and Ruby, 1997). Numerous species of trees and shrubs were also a source of nuts and berries, including baynut, hazelnut, and tan oak, all of which were harvested in the fall (ibid). Buckeye, California bay laurel and coast live oaks were also considered to have been economically important (Hylkema 1991).
Acorns and grass seeds constituted a significant proportion of the native diet. Ethnographic accounts indicate that the natives sought to increase seed production of coast grasslands through intentional burning. Rediscovered as "prescribed burning" in modern times, this prehistoric practice also served to increase forage and attract large mammals, such as black tailed deer, which were regularly hunted (Jones and Hildebran 1990). Other animals in the aboriginal larder came from the coastal scrubland, oak woodlands and forests of the area, habitats for terrestrial mammals, reptiles, fish, and amphibians. Modern and historic use of the region has altered somewhat the ecology of the Central Coast, and reconstruction of prehistoric conditions is, at least partly, by inference. Species known to have been important to native peoples include a wide variety of small to medium mammals, including the jackrabbit, cottontail rabbit, kangaroo rat, ground squirrel, and badger.

Offshore vegetal resources such as kelp, seaweed and sea palm are known to have been exploited prehistorically. Native peoples collected these plants on-shore and roasted them for immediate consumption or dried and stored them for future use (Jones and Hildebrandt 1990). Shell refuse from an extensive menu of mussels, barnacles, limpets, chitons, abalone and clams are commonly found in coastal archaeological sites. Studies have identified more than two hundred resident species of birds in the region but, perhaps more importantly, the cold and nutrient-rich waters immediately offshore lie astride the Pacific migratory waterfowl flyway Avifaunal remains from archaeological sites along Monterey Bay indicate that waterbirds, such as canvasback duck, common merganser and blue winged teal were part of the prehistoric diet (Dietz et al. 1988). Migratory marine mammals known historically on the Central Coast were probably present prehistorically, and no doubt harbor seals, northern elephant seals, and sea lions were sources of protein and fat. These species were attracted by the same fish exploited by humans: Pacific mackerel, night smelt, white croaker, right-eyed and left-eyed flounder and anchovy (Jones and Hildebrandt 1990).

The Rumsen were reportedly the first of the Costanoan peoples to be encountered by Spanish exploring expeditions in 1602 and between 1769 and 1776 (Levy 1977). Between 1770 and 1797, seven missions were established within Costanoan territory (Ibid). During the mission period, 1770-1835, significant changes occurred for the Costanoan people. The population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural one. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Cook 1943; Levy 1977). The population declined from 10,000 in 1770 to less than 2,000 in 1832, due to the introduction of European diseases and falling birth rates. The mission culture that had absorbed and to some degree supported the Costanoans was short-lived. The secularization or abandonment of the missions by the Mexican government in 1832 caused the Costanoan to relocate to different areas and establish small settlements, fragmenting the survivors and separating them farther away from their cultural heritage. It is believed that the Costanoan languages were probably extinct by 1935 (Levy 1977).

C. History

The history of the Monterey-Salinas area began with the establishment of Mission San Carlos Borromeo, second of the California's twenty-one coastal missions, which was founded on June 3, 1770 by Junipero Serra. The original location was at the Royal Presidio of Monterey, located "two
gunshots from the beach" and adjacent to Lake El Estero in Monterey. Permission to relocate the mission was received in May of 1771, and by July Serra began working in the Carmel Valley on the new location for the mission. Serra directed some of the construction himself, using four neophytes (converted Indians) from Baja California, five soldiers and three sailors. The first mass was held at that location on August 24, 1771, and Serra officially moved into the newly constructed buildings on December 24, 1771. The abandoned church at the presidio became the Church of the Royal Presidio and later the San Carlos Cathedral (Breschini 2000).

The history of the subject property is rooted principally in the expansion of agricultural in the Salinas Valley and the transition from Victorian residential architecture to Craftsman architecture in the 1910s. Reportedly built in 1910, the subject property reflects the every-increasing popularity of Craftsman style architecture, which was influenced by the Arts and Crafts Movement in the United and popularized by serial publications and plan books distributed to architects, builders, and homeowners. The subject property also reflects the generational acquisition and development of land in the Salinas Valley, in this case the Sanborn family.

One of the most significant events that occurred in the Salinas Valley was the development of Claus Spreckels’ sugar beet processing plant, southeast of the project area. Claus Spreckels, an emigrant from Germany, brought industrial prosperity to the valley when he built his $2,700,000 sugar refinery on the Rancho Llano de Buena Visita in 1897. By the late 1890s, a narrow gauge railroad was in place linking the Southern Pacific line to the new plant. Although the Spreckels Salinas Valley plant was an entrepreneurial venture that carried some risk, Salinas Valley farmers were eagerly seeking new opportunities to diversify their agricultural lands. By the early 1900s, farmers seized the opportunity provided by the Spreckels operation and purchased farmland near the plant, and began cultivating beets. With the success of the sugar beet industry, the Spreckels plant and the city of Salinas prospered through the 1920s.

The construction of Highway 101 through Salinas in 1915 spurred development, as new specialty crops, such as lettuce, celery, and carrots became a lucrative industry in the valley, thanks to improvements in refrigerated railroad cars. The Salinas River, which flows through the entire length of the Salinas Valley, provided abundant opportunities for irrigation. By 1915, approximately 40,000 acres of farmland were under irrigation in the Salinas Valley. The uplands and rolling hills produced peaches, apricots, almonds, walnuts, figs, apples, plums, pears, berries, and semitropical fruits. Salinas Valley agriculture excelled in blackberry, current, gooseberry, loganberry, raspberry, strawberry, and grape production. During the 1920s, Filipinos began to replace the Japanese farm laborers, as the valley's crops diversified to include artichokes (Seavey 2003: 5). The wealth generated by the Salinas Valley farming industry was evidenced by large residential homes and commercial development. During the 1930s, the city of Salinas expanded east into Alisal and southwest with subdivisions, such as Maple Park (Seavey 2003: 6). The subject property was reportedly built in 1938 and extensively remodeled and added onto in more recent years. The surrounding residential neighborhood dates to the 1880s-1890s.
IV. SURVEY METHODS AND FIELD INVENTORY

The subject parcel is developed with a multi-family residential house reportedly built in 1938. All accessible areas surrounding the residence were examined walking 1 meter transects. The entire parcel has been graded and planted in grass with various other improvements related to the residence.

V. SIGNIFICANCE STATEMENT

Following a physical inspection of the parcel, no significant prehistoric or historical archaeological resources were identified.

VI. RESEARCH RESULTS

On October 22, 2019, a record search (IC File No. 19-0638) was conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. The purpose of the record search was to identify all previously recorded cultural resources (prehistoric and historic archaeological sites, historic buildings, structures, objects, or districts), as required by Section 106 of the National Historic Preservation Act (NHPA) of 1966 and its implementing regulations 36 CFR Part 800. The record search required a review of pertinent NWIC base maps that reference cultural resource survey and excavation reports, recorded prehistoric and historic archaeological sites, historic-period maps, and literature for Salinas, Monterey County.

To identify historic properties, the State of California Office of Historic Preservation Historic Properties Directory (HPD), National Register of Historic Places (NRHP), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), the California Register of Historical Resources (CRHR) were consulted, as well as certified Local Government surveys that have undergone Section 106 review. The record search entailed a review for all previously recorded cultural resources within an approximate ¼ mile radius of the referenced project boundaries, comprising the visual area of potential effects (APE). According to Center staff, there has been no cultural resource study that covers the project area, nor were there any recorded buildings or structures within a one block radius. NWIC staff stated that the subject property at 439 Soledad Street is a contributor to the Eastend Historic District. However, documentation by local historian Kent Seavey recommended that the subject building lacks integrity and is no longer eligible under the NRHP or CRHR, nor is a contributor to the potential locally designated historic district.

VII. RECOMMENDATIONS

Based upon the negative findings, no further cultural resource work is recommended for the proposed project.

VIII. PROFESSIONAL QUALIFICATIONS

Dana E. Supernowicz, RPA, M.A., is the principal of Historic Resource Associates, and has 40 years of experience working in the field of cultural resources management for federal and state
agencies, as well as 35 years in private consulting, including work in Santa Cruz, Monterey, San Benito, San Mateo, Santa Clara, and San Francisco counties. He has also served as president of the El Dorado County Historical Society, and is a member of the Society for California Archaeology, Oregon-California Trails Association, and the National Trust for Historic Preservation. Supernowicz is a Registered Professional Archaeologist (RPA), meets the Secretary of Interior Professional Standards in Architectural History, Archaeology, and History, and is listed as an Archaeological Consultant with the County of Monterey.

IX. REFERENCES

Primary and Secondary Sources


Maps

USGS 7.5' Salinas, California Quadrangle 1980.
**ACCESS AGREEMENT SHORT FORM**

File Number: 19-0638

I, the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

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<thead>
<tr>
<th>Print Name:</th>
<th>Roy Hastings</th>
<th>Date: 10/22/2019</th>
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<tr>
<td>Signature:</td>
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<tr>
<td>Affiliation:</td>
<td>R. L. Hastings &amp; Associates, LLC</td>
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<tr>
<td>Telephone:</td>
<td>(916) 359-0626</td>
<td>Email: <a href="mailto:roy@rlhastings.com">roy@rlhastings.com</a></td>
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<tr>
<td>Purpose of Access:</td>
<td>Project Planning</td>
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<tr>
<td>Reference (project name or number, title of study, and street address if applicable):</td>
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<td>USGS 7.5' Quad:</td>
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Sonoma State University Customer ID: 1001088
Sonoma State University Invoice No.: 
Total Cost: 450

**This is not an invoice. Sonoma State University will send separate Invoice**
October 22, 2019

Roy Hastings
R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Re: Record search results for the proposed Soledad Street Housing Project at 439 Soledad Street, Salinas, Monterey County, California 93901.

Dear Mr. Roy Hastings:

Per your request received by our office on October 11, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Monterey County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the Soledad Street Housing Project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource study that covers the Soledad Street Housing Project area. This Soledad Street Housing Project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent, or within a one block radius of the proposed Soledad Street Housing Project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Soledad Street Housing Project area.

The City of Salinas Historical and Architectural Resources Survey of 1989 indicates the proposed project address 439 Soledad Street contains one recorded building, circa 1938. This building is a contributor to the Eastend Historic District. This local listing also indicates eighteen other contributing buildings (to the Eastend Historic District) within a one

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Mutsun language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed Soledad Street Housing Project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Monterey County have been found in areas near intermittent and perennial watercourses, and in upland areas. Historic maps of the area indicate the Soledad Street Housing Project area is located adjacent to Alisal Slough. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Soledad Street Housing Project area.

Review of historical literature and maps indicated historic-period activity within the Soledad Street Housing Project area. The 1940 Salinas USGS 15-minute topographic quadrangle depicts one building within the project area. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources to be within the proposed Soledad Street Housing Project area.

The 1947 (photorevised 1968 and 1975) USGS 15-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within the Soledad Street Housing Project area. These unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at http://www.chrisinfo.org.
2) Our research indicates that there is one historic building within the Soledad Street Housing Project area and eighteen other historic properties within the APE, a one block radius. These buildings are all contributors to the Locally Listed Eastend Historic District. It is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings and Historic District:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS)
Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP’s regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

[Signature]

Jillian Guldenbrein
Researcher
LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, California Archaeological Inventory, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll
2005 Memorial and Biographical History of the Coast Counties of Central California. Three Rocks Research, Santa Cruz, CA (Digital Reproduction of The Lewis Publishing Company, Chicago, IL: 1893.)

Breschini, Gary S., Trudy Haversat, and Mona Gudgel
2000 10,000 Years on the Salina Plain, An Illustrated History of Salinas City, California. Heritage Media Corp., Carlsbad, CA.

City of Salinas
1989 Historical and Architectural Resources Survey and Preservation Plan

Clark, Donald Thomas

Gudde, Erwin G.

Hester, Thomas Roy


Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

Howard, Donald M., Esq.

Kroeber, A.L.
Levy, Richard

Monterey County Historical Society, Inc.

Roberts, George, and Jan Roberts

Ryan, Nicki
1981 Historic Resources in Monterey County.

State of California Department of Parks and Recreation

State of California Department of Parks and Recreation and Office of Historic Preservation

State of California Office of Historic Preservation

Woodbridge, Sally B.

Works Progress Administration

Works Progress Administration
1989 The WPA Guide to the Monterey Peninsula. Reprint by the University of Arizona Press, Tucson, AZ. (Originally published in 1941 as Monterey Peninsula.)

**Note that the Office of Historic Preservation's Historic Properties Directory includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.
October 25, 2019

Roy Hastings
R.L. Hastings & Associates

VIA Email to: roy@rlhastings.com

RE: 439 Soledad Street, Salinas, Monterey County

Dear Mr. Hastings:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Staff Services Analyst

Attachment
Native American Heritage Commission
Native American Contact List
Monterey County
10/25/2019

**Amah Mutsun Tribal Band**
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916) 743 - 6833
vlopez@amahmutsun.org

**Ohlone/Costanoan-Esseen Nation**
Christanna Arias, Vice Chairperson
519 Viejo Gabriel
Soledad, CA, 93960
Phone: (831) 236 - 4590

---

**Amah Mutsun Tribal Band of Mission San Juan Bautista**
Irenne Zwierlan, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

**Ohlone/Costanoan-Esseen Nation**
Louise Miranda-Ramirez, Chairperson
P.O. Box 1301
Monterey, CA, 93942
Phone: (408) 629 - 5189
ramirez.louise@yahoo.com

---

**Costanoan Rumsen Carmel Tribe**
Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

**Esseen Tribe of Monterey County**
Sue Morley, Cultural Resources
PO Box 95
Carmel Valley, 93924,
Phone: (831) 659 - 2153
Fax: (831) 659-0111
Cultural-Resources@EsseenTribe.com

**Essalen Tribe of Monterey County**
Tom Little Bear Nason, Chairman
P. O. Box 95
Carmel Valley, CA, 93924
Phone: (831) 659 - 2153
Fax: (831) 659-0111
TribalChair@EsselenTribe.com

**Indian Canyon Mutsun Band of Costanoan**
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
arms@indiancanyon.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 6097.94 of the Public Resources Code, Section 6097.96 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 439 Soledad Street, Salinas, Monterey County.
**ACCESS AGREEMENT SHORT FORM**

File Number: 19-0638

I, the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

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<tr>
<th>Print Name:</th>
<th>Roy Hastings</th>
<th>Date:</th>
<th>10/22/2019</th>
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<tbody>
<tr>
<td>Signature:</td>
<td></td>
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<tr>
<td>Affiliation:</td>
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<td></td>
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<tr>
<td>Telephone:</td>
<td>(916) 359-0626</td>
<td>Email:</td>
<td><a href="mailto:roy@rlhastings.com">roy@rlhastings.com</a></td>
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**This is not an invoice. Sonoma State University will send separate Invoice**
October 22, 2019

Roy Hastings
R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Re: Record search results for the proposed Soledad Street Housing Project at
439 Soledad Street, Salinas, Monterey County, California 93901.

Dear Mr. Roy Hastings:

Per your request received by our office on October 11, 2019, a rapid response
records search was conducted for the above referenced project by reviewing pertinent
Northwest Information Center (NWIC) base maps that reference cultural resources records
and reports, historic-period maps, and literature for Monterey County. An Area of Potential
Effects (APE) map was not provided; in lieu of this, the location map provided depicting the
Soledad Street Housing Project area will be used to conduct this records search. Please
note that use of the term cultural resources includes both archaeological resources and
historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource study
that covers the Soledad Street Housing Project area. This Soledad Street Housing Project
area contains no recorded archaeological resources. The State Office of Historic
Preservation Historic Property Directory (OHP HPD) (which includes listings of the
California Register of Historical Resources, California State Historical Landmarks,
California State Points of Historical Interest, and the National Register of Historic Places)
lists no recorded buildings or structures within or adjacent, or within a one block radius of
the proposed Soledad Street Housing Project area. In addition to these inventories, the
NWIC base maps show no recorded buildings or structures within the proposed Soledad
Street Housing Project area.

The City of Salinas Historical and Architectural Resources Survey of 1989 indicates
the proposed project address 439 Soledad Street contains one recorded building, circa
1938. This building is a contributor to the Eastend Historic District. This local listing also
indicates eighteen other contributing buildings (to the Eastend Historic District) within a one

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Mutsun language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed Soledad Street Housing Project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Monterey County have been found in areas near intermittent and perennial watercourses, and in upland areas. Historic maps of the area indicate the Soledad Street Housing Project area is located adjacent to Alisal Slough. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Soledad Street Housing Project area.

Review of historical literature and maps indicated historic-period activity within the Soledad Street Housing Project area. The 1940 Salinas USGS 15-minute topographic quadrangle depicts one building within the project area. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources to be within the proposed Soledad Street Housing Project area.

The 1947 (photorevised 1968 and 1975) USGS 15-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within the Soledad Street Housing Project area. These unrecorded buildings or structures meet the Office of Historic Preservation’s minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate to high potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at http://www.chrisinfo.org.
2) Our research indicates that there is one historic building within the Soledad Street Housing Project area and eighteen other historic properties within the APE, a one block radius. These buildings are all contributors to the Locally Listed Eastend Historic District. It is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings and Historic District:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS)
Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher
LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, California Archaeological Inventory, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll
2005 Memorial and Biographical History of the Coast Counties of Central California. Three Rocks Research, Santa Cruz, CA (Digital Reproduction of The Lewis Publishing Company, Chicago, IL: 1893.)

Breschini, Gary S., Trudy Haversat, and Mona Gudgel
2000 10,000 Years on the Salina Plain, An Illustrated History of Salinas City, California. Heritage Media Corp., Carlsbad, CA.

City of Salinas
1989 Historical and Architectural Resources Survey and Preservation Plan

Clark, Donald Thomas

Gudde, Erwin G.

Hester, Thomas Roy


Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

Howard, Donald M., Esq.

Kroeber, A.L.
Levy, Richard

Monterey County Historical Society, Inc.

Roberts, George, and Jan Roberts

Ryan, Nicki
1981 Historic Resources in Monterey County.

State of California Department of Parks and Recreation

State of California Department of Parks and Recreation and Office of Historic Preservation

State of California Office of Historic Preservation **

Woodbridge, Sally B.

Works Progress Administration

Works Progress Administration
1989 The WPA Guide to the Monterey Peninsula. Reprint by the University of Arizona Press, Tucson, AZ. (Originally published in 1941 as Monterey Peninsula.)

**Note that the Office of Historic Preservation's Historic Properties Directory includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.
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<tbody>
<tr>
<td>Neil Peyron</td>
<td>Chairperson</td>
<td>PO Box 589</td>
<td>(559) 781-4271</td>
<td>(559) 781-4610</td>
<td></td>
<td><a href="mailto:neil.peyron@tuleriverertribe-nsn.gov">neil.peyron@tuleriverertribe-nsn.gov</a></td>
<td><a href="http://www.tulerivertribe-nsn.gov">http://www.tulerivertribe-nsn.gov</a></td>
</tr>
</tbody>
</table>

1 - 1 of 1 results
November 13, 2019

Tule River Indian Tribe of the Tule River Reservation, California
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258-0589

RE: Native American Consultation Request

Subject Property: 439 Soledad Street, Salinas, Monterey County, California 93901
USGS Salinas Quad - Sausal Land Grant
Approx. 36.6710410N, -121.650720W
APN: 02-354-027

Dear Chairperson Peyron,

Interim, Inc. will be applying for CDBG and HOME funds (HUD) from the City of Salinas and CDBG funds from the County of Monterey to partially fund the construction of a ten (10) unit supportive and transitional housing project in Salinas, Monterey County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the City of Salinas and County of Monterey. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

Proposed Project

The proposed 10-unit project is to be located at 439 Soledad Street (APN: 02-354-027) in Salinas, Monterey County, California (see attached map).

Archaeological and Cultural Resources

The City of Salinas and County of Monterey would appreciate your providing information on any Native American resources that might be adversely affected by the development of this project.

If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795 or by e-mail at roy@rlhastings.com.

Sincerely,

[Signature]

Anastacia Wyatt
# U.S. Postal Service

## CERTIFIED MAIL® RECEIPT

**Domestic Mail Only**

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- **(PIN):** Not Required

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SALINAS HISTORIC RESOURCES BOARD
RESOLUTION NO. 2019-001

Resolution of Determination that a Single-family Dwelling located 439 Soledad Street is not Considered a Historic Resource as Defined by the California Environmental Quality Act (CEQA) (SHCA 2019-002)

WHEREAS, on August 5, 2019, the Salinas Historic Resources Board, at the request of the Applicant/Property Owner, Interim, Inc., held a duly noticed public hearing to consider SHCA 2019-002 to determine that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA (Assessor's Parcel Number 002-354-027-000); and

WHEREAS, the Historic Resources Board weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Historic Resources Board determination that a single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA is not considered a project as defined by CEQA Section 15378(b)(5) or considered a development project pursuant to Government Code Section 66000; and

BE IT FURTHER RESOLVED that the Salinas Historic Resources Board adopts the following findings as the basis for its recommendation for approval, and that the foregoing recitations are true and correct, and are included herein by reference as finding:

1. The environmental impacts of the determination that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined in CEQA have been analyzed in accordance with the California Environmental Quality Act (CEQA). The determination is not considered a project as defined by CEQA Section 15378(b)(5) or considered a development project pursuant to Government Code Section 66000.

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), which addresses organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The City of Salinas has further determined that the proposed action is not considered a development project pursuant to Government Code Section 66000.

2. Historic Resources Board duties for the determination that the single-family dwelling located at 439 Soledad Street is not a historic resource as defined by CEQA.

Per Section 3-02.04(c) of the Salinas Municipal Code, the duties and powers of the Historic Resources Board is to meet, confer, and make recommendations or determinations upon any matter referred to it regarding promotion, preservation, restoration, and protection of historic resources that are located within the City of Salinas. This determination falls within the scope of the duties of Historic
Resources Board.

3. The Historic Resources Board finds that the preponderance of evidence demonstrates that the single-family dwelling located at 439 Soledad Street is not historically or culturally significant per CEQA Section 15064.5(b).

Interim Inc. has commissioned two studies supporting the determination that the subject single-family dwelling is not a historic resource as defined by CEQA. The preponderance of evidence provided by Kent Seavey’s assessment dated March 28, 2019 and Past Consultants peer review dated May 22, 2019 of Kent Seavey’s assessment dated March 28, 2019 demonstrates that the single-family dwelling located at 439 Soledad Street is not historically or culturally significant per CEQA.

Kent Seavey’s assessment dated March 28, 2019 stated that the two contributing factors of historic setting and integrity for consideration of listing either Nationally, State, or locally are not met. The historic integrity of the original design was compromised by numerous inappropriate additions and alterations over time, that have obscured and damaged original materials and workmanship, while lacking architectural distinction. Although the site retains its original location, its historic setting (i.e. neighborhood context) has been severely compromised by the construction of a modern motel complex at the corner of Soledad and John Streets, which saw the removal of a highly significant anchor building for the proposed 1989 Eastend Historical District.

In a peer review by Past Consultants dated May 22, 2019, Kent Seavey’s Assessment dated March 28, 2019 is confirmed in that the numerous changes to the building on the subject property have removed the historic integrity from the building. These changes render the subject property ineligible for consideration of listing either Nationally, State, or locally.

PASSED AND ADOPTED this 5th day of August 2019, by the following vote:

AYES: Vice-chairperson Clovis, Board members Andresen, Al-Anazi, Munoz, and Taft

NOES: None

ABSTAIN: None

ABSENT: Chairperson Pearce
THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Historic Resources Board of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said at a meeting held on August 5, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS HISTORIC RESOURCES BOARD

Date: 8/1/19

Bobby Latino, Secretary
December 12, 2019

Ms. Anastacia Wyatt, Housing Program Manager
County of Monterey
County Administrative Office
County of Monterey
168 West Alisal Street, 3rd Floor
Salinas, CA 93901-2680

Re: Supportive & Transitional Multifamily Housing Development Project at 439 Soledad Street, Salinas, CA

Dear Ms. Wyatt:

The California State Historic Preservation Officer received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Pursuant to 36 CFR §800.4(d) we do not object to the County of Monterey’s finding that no historic properties will be affected by the proposed supportive and transitional housing, 11-unit, development project at 439 Soledad Street in Salinas. However, the County may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

We appreciate the County of Santa Monterey’s consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer
### Contact Information for Tribes with Interests in Monterey County, California

<table>
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<tr>
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1 - 1 of 1 results