Historic Structures Report

37-39 Soledad Street

City of Salinas, California | February 2026


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Executive Summary

Summary of Findings

37 Soledad Street (hereinafter referred to as 37 Soledad) retains sufficient historic integrity to convey its significance as a historic resource under National Register of Historic Places/California Register of Historical Resources (NRHP/CRHR Criteria) A/1, B/2, and C/3 as an important business and community gathering space within the Chinatown community in Salinas, for its association with locally significant community figures Wallace and Lily Ahtye, and for its Chinese-inspired architectural design, for the period of significance from 1942 to 1988.

39 Soledad Street (hereinafter referred to as 39 Soledad) retains sufficient historic integrity to convey its significance as a historic resource under National Register of Historic Places/California Register of Historical Resources (NRHP/CRHR Criteria) A/1 and C/3 as an important business and community gathering space within the Chinatown community in Salinas and for its Chinese-inspired architectural design, for the period of significance from 1941 to 1967.

The subject building is generally in poor condition, due to over forty years of deferred maintenance, damage, and deterioration. A recent fire caused significant damage to interior finishes at the first floor and to structural wood framing members at both the second floor level and the roof. Additional investigations should be completed promptly to determine the extent of damage caused and level of repair required to maintain structural integrity and ensure a watertight building envelope. The majority of original building materials are extant but in various stages of deterioration and disrepair. The interior is in extremely poor condition, where the presence of water, rodents, vagrants, fire damage and the failure of interior finishes and general accumulation of detritus has rendered the space unfit to enter. Until the time that a larger rehabilitation project is undertaken, the building should be made watertight, cleaned of detritus and infestation, and secured.

Summary of Treatment Recommendations

There are four treatment approaches (Restoration, Preservation, Rehabilitation, Reconstruction) under the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI Standards). Treatment recommendations herein follow the Restoration and Rehabilitation Standards and prioritize restoration or repair of deteriorating features while considering flexibility for future changes. Treatment recommendations range from general recommendations that address condition issues identified throughout the subject building to recommendations specific to individual features.

The primary recommended historic preservation treatment approaches for the continued use of 37-39 Soledad are restoration and rehabilitation as further detailed below:

- Restoration to reinstate character-defining features of the primary west façade that have been compromised through neglect and fire damage;
- Rehabilitation maintenance actions to preserve and repair extant character-defining features;
- Rehabilitation to promote continued use of the building through sensitive interventions in future work.

A restoration treatment approach is recommended for the west façade in order to reestablish the character-defining features associated with the building's Chinese-inspired architectural design.

A rehabilitation treatment approach is recommended for the remainder of the building to provide flexibility in implementing future work while also encouraging the protection and long-term maintenance of the historic subject building.

A rehabilitation treatment approach for future projects and upgrades to the subject building focuses on maintaining the prominence of the original Chinese-inspired design. Consideration of the placement, size, scale and materiality of any new addition or modification is crucial to ensuring that it will be easily differentiated from, but compatible with, the historic building.

More information about the treatment approaches, SOI Standards, and their applicability to the subject building are provided later in the report.

A number of further investigations are recommended and are categorized as: critical, highly recommended, recommended, or optional. Additional recommendations to address material deficiencies are primarily concerned with bringing the subject building to a safe, maintainable, and more usable state. The overall objective is to quickly address, repair, or upgrade items that are critical to arrest the decay of structural components and to ensure that the subject building remains intact for future reuse.

Depending upon the treatment alternative implemented, a number of proposed modifications will trigger compliance with current building codes. The California Historical Building Code (CHBC) may be invoked due to the subject building's historical status and may provide some flexibility with certain sections of the building code; the CHBC should be considered in future design studies.

Introduction

Purpose

The purpose of this Historic Structure Report (HSR) is to assist and guide the City of Salinas with restoration, rehabilitation, and continued maintenance of the subject building, as well as to examine options for future treatments. This HSR documents the development, use, and current condition of 37-39 Soledad located in the Chinatown neighborhood of Salinas, California. The property is owned by the City of Salinas and has been vacant for over forty years.

Background Information

37 Soledad was listed in the National Register of Historic Places (NRHP) in 2011 under Criterion A in the area of Asian Ethnic Heritage for its association with the social and cultural life of Salinas' Chinatown, serving as a central gathering place for the Chinese, Japanese, and Filipino communities during the period of significance from 1942 to 1957.

This HSR expanded the evaluation of the property's significance to recognize the property under additional significance criteria, and include the significance of 39 Soledad for its shared history with the property. The HSR updated the evaluation by including the significance of 37 Soledad under NRHP Criteria A, B and C and CRHR Criteria 1, 2 and 3; and 39 Soledad under NRHP Criteria A and C and CRHR Criteria 1 and 3 as outlined in the Evaluation section. This HSR also re-examined each building's period of significance as detailed in the Evaluation section.

Wallace Ahtye Sr. and Bow Chin constructed numerous buildings on Soledad Street in the early 1940s, including buildings on the subject lot as well as the P.I. Market grocery store building at 34 Soledad (extant), a restaurant owned by Kiyokichi Matsushita at 36 Soledad (extant), Arre's Pool Hall at 38 Soledad (non-extant), the Republic Hotel at 45 Soledad (non-extant), and the Ahtye & Chin Shell Service Station at 48 Soledad (non-extant). The subject buildings at 37-39 Soledad were constructed by Wallace Ahtye and Bow Chin in 1941 and 1942 and included a commercial space on the ground floor and an apartment and rooms for rent on the second floor. The buildings on the subject parcel were operated by the Ahtye family for the majority of their tenure of the property and by other immigrant ethnic businesses in the late 1970s and 1980s in the case of the Lotus Inn.

To accommodate the future reuse of the subject building, the City of Salinas is seeking to repair building deficiencies, remedy deferred maintenance and ensure that future treatment of the subject building follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI Standards). This HSR provides a baseline of documentation on the history and chronology of the subject building, outlines the significance, period of significance and integrity; provides an assessment of existing architectural and structural conditions; and presents treatment alternatives to address the primary west façade, extant character-defining features, cyclical maintenance, and future building reuse. This HSR also provides recommendations to ensure that the subject building remains viable for continued use and that future work preserves the character-defining features of the subject building.

This HSR follows best practices in HSR preparation as outlined by the National Park Service in the following publications:

- Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. National Park Service, U.S. Department of the Interior, Technical Preservation Services: 2017.
- Deborah Slaton. *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. National Park Service, U.S. Department of the Interior, Heritage Preservation Services: 2004.

Methodology

Staff from TEF Design (architect), Groundwork Preservation LLC (architectural historian), and Tipping Structural (structural engineer), completed a site visit to 37-39 Soledad on August 13, 2025 to ascertain the character-defining features of the subject building, to look for evidence of changes to the building over time, and to observe and record typical building deficiencies. Observations were visual only and generally made from the ground and in easily accessed spaces only. No material testing, sampling, or selective demolition occurred. Interior spaces were observed by walking from room to room where possible and noting conditions through photography and field notes on printed existing building drawings. The ground floor entries at the west façades are currently obscured by plywood. Assessment of many of the exterior storefront features was limited to the components visible from the interiors.

At the recommendation of the architect, the City hired a general contractor to clean out the building in late 2025. As of the completion of this report, work is underway to remediate hazardous materials, remove animals, fleas, detritus and failed plaster finishes from and thoroughly clean the building. Damaged areas of the roofing will be temporarily waterproofed, and all exterior openings have been boarded up.

On January 28, 2026, the architect and structural engineer visited the site to further investigate conditions of the building that were previously inaccessible. At this time, original drawings for both 37 and 39 Soledad and specifications for 39 Soledad were made available to the architect (Figure 0.1).

Background information on the history and development of 37-39 Soledad is included from the following key studies (see Related Studies section for full citations): *1989 Historical and Architectural Resources Survey*, 2011 NRHP Nomination, and 2019 Chinatown Revitalization Plan. Additional background information was provided from a 2015 memoir by Blanche Chin Ah Tye, the daughter-in-law of one of the building's owners and a former employee of the Republic Cafe, and a 1998 family history of the Ahtye family by Lani Ah Tye Farkas, a descendent of the building's owners. Citations for these resources are outlined below.

- Ah Tye, Blanche Chin. *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America.* North Charleston: CreateSpace Independent Publishing Platform, 2015.
- Farkas, Lani Ah Tye. *Bury My Bones In America: The Saga of a Chinese American Family in California 1852-1996, From San Francisco to the Sierra Gold Mines.* Nevada City: Carl Mautz Publishing, 1998.

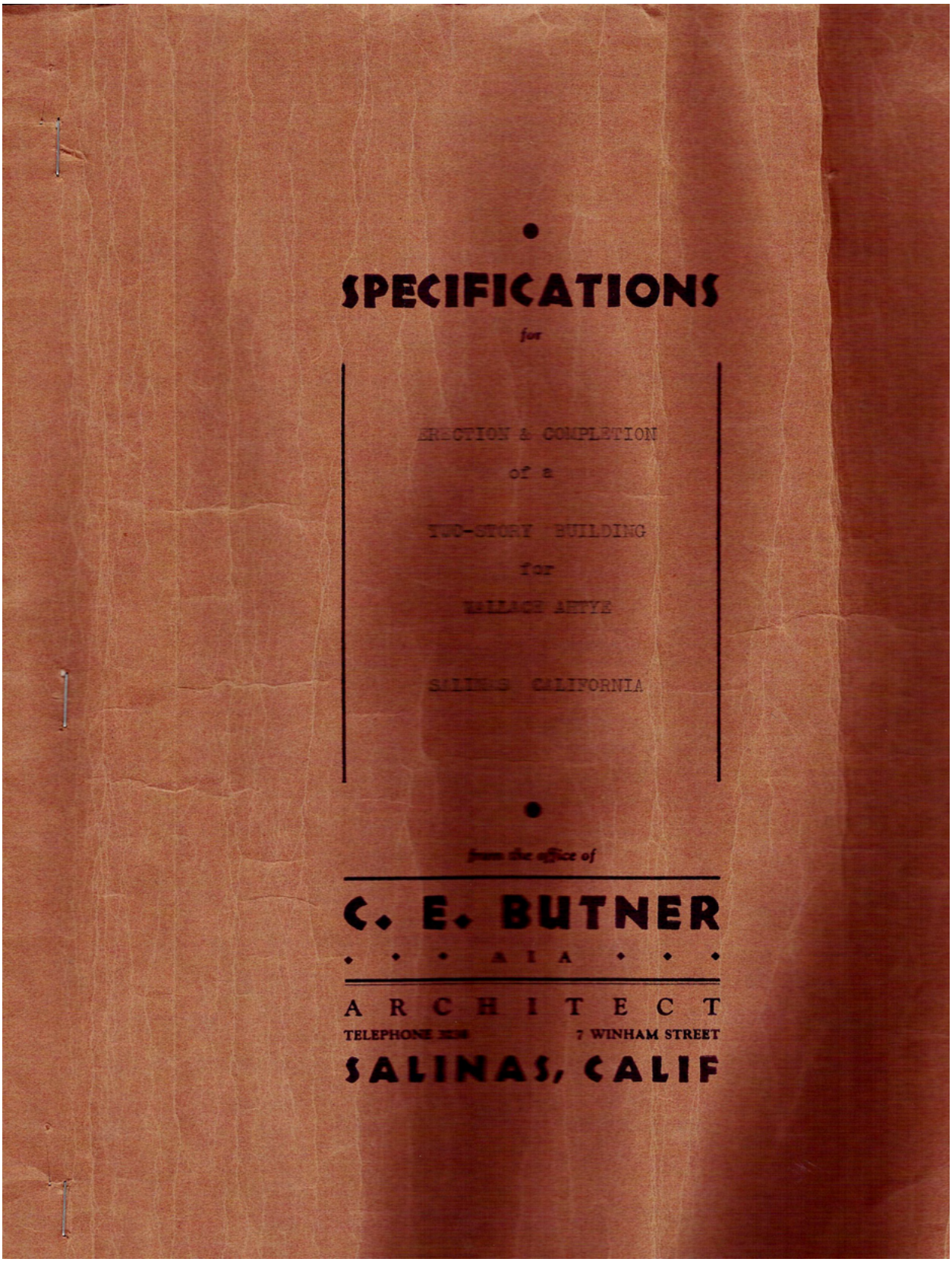


Figure 0.1 Cover of Specifications Book compiled for Wallace Ahtye by C.E. Butner, Larry Harihara, 2025.

Archival research to supplement the background studies was conducted at the following online repositories: Ancestry.com, the Library of Congress, Newspapers.com, San Francisco Public Library, and the UC Santa Barbara aerial photograph collection. A request was made to view the collections of the Monterey County Historical Society, which were inaccessible due to ongoing renovation of their facilities. The Asian Cultural Experience of Salinas (ACES) organization was also consulted. They provided historical photographs and original drawings of the subject buildings and surrounding neighborhood.

Available building permits for Assessor's Parcel Number (APN): 002-191-012-000 were compiled from the City of Salinas Permit Center, which yielded nine permits associated with the subject lot, which includes two separate buildings: 37 Soledad and 39 Soledad. *See Appendix A for a full list and descriptions of compiled permits.*

Ownership information was obtained through the Monterey County Assessor's and Clerk-Recorder's offices in Salinas, although available ownership records were incomplete. Additional research was conducted through the aforementioned memoir by Blanche Chin Ahtye and online archives to document the complete ownership history.

It should be noted that historical documentation for the subject building, while available, was incomplete and may not have given a full picture of the as-built conditions and changes made to the building over time. Conclusions about the subject building and alterations made over time are made based on the information available and what could be observed and logically deduced from the historical architect's, structural engineer's, and architectural historian's professional experience and knowledge of standard historic construction methods.

Administrative Data

Locational Data

Salinas is located in Monterey County, California, northeast of Monterey Bay. A Southern Pacific Railroad line runs east-west through the city and runs adjacent to the subject block to the south. The land surrounding the subject property is a mixture of residential and commercial, and the land surrounding the city of Salinas is largely agricultural.

The subject property at 37-39 Soledad includes two adjacent, mixed-use buildings located on the east side of Soledad Street between East Lake Street and Market Way in the Chinatown neighborhood of Salinas, California. The buildings are situated on Assessor Parcel Number (APN): 002-191-012-000. The subject buildings are currently vacant and originally contained commercial units on the ground floor and residential apartments above.

Current Ownership

City of Salinas Acquisition: 2022

Historic Status

The properties at 37–39 Soledad were included in the *1989 Historical and Architectural Resources Survey and Preservation Plan for the City of Salinas*, conducted by staff and volunteers of the Monterey County Historical Society. The properties were listed in the "List of Survey Sites Not Included in Historic Districts" and assigned a designation of **HR** with a significance rating of **Arch**. Within the 1989 survey, "HR" was defined as *Historic Resource (Major Importance): A historic resource is a structure, site, or feature representative of a historic period or building type but not of landmark quality. Modifications, including change of use or additions, are acceptable as long as the resource retains the essential elements that make it historically valuable.* Although the term "Arch" is not defined in the survey's methodology section, it is assumed to denote architectural significance consistent with National Register Criterion C.

37 Soledad (formerly the Republic Café) was listed in the *National Register of Historic Places* on July 14, 2011, for its significance under Criterion A (Events) in the area of *Asian Ethnic Heritage* at the local level of significance for the period of significance 1942–1957.

39 Soledad (formerly the Lotus Inn and Mi Cantina) has not been previously evaluated for eligibility for the National Register. However, the building was described in the National Register nomination for 37 Soledad for its connection with the Republic Café, as well as the Ahtye and Chin families.

The significance of both buildings has been re-examined in this HSR to assess the full extent of their potential eligibility under National Register criteria. Both buildings were found to be eligible for listing in the NRHP and CRHR under Criteria A/1 for their association with the social and cultural life of Salinas' Chinatown, serving as a central gathering place for the Chinese, Japanese, and Filipino communities; and under C/3 for their Chinese-inspired design. In addition, 37 Soledad was also found eligible under NRHP/CRHR Criteria B/2 as a property associated with significant Chinatown entrepreneurs Wallace and Lily Ahtye.

Period of Significance

1942-1988 (37 Soledad) and 1941-1967 (39 Soledad).

The period of significance for 37 Soledad begins in 1942, the date the building was constructed, and extends to 1988, when the Republic Café closed.

The period of significance for 39 Soledad begins in 1941, the date the building was constructed, and extends to 1967, the last year the property was owned and operated by members of the Ahtye family.

Related Studies

The 2011 NRHP nomination for 37 Soledad provided a foundation of background information about the property and its significance. Additional research was conducted on 39 Soledad to place the building within its historic context and to understand its significance.

The City of Salinas' Chinatown Revitalization Plan from 2019 was also consulted.

Preparer's Qualifications

Lindsey A. Moder (B.S. Architecture, University of Illinois at Urbana-Champaign; M.S. Historic Preservation, Columbia University) is a Registered Architect in California and meets the *Secretary of the Interior's Professional Qualification Standards* for Architecture and Historic Architecture. Ms. Moder has dedicated her 19-year career to working in the historic building environment. Her experience has had an emphasis on the rehabilitation of historic buildings, condition assessments, research, technical writing and development of construction documents for their rehabilitation.

Gretchen Hilyard Boyce (B.A. Architectural History, University of Virginia; M.S. Historic Preservation, University of Pennsylvania) is the founder of Groundwork Preservation LLC and meets the *Secretary of the Interior's Professional Qualification Standards* for Architectural History and History. Ms. Boyce has 20 years of specialized experience in architectural history, historic preservation, and cultural landscapes. Ms. Boyce's work has focused on CEQA, NEPA, and NRHP Section 106 cultural resources assessments throughout California.

Ettienne LeFebre is an Associate Cultural Resources Historian with Groundwork Preservation LLC. She holds a M.A. in Public History from Sacramento State University, with a focus in historic preservation and cultural resources management, and a B.A. in History from Sacramento State University. Ettienne meets the *Secretary of the Interior's Professional Qualification Standards* for History.

Marc Steyer (Master of Engineering, MIT; AB, Molecular Biology from Princeton) is a registered Structural and Civil Engineer in California and meets the *Secretary of the Interior's Professional Qualification Standards*. He brings a strong commitment to extending the service life of aging building to his role as a principal at Tipping. Over his 25-year career, Marc has focused on sensitively integrating new structural elements within historic buildings in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Chapter 1

Historical Background and Context

1.1 Early Settlement of the Salinas Valley

The earliest inhabitants of the Salinas Valley were primarily the Ohlone Indians, one of the main Native American groups who inhabited the San Francisco Bay and Central Coast regions during the Pre-Contact period.[1] The Rumsen Ohlone, speakers of one of the eight Ohlone dialects, inhabited the northern Salinas Valley where the present-day city of Salinas is located. Several small, multi-village tribal groups occupied this region.[2] The indigenous peoples of this region used specialized land management techniques such as controlled burning to promote environmental diversity and also hunted and gathered for food and medicine.[3] The Ohlone near Salinas especially relied on harvesting acorns. Other Native American groups in the Salinas Valley included the Salinians, who inhabited the south coast, and the Esselen, who occupied the Santa Lucia Mountains and the coast south of Big Sur.[4]

In 1770, Spanish missionaries and colonists arrived in Monterey County and established four missions over the course of 27 years; Mission Carmel (1770), Mission San Antonio (1771), Mission Soledad (1791), and Mission San Juan Bautista (1797).[5] The missions severely disrupted and destroyed indigenous ways of life and indigenous populations declined due to violence and introduction of contagious diseases by the colonists. The introduction of cattle, horses, invasive plants, and the outlawing of controlled burning transformed California's Central Coast environment.[6]

After Mexico gained independence from Spain in 1821, mission lands were secularized and large Mexican land grants transformed land ownership in the Salinas area. By the 1830s, indigenous population in the Monterey Bay area was reduced by 80-90%, with the most remaining Native Americans living on former mission lands or working as laborers at Mexican ranchos.[7] The proliferation of cattle ranching in California during the Mexican Period and introduction of heavy cattle grazing transformed a great portion of the landscape in the state, including on the central Coast and in the Salinas Valley.[8]

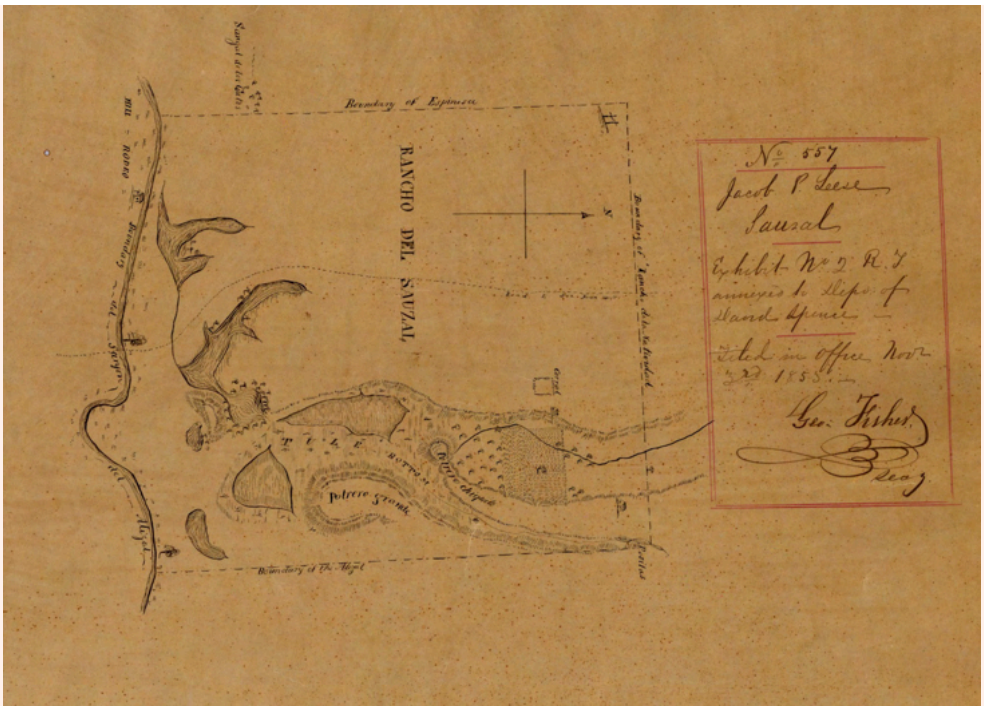


Figure 1.1 "Diseno of Rancho Sausel, GLO No. 264, Monterey County, California," California State University, Monterey Bay, Hornbeck Collection of Early California Maps/Disenos, 1820.

Two leagues of land in present-day Salinas were first granted to Agustín Soberantes in 1823, although informal and fluid land grant boundaries led to the land being grazed upon by cattle from Manuel Butrón and Nicolás Alviso's rancho La Natividad to the northeast in 1828.[9] Before 1827, José Tiburcio Castro, son of a sergeant in the army who lived at another rancho in the area, settled in present-day Salinas. On August 2, 1834, Castro was granted land, known as Rancho Sausal, by Mexican authorities. Changes to the landscape at this time, which was previously described as marshy and full of tall mustard grasses, included the building of four houses and enclosures, cultivation of the land, and grazing activities from 200 heads of cattle, sheep, and horses (Figure 1.1). José Tiburcio Castro's son, José Antonio Castro, inherited the land in 1840 and acquired an additional square league.[10]

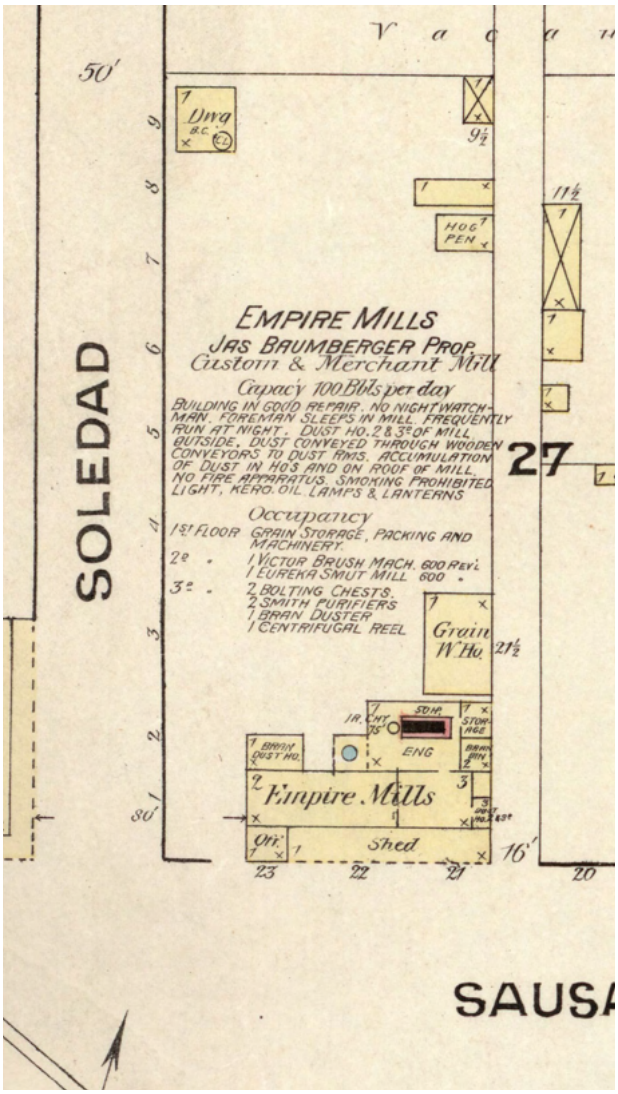
In 1852, a year after the United States acquired California in the Treaty of Guadalupe Hidalgo, Castro sold the land to early San Francisco businessman and Mexican General Mariano Guadalupe Vallejo's American son-in-law Jacob P. Leese.[11] In 1856, Leese sold 80 acres to Elias Howe, who became the founder of Salinas when he built the Halfway House on a stagecoach route between San Francisco and Los Angeles. In 1857, he sold the land to Alberto Trescony, who built most of the original buildings in Salinas.[12] Many Danish and Swiss dairy farmers settled in the Salinas Valley during the 1860s and brought more people to the region. In 1867, Trescony sold his land to Alanson Riker, who expanded the town from an estimated 16 buildings to 125 in the span of a year.[13] In November 1872, the Southern Pacific Railroad established a stop in Salinas and the Monterey County Board of Supervisors gave the town limited incorporation. The next month, Salinas was named Monterey County's seat, and all county economic and political activity was centered in the town.[14]

1.2 The Establishment of Salinas' Chinatown

In 1868, the United States entered into the Burlingame Treaty with China, which caused large waves of Chinese laborers to migrate to and work in California. Salinas' growth, agricultural success, and railroad activity brought Chinese laborers to the area in the 1870s and 1880s.[15] The Chinese especially shaped Salinas' surrounding landscape due to their work clearing and draining swampland around the city for agricultural purposes. In 1872, these Chinese laborers built Salinas' first Chinatown on Lake Street, the street adjacent to the subject property, just north of Downtown Salinas and across the Southern Pacific Railroad tracks. Chinatown provided services and residences for Chinese railroad and agricultural laborers. In 1873, 10% of Salinas' population was Chinese.[16]

The Chinese formed their community north of the railroad tracks, separate from the development of the rest of Salinas, due to racial discrimination that prohibited them from living and establishing businesses in downtown Salinas. Chinatown was primarily composed of wood framed buildings built and owned by the Chinese. Most inhabitants were single men who worked as either migratory seasonal laborers or part of a permanent merchant class that served both the seasonal workers and the white community.[17] According to the 1886 and 1892 Sanborn Fire Insurance Maps, the subject property was part of the large Empire Mills Custom & Merchant Mill run by proprietor Jas. Baumberger. The mill took up the entire subject block and buildings (mill, sheds, warehouses and storage) were clustered around the southeast corner of Sausal Street (current day Market Way) and Lake Alley (Figure 1.2).[18] It is possible some of residents of Chinatown worked at the mill due to their experience with agriculture and their proximity to the complex, although there is currently no evidence to support this. In 1886 most of the Chinese population still lived on Lake Street, with only one Chinese business, a laundry, located on Soledad Street that year.

In the 1880's and 1890's, two major events fundamentally changed the demographic makeup and physical landscape of Salinas' Chinatown: the passage of the Chinese Exclusion Act of 1882 and a fire in 1893. The United States passed the Chinese Exclusion Act of 1882 to curb Chinese immigration to mainly the West Coast and California due to economic anxieties and racism aimed at the large migrant population. The act banned all Chinese migrant laborers from entering the United States, which transformed the population of Salinas' Chinatown. After the passage of the act, skilled and unskilled laborers were barred from migration or re-entry into the country. Since many farmers and laborers had difficulty establishing themselves, many returned to China. This quelled the growth of the Chinese population in Chinatown and transformed it from one made up of primarily seasonal laborers to permanent merchants still allowed to immigrate and remain in the country.[19]



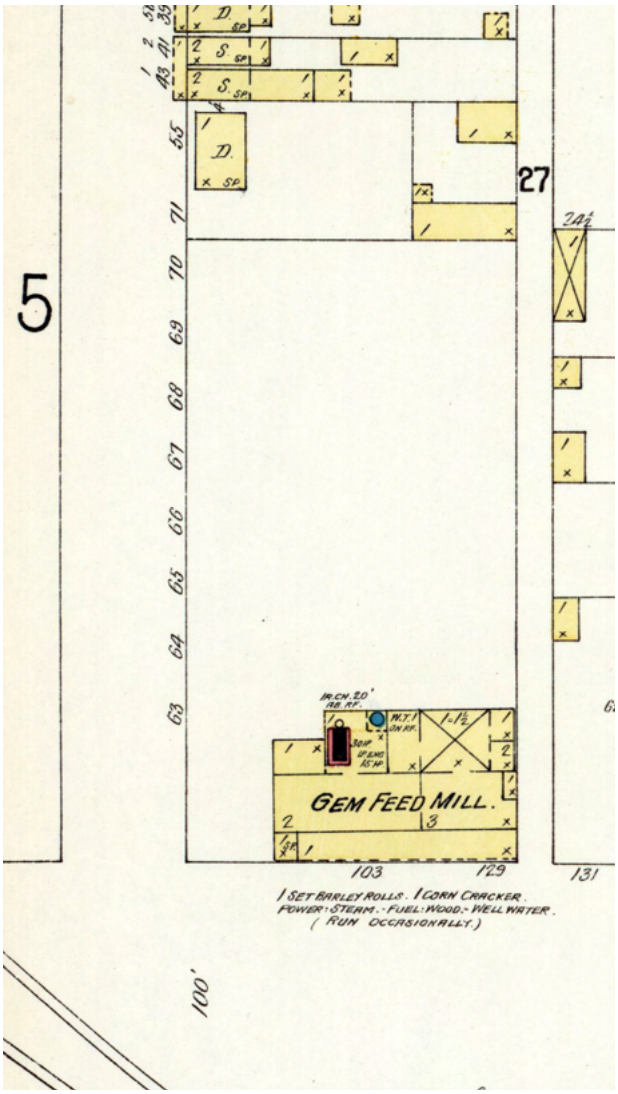


Figure 1.2 (Left) 1886 Sanborn Map, Historic Information Gatherers, San Francisco Public Library. Location of future subject property at approximate center of map and shown here as an undeveloped portion of the larger Empire Mills property.

Figure 1.3 (Right) 1900 Sanborn Map, Historic Information Gatherers, San Francisco Public Library. Note: subject property renamed as Gem Feed Mill. Location of the subject buildings is still vacant.

While Chinese immigrants were barred from citizenship, which also barred them from buying and owning property, their children who were citizens born in the United States could own property. This allowed many Chinese merchants to buy homes and businesses in their children's names and officially settle in Salinas' Chinatown.[20] Additionally, a fire in 1893 burned most of Chinatown's wood framed buildings. After the fire, merchants and residents rebuilt along Soledad Street, just south of Lake Street, shifting the location of Chinatown to the street where the subject property is located and establishing a thriving enclave of wooden commercial and boarding structures.[21] Most of the buildings in the new Chinatown along Soledad Street were wood-framed dwellings with storefronts in the front and residences in the back.[22]

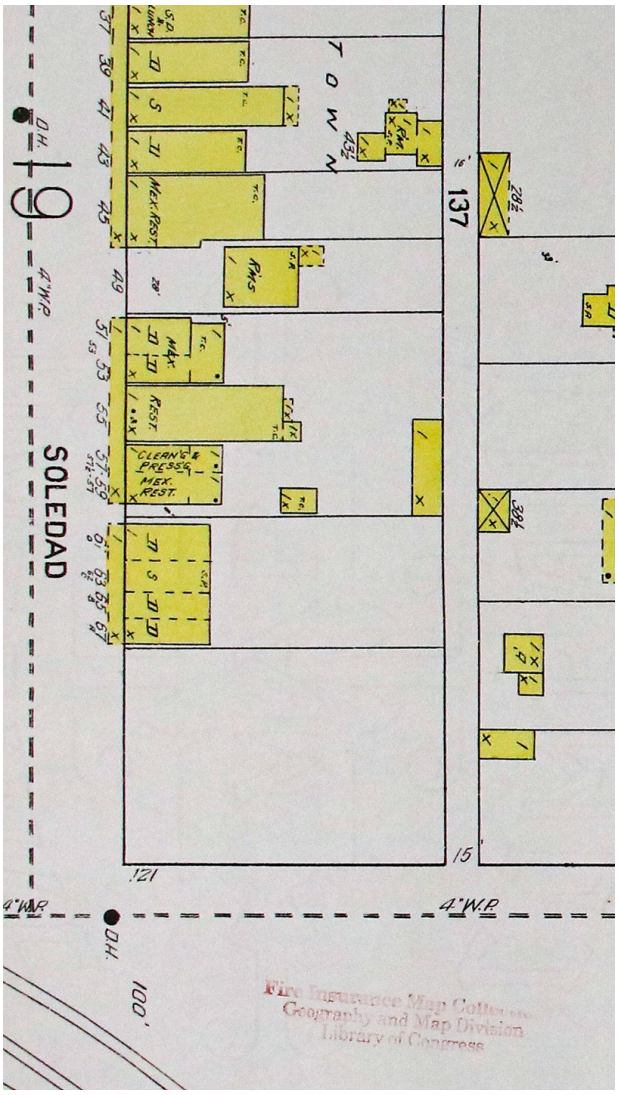


Figure 1.4 1925 Sanborn Map, Historic Information Gatherers, San Francisco Public Library. Location of subject property includes three 1-story dwellings and a 1-story store.

1.3 The Diversification and Growth of Salinas' Chinatown

After Chinatown's re-establishment on Soledad Street, the community continued to grow when Japanese migrant laborers arrived in Salinas in the 1890s to replace the migrant laborers lost to the Chinese Exclusion Act. The growth of the sugar beet industry in Salinas, led by Claus Spreckels, especially drove the settlement of Japanese migrants. The Japanese migrant laborers contributed greatly to the agricultural growth of Salinas in the late-nineteenth and early-twentieth centuries like the Chinese did before them. Due to non-white immigrants being unwelcome in downtown Salinas, the Japanese settled north of the Southern Pacific Railroad tracks south of Lake Street and frequented Chinatown businesses often.[23]

A Sanborn Map from 1900 indicates that the mill complex was known by this time as the Gem Feed Mill and was listed as "run occasionally". The area to the north of the subject block was labeled "Chinese" and contained several 1 and 2 story stores and dwellings (Figure 1.3).[24]

In 1915, Highway 101 was constructed to the north of the subject property and Salinas' roads were paved. However, sidewalks in Chinatown remained wooden planks until the early 1920s.[25] The sugar beet industry dominated into the 1920s and Salinas' Chinatown became known as the haven for immigrant settlement. Soledad Street thrived as the central main street of Chinatown and contained housing, hotels, retail, restaurants, bars, and religious institutions.[26]

Sanborn Maps indicate that in 1925 the subject property was occupied by three 1-story dwellings and one 1-story store and Chinatown had expanded further south on Soledad Street. By this time, Chinatown included boarding houses, a laundry, at least three Mexican restaurants, a pool hall, and other unspecified stores and dwellings. In 1928, the property at 39 Soledad was reported to be a gambling hall (Figure 1.4).[27]

Figure 1.5 Chinatown Street Scene - Soledad St, 1940, ACES Archive, 2024.438.23E.

Japanese immigration decreased in the 1920s with the passage of the Immigration Act of 1924 (also known as the Johnson-Reed Act), which banned immigration from Asia. The decrease in available Japanese farm labor to support the growing lettuce cultivation operations in Salinas led to an increase in Filipino migration to fill these farmworker positions, as Filipinos were not excluded from the ban on Asian immigrants due to the Philippines status as an American colony. The rise in the Filipino migration led to a large influx of Filipinos into Chinatown. During the Great Depression, Filipino laborers engaged in labor strikes in Salinas in 1934 and 1936. These strikes contributed to statewide farm labor movements that eventually influenced the federal government's decision to import foreign Mexican labor with the Bracero Program, which led to an influx of Mexican nationals in Salinas.

Mexican and Filipino immigrant groups settled in Salinas' Chinatown in the mid-20th century, diversifying the community even further and cementing its position as the main neighborhood for immigrant and non-white people in Salinas to live and gather.[28] By the 1930s and into the 1940s, the district had become a multicultural neighborhood of Chinese, Japanese, and Filipino families who operated shops, herb stores, and restaurants that supported the region's agricultural economy (Figure 1.5).[29]

1.4 Development of the Subject Property

1.4.1 The Lotus Inn (39 Soledad)

The Lotus Inn was constructed by prominent Chinatown developers Wallace Ahtye and Bow Chin, members of two pioneering families in Salinas' Chinatown.[30] Wallace Ahyte was a second-generation American whose grandfather, businessman Yee Ah Tye, immigrated to Plumas County from China in the early 1850s before the passage of the Chinese Exclusion Act and settled in La Porte's Chinatown.[31] Yee Ah Tye's oldest son, Sam Ahtye, inherited his estate and by 1910 resided in San Francisco with his family, including his son Wallace Ahtye. In 1926, Ahtye married Lily Ahtye. Lily Ida Ahtye (nee Chan) was born in San Francisco to a Chinese father and Chinese American mother in 1900. Bow Chin was born in 1886 in China and immigrated to San Francisco with his father Hing Chin in 1906 at 20 years old (Figure 1.6).[32]

Figure 1.6 Chin Bow with wife Lue Shee Chin and children, 1925, Full of Gold: Growing Up in Salinas Chinatown Living in Post War America by Blanche Chin Ahtye, 12.

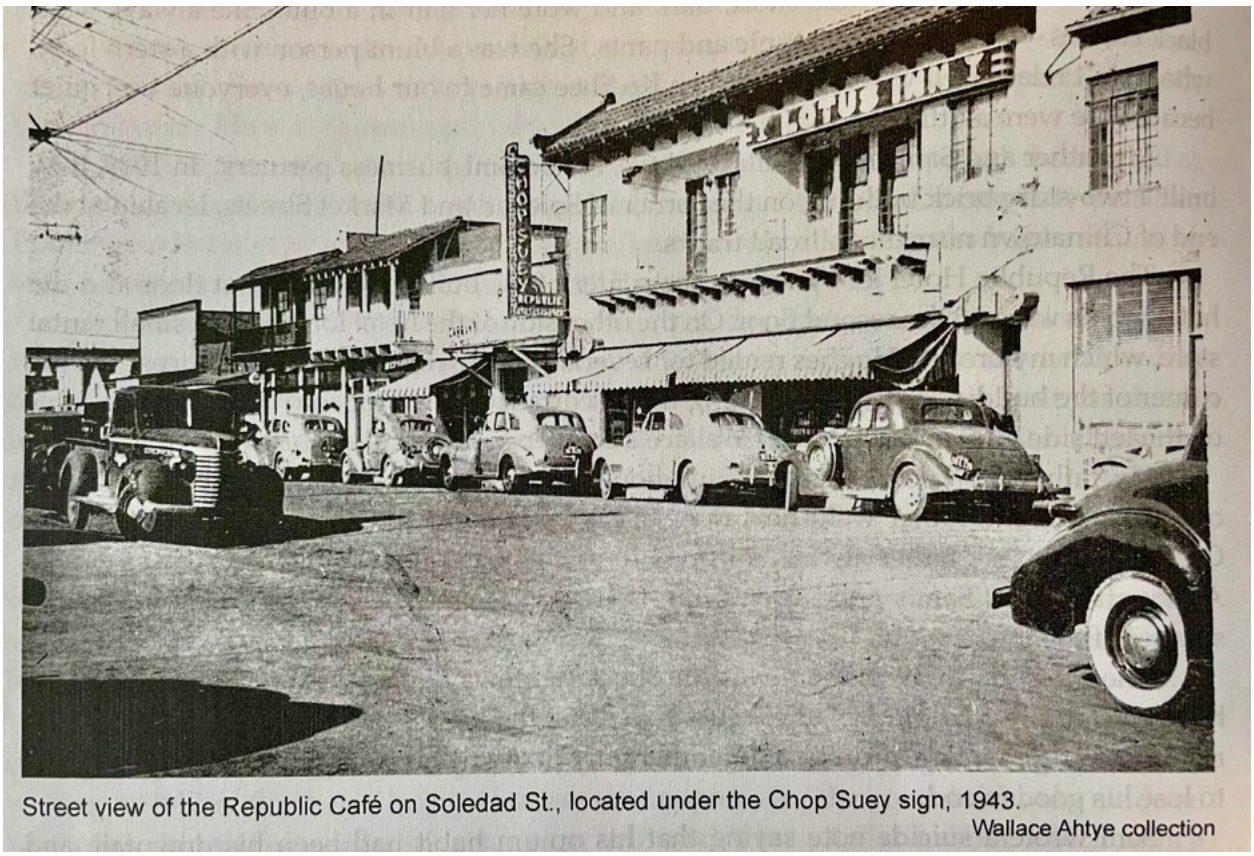


Figure 1.7 (Top) 37-39 Soledad Street, 1942, ACES Archive, 2013.19.12.

Figure 1.8 (Bottom) 37-39 Soledad Street, 1943. Full of Gold: Growing Up in Salinas Chinatown Living in Post War America by Blanche Chin Ahtye, 46.

Wallace Ahtye and Bow Chin met in San Francisco and moved to Salinas in the 1920s to find business opportunities away from San Francisco's crowded Chinatown. Ahtye and Chin entered into many joint business ventures together in Salinas, including gambling houses. Ahtye bought the properties since Chin was not a citizen and could not legally buy property under the California Alien Land Law of 1913.[33] Both businessmen and Lily Ahtye were well-known community members by the end of their lives due to their prolific business operations and participation in community organizations. All three were members of the Chinese Benevolent Association, the Ahtyes were members of the Chinese American Citizens Alliance, and Wallace Ahtye was a member of the Suey Sing Association. All of these organizations were important local associations in the Chinese community in Salinas.[34]

In 1939, Chin and Ahtye bought the parcel at the south end of Soledad and Market Street and built a two-story brick building on the east side of the street that housed The Republic Hotel at 45 Soledad (non-extant), a hotel and gambling house. By 1939, the two businessmen had purchased all remaining parcels of land on both the east and west sides of the southern portion of Soledad Street, up to its intersection with Market Way, including the subject property, which they acquired from Wing Gee and Ming Gee.

In April 1941, Wallace Ahtye was issued building permits for two-story stores and rooms at the subject property at 37 and 39 Soledad, the locations of the Republic Café and Lotus Inn respectively. 39 Soledad (Lotus Inn) was constructed in 1941 and replaced earlier wooden dwellings and storefronts and marked a new phase of investment and permanence in the community as second-generation Chinese Americans began to build in durable materials.[35] The Lotus Inn was built by Salinas contractor Sam Trondhjem, and likely designed by architect Charles E. Butner, who is known to have designed the Republic Café at 37 Soledad the following year. Butner and Trondhjem collaborated on several building projects in Salinas, and the two buildings visually complement each other, but there is no documentary evidence that Butner designed the Lotus Inn. The two-story building features a recessed second-story alcove with projecting balcony and a Chinese-inspired iron railing, a clay-tile pent roof, and a ceramic tile bulkhead at the street level storefront (Figures 1.7 and 1.8).

Figure 1.9 Diagram showing the historic addresses of Soledad Street properties owned by Ahtye and Chin, Google Earth, 2024.

Designed as a two-story mixed-use structure, the Lotus Inn originally operated as a cocktail lounge and boarding house, with 12 boarding rooms upstairs and a bar and dining area on the ground floor. The Lotus Inn opened in July and featured a dance floor show featuring "Oriental Bubble Dancer" Sandra Lee from Shanghai, China. The interior of the building was reported upon its opening to be "finished in gleaming chrome and solid mahogany" and "ultra-modern and ultra-streamlined" with fluorescent lighting upon its opening. The Ahtye and Chin families maintained ownership of the property and the Ahtye's oversaw management of the business. However, managerial duties fell largely on partners Yuke Loon "Hank" Mar and Gonzales Gutierrez, who oversaw daily operations of the Lotus Inn. Born in San Francisco in 1894, Hank Mar, was Wallace Ahtye's brother-in-law. No information was found on Gonzales Gutierrez. By 1941, Ahtye and Chin had also constructed 34, 36, and 48 Soledad, leasing out the commercial spaces at 34 and 36 Soledad and running the Ahtye & Chin Shell Service Station at 48 Soledad (Figure 1.9).[36]

An aerial photograph from November 1941 shows the Lotus Inn in place at its current location at 39 Soledad, while the north side of the parcel, later the site of the Republic Café at 37 Soledad, remained undeveloped (Figure 1.10).

Figure 1.10 1941 aerial of Soledad Street. November 22, 1941, UC Santa Barbara Cartwright Aerial Collection. Note: 37 Soledad Street is not yet constructed. 39 Soledad Street and the future location of 37 Soledad Street are indicated by a red arrow.

In December, Wallace Ahtye was issued another building permit to build a café and apartments at 37 Soledad, and by 1942 the Republic Café was built (see following section for a detailed history of the Republic Café). The construction of the Republic Café prompted wood rafters to be removed from the Lotus Inn to promote a more continuous look between the two buildings, which were joined wall-to-wall. While the Lotus Inn and the Republic Café were separate businesses, they were connected through shared ownership and clientele. During World War II a temporary interior doorway was constructed to connect the two buildings so that the Lotus Inn and Republic Café could both serve food, fulfilling wartime regulations requiring bars to serve food. A June 1942 building permit for the construction of a door and partitions at 37 Soledad may be related to this alteration, although the exact location of the door and partitions is unspecified. The passage was later sealed after the war and the Lotus Inn ceased serving food, but the two structures remained architecturally linked, sharing a uniform street-facing façade and complementary design elements.[37]

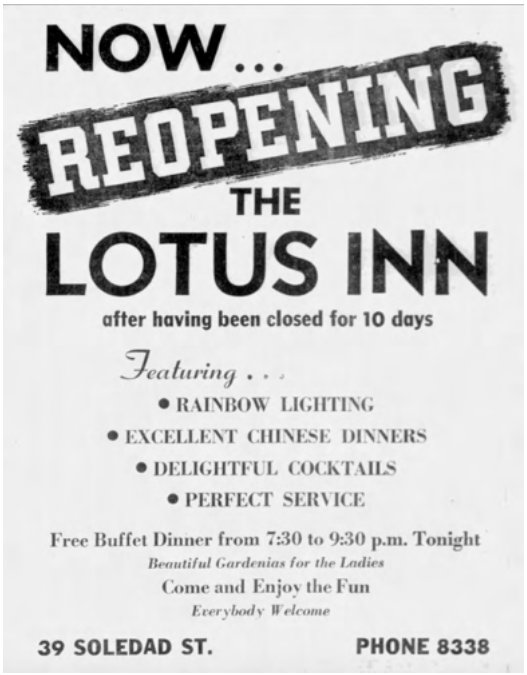


Figure 1.11 (Top) Newspaper advertisement for the opening of the Lotus Inn, "Grand Opening of The Gayest Spot in Town," Salinas Morning Post, July 16, 1941.

Figure 1.12 (Bottom) Newspaper advertisement the Lotus Inn's remodel, "Now Re-Opening The Lotus Inn," The Californian, March 6, 1947.

The Lotus Inn became an important commercial fixture of the Salinas Chinatown community after its construction and provided a place for the multicultural community of Salinas' Chinatown to gather and reside. The Lotus Inn's newspaper advertisements showcased the Chinese and American influences of the business, including advertising itself as "Where East Meets West", its Chinese and American food offerings, and occasional Chinese dance or music entertainment (Figure 1.11). Other advertisements supported American war efforts in World War II, one such advertisement specifically highlighting China's allyship with the United States against the Japanese. In 1944, a one-story addition was constructed at the rear of the building by the U.S. Army and served as a satellite medical field office during World War II. Wallace Ahtye Jr. described the Lotus Inn as very lively and popular during World War II due to the closure of several casinos in Chinatown.[38]

In 1947, the interior of the bar was remodeled, which was advertised in local newspapers (Figure 1.12). The newspaper advertisement highlighted new "rainbow" lighting, Chinese dinners, cocktails, and good service. Upon its re-opening it hosted a free buffet dinner and distributed gardenias to women who attended, showcasing the businesses community outreach efforts and its connection to the kitchens in the Republic Café (Figure 1.13). The Lotus Inn was involved in the community beyond the physical building's location as well, sponsoring a bowling and baseball team in Salinas. In 1955, the Lotus Inn was issued a dance permit to allow dancing in the establishment. Upon the death of Bow Chin in 1958, the liquor license for the Lotus Inn was passed to Wallace Ahtye, Hank Mar, and David Chin, Bow Chin's son.[39]

Figure 1.13 (Left) Republic Cafe and Lotus Inn joint newspaper advertisement, "Republic - - Lotus Cafe," The Californian, July 7, 1953.

Figure 1.14 (Right) 1954 aerial of 37 and 39 Soledad Street, July 1, 1954, UC Santa Barbara Cartwright Aerial Collection. Buildings indicated by a red arrow.

1.4.2 The Republic Café (37 Soledad)

In December 1941, Wallace Ahtye was issued a building permit to build a café and apartments at 37 Soledad, and by 1942 the Republic Café was built. Replacing earlier wooden dwellings and storefronts, the construction of the Republic Café marked a new phase of investment and permanence in the community as second-generation Chinese Americans began to build in durable materials.[40]

Designed by noted Salinas architect Charles E. Butner, the building is a poured-in-place concrete structure designed in the Spanish Colonial Revival style with distinctive Chinese decorative influences. The three-story building features a recessed second-story balcony with Chinese-inspired ironwork, a clay-tile roof, and orange mosaic tile inlays at the storefront. The building is also distinguished by its now-iconic "CHOP SUEY REPUBLIC" neon sign, which once illuminated the district's main commercial corridor. The building abuts the neighboring Lotus Inn and the facades match in the placement and detailing of architectural features to create a single cohesive façade (Figure 1.14).[41]

The Republic Café was designed as a mixed-use building with a ground floor restaurant and apartments above. The ground floor was occupied by the Republic Café's restaurant in the front, which was filled with booths along the north and south walls for patrons, and kitchens at the rear. A mezzanine is located above the rear half of the first floor above the kitchen and provided space for community banquets and gatherings. Four cooks' living quarters were located behind the banquet gathering space on the mezzanine. The second floor contained apartment living quarters for the Wallace and Lily Ahtye family, including a bedroom, living room, study, dining room, kitchen, and one bathroom. One suite and one bathroom are located on the third floor and were utilized by Wallace Jr. Ahtye and Warren Ahtye, the Ahtyes oldest sons (Figure 1.15). This level has been unoccupied since 1957. Skylights and light wells provided natural lighting to all levels of the building.[42]

As previously described, the Lotus Inn and Republic Café were connected via an interior doorway during World War II. This allowed the businesses (with shared ownership) to fulfill wartime regulations requiring bars to serve food with more convenience and better service to clientele.[43]

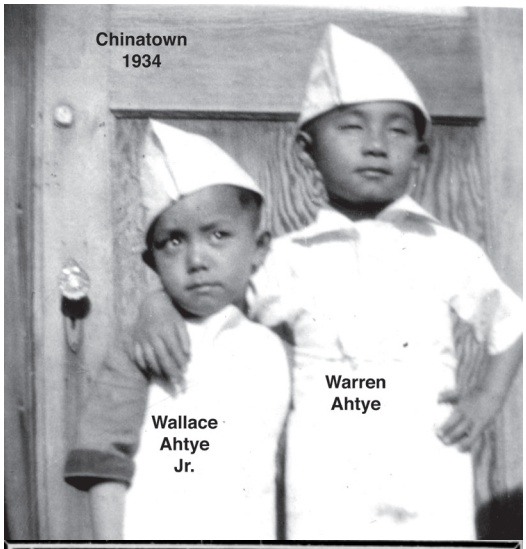


Figure 1.15 (Top) Wallace Ah Tye, Jr. and Warren Ah Tye as children, 1934. ACES Archive, 2006.649.20.

Figure 1.16 (Bottom) Republic Cafe newspaper advertisement supporting the United States in World War II, "To Victory," The Californian, July 4, 1942.

The building, and its associated business, represents the cultural and social heart of the neighborhood during its most active years from the 1940s through the mid-1950s. The café hosted significant events and gatherings for the neighborhood's Chinese community such as Chinese New Years, birthdays, weddings, after-funeral gatherings, and traditional ceremonies marking a baby's first month of life. The Republic Café's 150-person capacity made it possible to host large community gatherings, which facilitated the restaurant's emergence as an important social and cultural gathering place for the neighborhood. Like the other primary cultural gathering places for residents of Chinatown (Chinese Association of Salinas, Bing Tong Kong, Suey Sing, Chinese Confucius Church, and Japanese Buddhist Temple), the Republic Café promoted cultural and community connection in the neighborhood. The Ahtyes and Chins split up the management of their business ventures (on multiple properties), so Lily and Wallace Ahtye solely oversaw the operation of the Republic Café and Lotus Inn. Lily Ahtye's name was recorded in city directories for the business and the restaurant's liquor license was under her, suggesting her large role in the daily management of the business (Figures 1.17 and 1.18).[44]

Figure 1.17 (Top) Soledad Street Looking North, 37-39 Soledad Street at right, ca. 1948, Full of Gold: Growing Up in Salinas Chinatown Living in Post War America by Blanche Chin Ahtye, 48.

Figure 1.18 (Bottom) 37-39 Soledad Street, Ca. 1940s, ACES Archive, 2024.435.20E.

The Republic Café hosted numerous events that brought together members of the neighborhood's Chinese, Japanese, and Filipino communities and symbolized social cohesion amid racial segregation elsewhere in Salinas. During the mid-twentieth century, other ethnic groups present and active in Chinatown also included Hispanic, African American, and white organizations and individuals. The popularity of the Republic Café and its ability to host large gatherings supported the residents and organizations of all kinds in Salinas' Chinatown and strengthened the multi-cultural neighborhood's ties by promoting a sense of community while enjoying meals at the café. While a Chinese restaurant, the Republic Café served both Chinese and American cuisine and the Ahtyes supported Chinese American community growth. During World War II the Republic Café, like the Lotus Inn, ran newspaper advertisements supporting the American war effort by connecting it to China's status as allies with the United States. During this time, the Republic Café became a symbol of pride, bridging generations of Salinas' Asian American residents and promoting their inclusion in the wider Salinas and American community (Figures 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, and 1.25).[45]

Figure 1.19 (Above) Stella & Martha Chin waitressing at the Republic Café, 1945, ACES Archive, 2006.650.21.

Figure 1.20 (Left) Bing Kong celebration on Soledad Street in front of the Republic Cafe, 1959, ACES Archive, 2006.685.22.

Figure 1.21 (Top Left) Republic Cafe Newspaper advertisement, "Chinese Food At Its Best!" The Californian, July 6, 1952.

Figure 1.22 (Top Right) Bowling Banquet at the Republic Café, 1954-55, ACES Archive, 2013.1.1.

Figure 1.23 (Bottom) Bing Kong Tong gathering at the Republic Café, 1940s, ACES Archive, 2013.20.13.

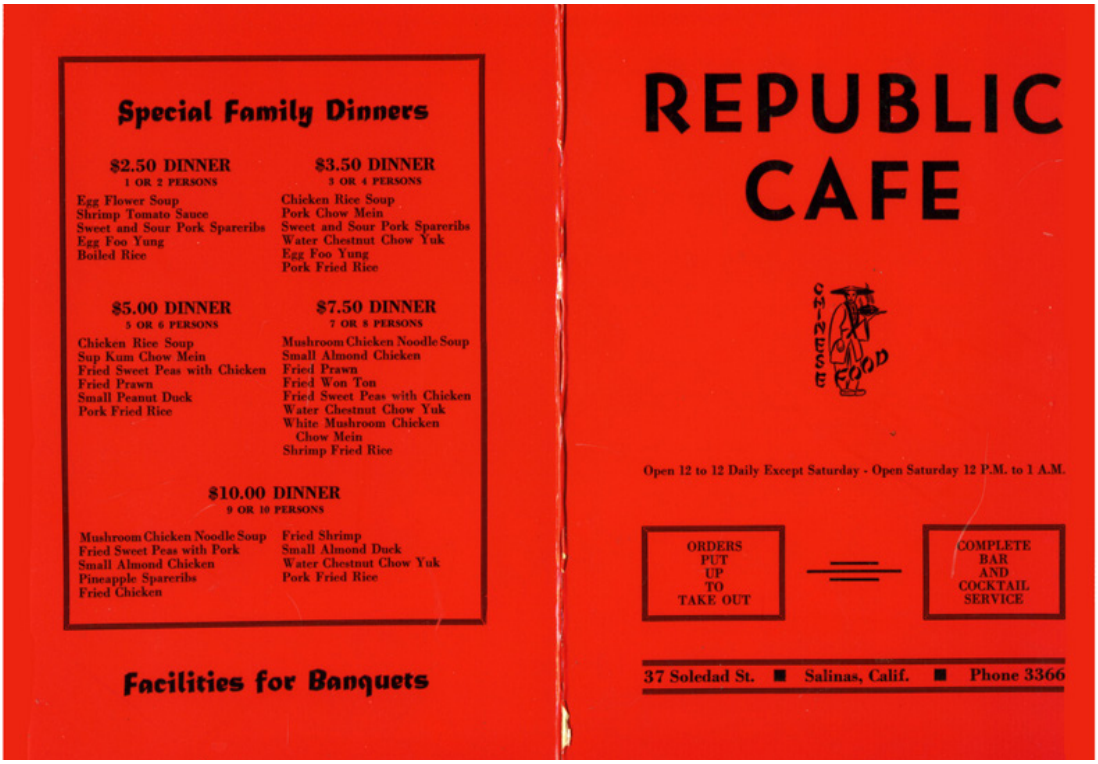


Figure 1.24 (Top) Republic Cafe Menu Cover, Unknown Date, ACES Archive.

Figure 1.25 (Bottom) Republic Cafe Menu, Unknown Date, ACES Archive.

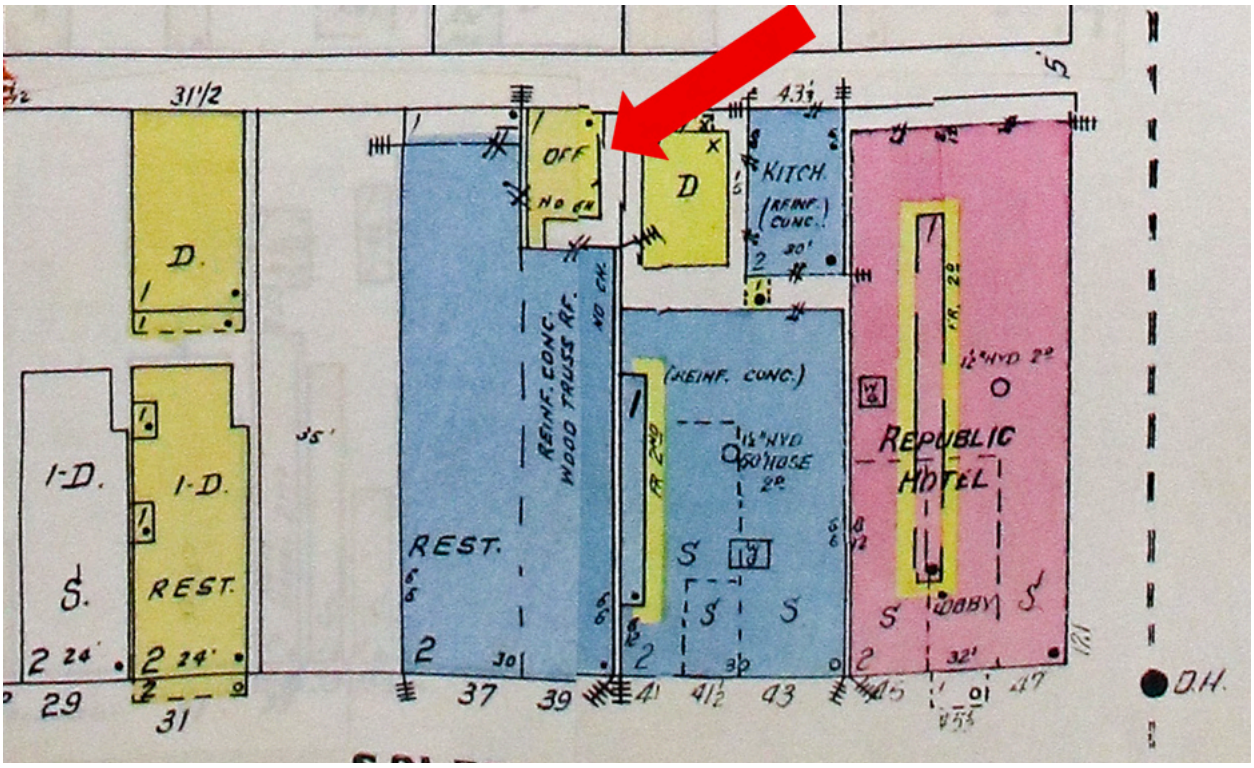


Figure 1.26 (Top) 1962 Sanborn Map, Historic Information Gatherers, San Francisco Library. Subject property shown at current address, 37-39 Soledad Street, and listed as a 2-story restaurant with reinforced concrete construction and wood truss roof. The one-story office at the rear of 39 Soledad is indicated by a red arrow.

Figure 1.27 (Bottom Left) Lotus Inn newspaper advertisement advertising new management, "Now Open Under New Management," The Californian, May 21, 1963.

Figure 1.28 (Bottom Right) Republic Café/Chop Suey sign, date unknown, ACES Archive, 2024.464.40E.

1.5 Immigrant and Ethnic Minority Businesses at 37-39 Soledad Street, 1960s to 1970s

By the 1950s, Salinas' Chinatown was an established immigrant and multicultural community dominated by housing, hotels, retail, restaurants, bars, and religious institutions. The businesses at the subject property followed this character of the neighborhood and contributed to the diverse, vibrant community in Chinatown. Beginning in the late 1950s, the Federal Urban Renewal Program declared many Chinatown buildings unsafe, leading to widespread demolition. By 1962, 35 Soledad, the property just south of the Republic Café, was demolished and is presently a vacant lot. Many Chinese families moved away in the 1960s and customer traffic declined. However, the Ahtyes and Chins remained in Chinatown and continued to own the Republic Café and Lotus Inn (Figure 1.26).[46]

Figure 1.29 37 Soledad/Republic Café door and mosaic entryway, 1977. Photograph by Wellington Lee, ACES Archive, 2024.651.22.

In 1963, the Lotus Inn business came under the ownership of Marion Lopez. Marion Lopez was born in Portola, California to Mexican immigrants in 1927 and moved to Salinas by 1942. In 1950, he was married to Hope F. Carrillo in Monterey, California and opened the 76 Union Gas Station with Sidney Ahtye Jr. on California Street and Market Way, about one block away from the subject properties. In the 1940s and 1950s, Lopez was a popular pitcher in local Salinas softball leagues. Lopez purchased the ownership and liquor license of the Lotus Inn business in 1963 from his uncle, Henry Mar, while ownership of the building was retained by the Ahtye family (Figure 1.27). After Lopez acquired the business, live Latin music played at the Lotus Inn every Friday, Saturday, and Sunday night. Lopez attributed the Lotus Inn's decline in business after 1967 to the decline of the Bracero program. The Mexican Braceros, or Mexican contract laborers admitted for temporary agricultural work, were a consistent customer base in Chinatown before the decline of the program. Lopez sold the business in 1967, and from 1969 to 1970 the Lotus Inn was identified as vacant by Salinas city directories.[47] The bar re-opened in 1970 when Nick Chavez, who had previously owned the El Faro Café on Soledad Street with his family in the 1960s, took over ownership of the business. Chavez was born in 1935 in Salinas as the child of Mexican immigrants and lived there for forty years. By 1973, the business was owned and operated by his sister Josephine Chavez, born in California in 1927, and in 1977 she re-opened the establishment as Mi Cantina Bar. [48]

Figure 1.30 Jennie (left) and Lily Ahtye (right) in front of the Republic Cafe, date unknown, ACES Archive, 2024.442.27E.

During the early and mid-1960s the Ahtyes remained the owners of the Republic Café, and Wallace, Lily, and Jennie Ahtye, Wallace and Lily's sister-in-law, managed and operated the Republic Café. In 1967, Wallace Ahtye Sr. died, but the Ahtyes retained ownership of the business and property and Lily continued living in the apartment. In 1969, Fon Tong Fong, a Chinese immigrant who had worked as a cook at the Republic Café since 1964, became a business partner in the restaurant with Lily and Jennie Ahtye. While business slowed during the 1960s, the Republic Café remained in business and continued to be a cultural and social landmark of the neighborhood (Figures 1.28, 1.29, and 1.30). In 1970, a building permit was issued for both the Republic Café and Lotus Inn to repair fire damage.[49]

1.6 Decline and Present-Day Revitalization Efforts in Chinatown

Despite the presence of several longstanding businesses at the subject property, the divestment from federal, state, and local government officials during the Urban Renewal movement of the 1950s and 1960s led to the continued decline in economic conditions on Soledad Street in the 1970s and 1980s. Chinatown, and Soledad Street in particular, became characterized by crime and institutions such as bars, bordellos, and gambling houses.[50]

Wally Ahtye, 82, showcases Chinatown's Republic Café on April 13 in Salinas. TRAVIS GESKE/THE SALINAS CALIFORNIAN

Figure 1.31 Wally Ahtye in front of the Republic Cafe, "Festival highlights Salinas' Asian Heritage, The Californian, April 21, 2012.

In a 1980 newspaper article on crime in the area, business owners on Soledad Street, including Mariano Arre (owner of Manilla Pool Hall/Arre's Pool at 38 Soledad) and Rufina Caberto (owner of the restaurant at 36 Soledad), told local papers that they were less concerned with crime and more concerned with their lack of business. Mariano Arre stated in a May 1980 newspaper article that 1980 was the first year he operated at a loss. In the same newspaper article, Lily Ahtye stated that she believed Soledad Street needed "a new reputation, not a facelift," and also expressed her concerns about slowing business.[51] The City of Salinas closed several railroad crossings between downtown Salinas and Chinatown in the 1980s in an attempt to prevent crime in Chinatown from spreading to Downtown Salinas. However, this action isolated Chinatown from the rest of Salinas and worsened crime in the neighborhood. Many streets, including Soledad Street, were converted from two-way to one-way streets in an attempt to decrease crime after the railroad crossing closures. This only isolated Chinatown further as it made it harder for people outside the community to access the neighborhood, which drove many businesses and residents to leave due to a decline in business.[52]

Community services for the homeless relocated to Soledad Street in the 1980s as well, which led to it becoming a center for the area's homeless population. Long-time residents continued to leave, including boarding room residents from the Lotus Inn. Ownership of Mi Cantina's changed hands several times in the 1980s, but the decline in Chinatown and the businesses' inability to renew liquor licenses led to its closure in 1988. It is unknown when the upstairs boarding rooms ceased operation, but they definitively were vacated after 1987 as well. The Republic Café closed permanently in 1988 after Lily Ahtye's retirement, making it one of the last surviving businesses in Salinas' Chinatown. While ownership of the subject properties was retained by Ahtye and Chin family descendants, the properties have remained vacant since 1988. Their closure marked the end of continuous Chinese American commercial activity on Soledad Street.[53]

Since the early 1990s, the sidewalks and alley around the subject property have been predominantly occupied by unhoused people. Presently, revitalization efforts by the City of Salinas and ACES are in place with the goal of bringing businesses and residents back to Chinatown while honoring the diverse cultural history of the community (Figure 1.31 and 1.32).[54] In October 2022, a fire at 39 Soledad damaged the west side of the building and the west side of 37 Soledad roof. In December 2022, the Ahtye and Chin family descendants sold the subject property to the City of Salinas, and the City has plans to adaptively reuse the building as part of the Chinatown revitalization efforts.[55] In August 2025, a fire burnt down 38 Soledad directly across the street from the subject properties. The destruction of 38 Soledad, one of the few remaining buildings from Chinatown's historic core and the Ahtye and Chin's business ventures, further highlights the rarity and historic significance of 37 and 29 Soledad.

Figure 1.32 View of 37-39 Soledad Street, Danh, Our Salinas Chinatown, 2017.

Endnotes

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Chapter 2

Physical Description

2.1 Architectural Description

The subject buildings (37-39 Soledad) are located on a rectangular-shaped parcel on the east side of Soledad Street near the corner of Market Way in the city of Salinas' Chinatown. 37 Soledad (north side of parcel) extends almost the entire length of the parcel (Figure 2.1). 39 Soledad (south side of parcel) covers approximately ¾ of the length of the parcel and a separate 1-story building is located at the rear and was constructed in ca. 1944, potentially by the U.S. Army to serve as a satellite medical office.[1]

The primary facades of the subject buildings face west towards Soledad Street and the adjacent sidewalk. The rear (east) facades face Lake Alley. To the south is the Victory Mission building at 43 Soledad and an empty lot is located at the corner where the former Republic Hotel once stood (this building burned down in ca. 2017). To the north of the parcel is a vacant lot covered with grass: the building on this parcel was demolished sometime prior to 1962.

37 Soledad is three stories and 39 Soledad is two stories and each are constructed on rectangular plans. The buildings are constructed of wood and concrete framing and covered with cement plaster at the primary façade and board formed concrete at the other facades. The buildings are capped with flat roofs with TPO roofing at 37 Soledad and asphaltic roofing at 39 Soledad. The decorative west facades include a projecting, barrel-clay-tile-clad pent roof that runs continuously across both facades. The 1-story rear building of 39 Soledad is capped by a flat asphalt roof. A series of lightwells and skylights are located within the buildings and provide light into the interiors of the 2nd and 3rd floor apartments and the first floor. Although the two buildings present a unified appearance along the primary façade and are considered one building structurally, they were constructed separately. For clarity, the primary façades of both buildings are described together below, followed by separate exterior descriptions of the remaining façades and interiors of each building.

Figure 2.1 (Top) Aerial view of 37-39 Soledad (outlined in red), March 30, 2025. Source: Google Earth.

Figure 2.2 (Bottom) Roof access of 37 Soledad, facing east, Groundwork Preservation LLC, 2025.

2.2 Building Roof Description (37-39 Soledad Street)

2.2.1 Roof (37 Soledad)

The roof of 37 Soledad is a flat TPO roof and is accessed from the third story penthouse (Figure 2.2). The roof is surrounded by a high parapet wall. The front (west) side of the parapet is clad in barrel clay tiles (Figure 2.4). The surface of the roof features several domed metal skylights mounted on the parapet walls of the existing lightwells (Figure 2.6). These serve as lightwell caps. Metal security bars are located below the skylights at each lightwell.

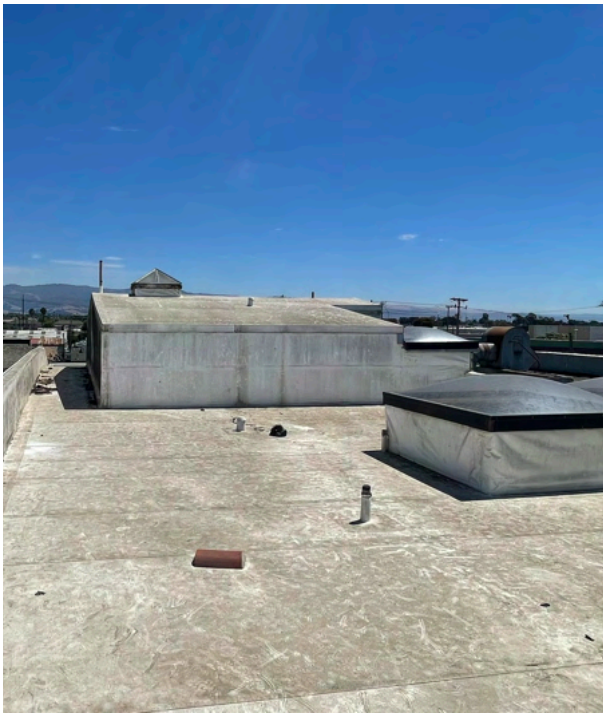


Figure 2.3 (Top) Steel pyramidal-shape skylight at penthouse roof, facing west, Groundwork Preservation LLC, 2025.

Figure 2.4 (Bottom Left) Clay tiles at parapet of 37 Soledad, facing north, Groundwork Preservation LLC, 2025.

Figure 2.5 (Bottom Right) Roof of 37 Soledad, facing east, Groundwork Preservation LLC, 2025.

Figure 2.6 Roof of 37 Soledad, facing southwest, Groundwork Preservation LLC, 2025.

2.2.2 Lightwells (37 Soledad)

See Appendix I – Roof Diagram for locations of all lightwells described below.

Lightwell 1 is a larger lightwell located at the rear of the building. Multiple small through wall vents face out to this lightwell, as well as at least 3 window openings. The windows appear to be steel sash, covered with wood from the interior. At the south and west walls, portions of the exterior cement plaster are missing with plywood covering or exposed wood framing.

Lightwell 2 has a large steel doubled pitch skylight and one fixed steel sash window mounted low to the floor on the west wall and one steel sash double casement window at the north and east walls. The lightwell is capped with a metal bar grille and two domed aluminum skylights.

Lightwell 3, running north to south and located approximately at the center of the building has a large steel double pitch skylight also extant on the floor. There are fixed steel sash windows with double casement at the north wall and south walls, and a double casement steel sash window at the west. The lightwell is capped with a metal bar grille and one domed aluminum skylight.

In Lightwell 4, a steel sash double casement window faces onto the lightwell from the west, and fixed steel sash with double casement and single casement windows face out from the north wall. The lightwell is capped with a metal bar grille and three domed metal skylights.

Figure 2.7 (Top) Roof of 39 Soledad, facing southwest, Groundwork Preservation LLC, 2025.

Figure 2.8 (Bottom) Roof of 39 Soledad, facing southeast, Groundwork Preservation LLC, 2025..

2.2.3 Roof (39 Soledad)

The roof of 39 Soledad is flat and accessed from a roof access hatch (Figures 2.7 and 2.8). The roof contains various mechanical equipment and four prominent lightwells with two to three steel-sash windows within each that provide light to the interior of the building's second and third story (Figure 2.9). The roof of the 1-story building employs failed asphaltic roofing and is not accessible (Figure 2.10). A portion of raised roof at the west serves as a shed roof for a narrow alley between the subject building and the addition (Figure 2.24).

2.2.4 Lightwells (39 Soledad)

In Lightwell 5, there appear to be two different floor levels and three wood-framed double-hung windows facing out onto it; two from the south at the second floor level, and two at the first floor level; one east and one west.

Lightwell 6 has four wood framed double hung windows facing out to the lightwell; two from the south and one each from the east and west. A large round metal duct exits building 37 from the north wall and continues up and out of the lightwell at roof level to a large sheet metal unit mounted on the roof south of the lightwell. A sheet metal through wall scupper and associated conductor head and down spout project from the north wall.

A sheet metal through wall scupper protrudes through the north wall of Lightwell 7, and there are four wood framed double hung windows facing onto the lightwell: two from the south and one each from the east and west.

Lightwell 8 is quite deep. There are a series of concrete beams and a column along the south concrete wall of the adjacent building and a rectangular sheet metal duct protruding from the north wall and up and out of the well. There are three wood framed double hung windows facing out onto this lightwell: one each from the north, east and west walls.

In Lightwell 9, a concrete support beam runs along the concrete wall to the south. There are three wood-framed double-hung windows facing out onto the lightwell at the north, east and west walls.

Figure 2.9 (Top) Example Lightwell, looking down between 37 and 39 Soledad. Groundwork Preservation LLC, 2025.

Figure 2.10 (Bottom) Roof of 1 story building behind 39 Soledad, Groundwork Preservation LLC, 2025.

Figure 2.11 (Top) Primary (west) façade of 37-39 Soledad, facing east, Groundwork Preservation LLC, 2025.

Figure 2.12 (Bottom) Primary (west) façade of 37 Soledad, facing northwest, Groundwork Preservation LLC, 2025.

2.3 Building Exterior Description (37-39 Soledad Street)

2.3.1 Primary (West) Façade (37-39 Soledad)

The primary (west) façade (Figures 2.11 and 2.12) faces Soledad Street and is arranged asymmetrically on the ground story and symmetrically on the second story. At the ground level, single flush wood pedestrian doors with a porthole and inswinging wood hopper transom are each recessed beneath a triangular pedimented shaped metal marquee and are located at each end (north and south) of the façade. Each entry is framed by painted concrete wing walls. These entries provide access to the second story of each building via a long flight of stairs.

A ceramic, brightly-colored tile bulkhead extends across the base of the façade, outlining the original storefront configuration visible in historic photographs (Figure 2.13, also see Figures 1.29 and 1.32). A portion has been removed or has fallen off, revealing the wood backer board behind at 39 Soledad.

The recessed storefront at the 37 Soledad opening remains and a pair of flush wood glazed storefront doors are extant, covered with plywood (See Figure 1.29 for historic photograph). The original glazed transom has been removed; the painted metal security bars in the opening remain. The storefront to either side of the doors, and atop the bulkhead has been covered in plywood. The original wood storefront framing appears extant, however the glazing and assumed aluminum sash have been removed.

Figure 2.13 Tile bulkhead and mosaic sign of 37 Soledad, facing east, Groundwork Preservation LLC, 2025.

Figure 2.14 Primary façade of 39 Soledad, facing east, Groundwork Preservation, LLC, 2025.

The majority of the 39 Soledad portion of the ground story is obscured by plywood covering, installed over an area damaged by fire (Figure 2.14). An original octagonal window between the two storefronts remains intact beneath the plywood. A recessed entry to the south adjacent to an angled storefront configuration is discernible but currently enclosed with plywood. This area has been heavily damaged by fire. A pair of flush glazed wood storefront doors are located within the storefront recess and covered with plywood. The glazed transom and metal security bars above appear intact but have also been boarded up.

The entirety of the storefront has been recessed behind a shallow soffit. Historically, a canvas awning was hung from here; a component of the metal frame is intact. At the face of the soffit wall, lengths of a decorative wood trim remain. At the recessed sidewalk area, a mosaic of terra cotta tile is extant; a rectangular pattern at 39 Soledad and a geometric angled pattern at 37 Soledad. These tiles extend into the entry stair landing beyond the pedestrian entry for each building. At the Republic Cafe entry, a clay tile mosaic reading “REPUBLIC CAFE” is also extant.

The second story includes two projecting concrete balconies, separated by a party wall, that extend across the central portion of the façade and provide access to the front rooms of each building. The entry door(s) to each balcony are framed in a recessed wall within an alcove behind each balcony. The balcony perimeters are contained by decorative iron railings with Chinese-inspired components and painted ogee metal gutters at the floor. The balconies have a series of painted decorative wood brackets installed below.

From left to right, the second story façade of 37 Soledad features a restored, projecting, neon blade sign reading “CHOP SUEY REPUBLIC”; a square window opening with fixed and casement steel-sash; the recessed alcove with a partially glazed wood pedestrian door with one panel below four glazed lites and a four-part steel sash fixed and casement window. The framed opening of the alcove (at the primary façade wall) has a decorative wood bracket at each corner.

The second story façade of 39 Soledad features the recessed alcove with a pair of steel sash casement windows to either side of two wood pedestrian doors with one panel below for glazed lites; and a square window opening with fixed and casement steel-sash covered by painted plywood. A painted metal box sign reading “MI CANTINA” extends across this portion of the façade above the balcony and appears to be the original Lotus Inn sign that has been painted over. Painted wood brackets exist at the framed opening behind the sign. The façade is capped by a projecting pent roof covered with clay barrel tiles. The soffit of this pent roof employs a series of decorative wood brackets below painted 1x wood boards. The pent roof terminates above in a wood framed parapet wall that is also capped with clay barrel tiles. There is a painted metal decorative ogee gutter at the eave. Decorative painted metal wave motifs are located along the north and south rakes of the pent roof.

Figure 2.15 North façade of 37 Soledad, facing south, Groundwork Preservation LLC, 2025.

Figure 2.16 (Top) Rear (east) facade of 37 Soledad, facing east, Groundwork Preservation LLC, 2025.

Figure 2.17 (Center) Rear (east) facade of 39 Soledad, facing east, Groundwork Preservation LLC, 2025.

Figure 2.18 (Bottom) Rear (east) facade of 39 Soledad, facing southwest, Groundwork Preservation LLC, 2025.

2.3.2 North Façade (37 Soledad)

The north façade (Figure 2.15) is devoid of fenestration and originally abutted an adjacent building that was removed sometime prior to 1962. The façade is board-formed concrete. At the northwest corner, the concrete board forms were never stripped and remain intact (likely due to the presence of a building on the adjacent lot. The building's raised, shaped parapet is visible along this elevation and is higher at the front than at the rear.

2.3.3 Rear (East) Façade (37 Soledad)

The rear (east) façade of 37 Soledad (Figure 2.16) faces Lake Alley and is two stories high and is board form concrete. The ground story includes three original window openings, presumably originally with steel sash. The sashes for all are missing; one has a metal cage installed over it and two of the openings are boarded up. There is a six-panel fiberglass replacement door in the original framed opening approximately in the center of the ground floor. The wood framed transom is extant above. The second story includes three steel sash casement windows: all with missing glazing and two of the windows are boarded up on the interior. A sheet metal through wall scupper and partial metal downspout are extant at the north corner.

2.3.4 Rear (East) Façade (39 Soledad)

The rear (east) facade is obscured by a wooden gate (see Figure 2.19). The facade behind the gate contains two entry doors that provide rear access to the ground and second floors of 39 Soledad. The left door is obscured by a wood gate and provides access to the second floor. The right metal replacement door provides access to the ground floor. A metal plate affixed over the door may indicate the presence of a transom window (Figures 2.20 and 2.21). The right side of the facade contains two window openings obscured by metal screens (Figure 2.22). The second story of the rear (east) façade of 39 Soledad is visible above the 1-story building at the rear (Figure 2.17). The façade is board form concrete and includes two double hung wood sash windows. This portion of the building does not have a cornice or any other architectural detailing.

Figure 2.19 (Top) South facade of 1-story building at 39 Soledad, facing northwest, Groundwork Preservation LLC, 2025.

Figure 2.20 (Bottom) Rear access to second floor of 39 Soledad, facing southwest, TEF, 2026.

Figure 2.21 (Left) Rear access to ground floor of 39 Soledad, facing west, TEF, 2026.

Figure 2.22 (Right) Rear façade of 39 Soledad, facing northwest, TEF, 2026.

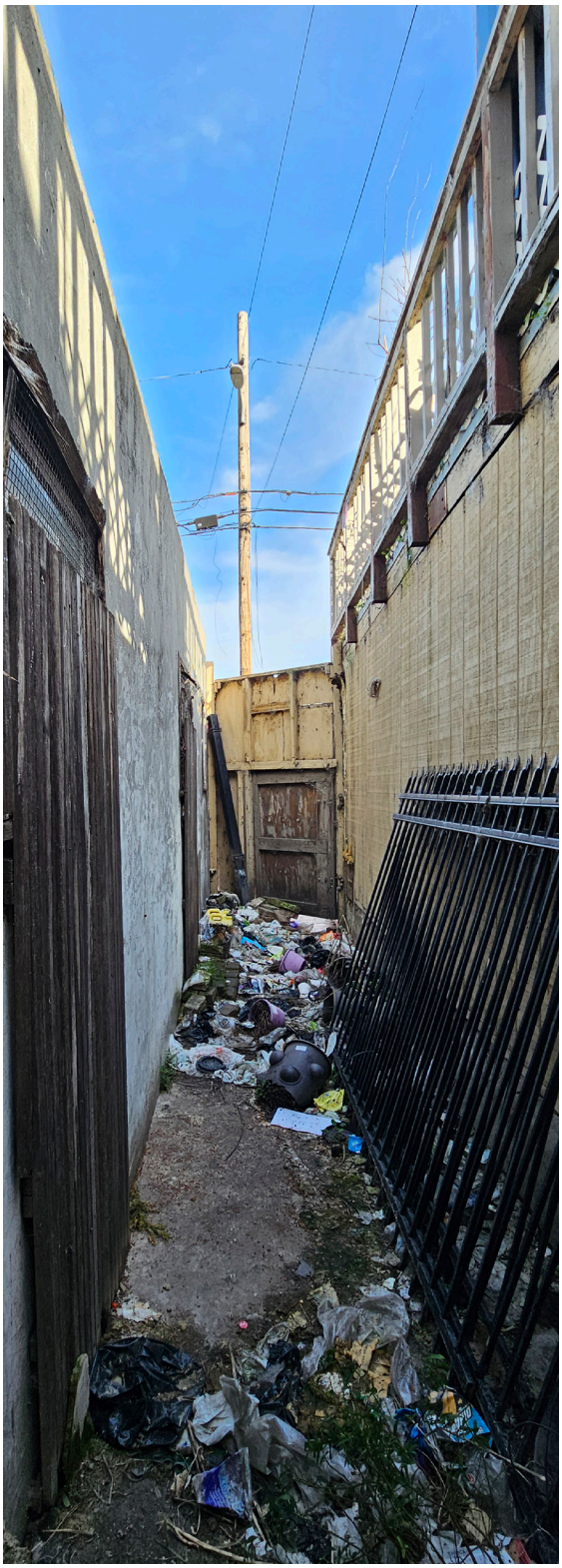
2.3.5 1-Story Rear Building (39 Soledad)

The 1-story building located to the rear of 39 Soledad (Figure 2.18) is covered in cement plaster. The building was constructed in ca. 1944 and is separated from the main building by a small breezeway covered by a wood shed roof with exposed rafters (Figure 2.23).

The rear facade has two window openings: one is covered with wire mesh, and one is boarded up. The façade also includes remnants of a downspout, vents and metal piping (Figure 2.18). The south façade is obscured from the street view by a vertical wood fence and gate (Figure 2.19). This facade contains two entry doors with transom windows obscured by wood screens (Figure 2.23). The west facade faces 39 Soledad and contains two entry doors with transom windows, one is obscured by a wood screen and one is a replacement metal door (Figure 2.24).

2.3.6 South Façade (37 Soledad)

A small portion of the south façade of 37 Soledad is visible at the rear of the building at the second story where it extends above the adjacent 1-story building. A small portion of the ground story facade is visible from the breezeway between 39 Soledad and the ca. 1944 building at the rear and contains one double-hung window of unknown materials covered by a metal mesh screen (Figure 2.22).



2.3.7 South Façade (39 Soledad)

The south façade of 39 Soledad is obscured by the neighboring building.

Figure 2.23 (Left) South façade of rear one-story building in rear of 39 Soledad, facing east, TEF, 2026.

Figure 2.24 (Right) Breezeway and west façade of the rear one-story building in rear of 39 Soledad, facing north, TEF, 2026.

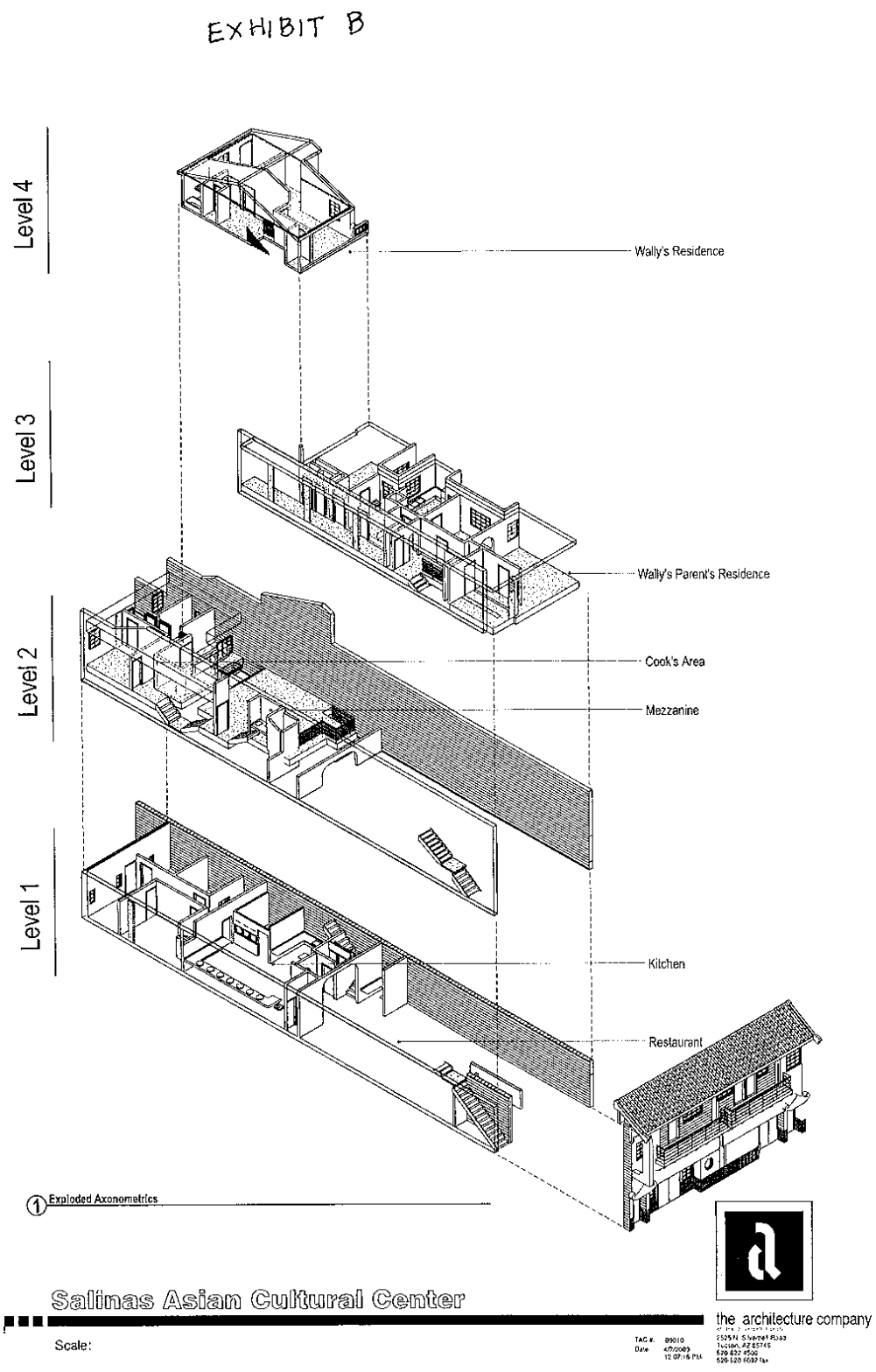


Figure 2.25 Axonometric drawing, The Architecture Company, 2009.

2.4 Building Interior Description (37 Soledad Street)

2.4.1 37 Soledad

The interior of 37 Soledad is in poor condition and has been vacant for over forty years. The interior walls and ceilings have been stripped of their finish materials, exposing the wood structural elements, including the wood frame coved ceilings. The building has four separate floor levels, including a full-length ground floor, a partial mezzanine, a second floor, and partial third floor (Figure 2.25).

The ground floor includes a double-height, large rectangular room that takes up approximately ½ of the floor area at the front of the building (west side) and contains a storefront and the main restaurant space (Figure 2.26). The east (rear) half of the floor is one-story tall (Figure 2.27) and includes a small hallway leading to two sets of interior stairs, two restrooms, the kitchen (Figure 2.28), cooler, two storage rooms, prep room, and office beyond. A pedestrian door at the east (rear) end of the floor leads to the rear alley.

Figure 2.26 Ground floor, front restaurant space, looking west towards primary entrance, TEF, 2026.

Figure 2.27 Ground floor, looking east towards rear hallway, stair and rooms beyond, Groundwork Preservation LLC, 2025.

Figure 2.28 (Top) Ground floor, Kitchen, looking north, TEF, 2026.

Figure 2.29 (Bottom) Ground floor restaurant booth, looking south, TEF, 2025.

Figure 2.30 Ground Floor, main stair (right) and hallway (left) with mezzanine above, looking southeast, TEF, 2025.

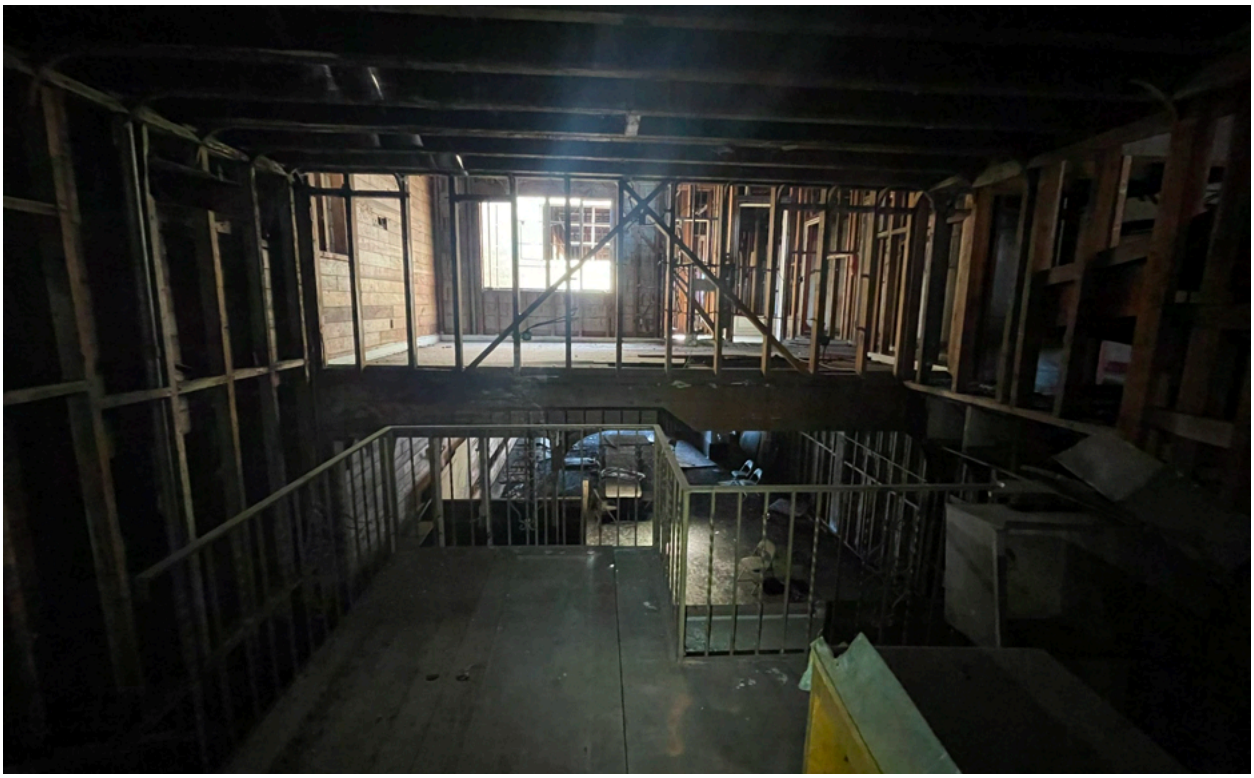


Figure 2.31 (Top) Mezzanine level, facing west, Groundwork Preservation LLC, 2025.

Figure 2.32 (Bottom) Mezzanine level arched closet opening and coved ceilings, looking northwest, Groundwork Preservation LLC, 2025.

The mezzanine floor is accessed by a decorative main stair located with the restaurant space (Figure 2.30) The mezzanine is located above the ground floor hallway and is approximately ¼ of the floor area. This space served as extra seating for the restaurant and had a dumb waiter that transported food between the kitchen and mezzanine (Figure 2.33). The entire perimeter of this space also has coved ceilings.

The second floor takes up approximately ½ of the floor area at the front (west) of the building. This floor served as an owner's apartment and has six rooms (Figure 2.35). Two openings from the original living room have extant arched openings (Figure 2.36). The original oak flooring (per the building specifications, see Appendix G) are intact in a majority of the rooms. There are four rooms that served as quarters for the cooks and a furnace room on the rear/east side of the second floor. The second floor apartment is accessed by two sets of stairs; a large single flight from street level (Figure 2.37) and a series of flights from midway through the restaurant space (Figures 2.30 and 2.34). The rear second floor space is only accessible via the stairs adjacent the restaurant.

The third floor is a partial floor penthouse located at the rear of the building (Figure 2.38). This level also has egress onto the roof via a rear pedestrian door (Figure 2.39). The apartment includes two bedrooms, a closet, and a small bathroom.

Figure 2.33 (Left) Dumbwaiter shaft and cab, looking west, Groundwork Preservation LLC, 2025.

Figure 2.34 (Right) Interior staircase to second floor, looking south, Groundwork Preservation LLC, 2025.

Figure 2.35 (Top) Second Floor, looking west, Groundwork Preservation LLC, 2025.

Figure 2.36 (Bottom) Second Floor arched doorway, looking west, Groundwork Preservation LLC, 2025.

Figure 2.37 Straight staircase providing entry to the second floor from the primary façade, looking west, Groundwork Preservation LLC, 2025.

Figure 2.38 (Top) Third Floor of "Wally's Apartment", master bedroom, looking east, Groundwork Preservation LLC, 2025.

Figure 2.39 (Bottom) Third Floor of " Wally's Apartment", rear bedroom, looking west towards pedestrian door to roof, Groundwork Preservation LLC, 2025.

2.4.2 39 Soledad

The interior of 39 Soledad is in poor condition and has been vacant for over forty years. The interior walls are clad with plaster on the ground and second floor. The ceiling on both the ground and second floors are partially clad in plaster and partially stripped of finish, exposing wood rafters on the ground floor and exposing the east end of the second floor to the elements. The building has two separate levels.

The ground floor includes a double-height, large rectangular room with a coved ceiling that takes up approximately ⅔ of the floor area at the front of the building (west side) and contains rear and freestanding wood bars along the north wall (Figures 2.40 and 2.41). The rear bar has a mirror backsplash (Figure 2.44). A series of barstools provide seating south of the freestanding bar. Large triangular, metal light sconces are affixed to the southern wall of the room (Figure 2.45). The east half of the floor is one-story tall and includes a small hallway leading to three rooms for unknown purposes. A pedestrian door at the east end of the floor leads to the rear alley.

Figure 2.40 Bar and front dining area, looking northeast, Groundwork Preservation LLC, 2025.

Figure 2.41
(Top Left) Bar and front dining area, looking west, Groundwork Preservation LLC, 2025.

Figure 2.42
(Top Right) Fire damaged front entrance, looking west, Groundwork Preservation LLC, 2025.

Figure 2.43
(Bottom) Octagonal window on the primary façade from the interior, looking west, Groundwork Preservation LLC, 2025.

Figure 2.44 (Top) Bar looking north, Groundwork Preservation LLC, 2025.

Figure 2.45 (Bottom) Triangular, metal light scones looking south, Groundwork Preservation LLC, 2025.

Figure 2.46 (Top Left) Rear bathroom, looking north, Groundwork Preservation LLC, 2025.

Figure 2.47 (Top Right) Rear room, looking east, Groundwork Preservation LLC, 2025.

Figure 2.48 (Bottom) Rear room, looking east, Groundwork Preservation LLC, 2025.

The second floor is accessed by one long flight of stairs, accessed via the exterior of the building on the south end of the façade. The second floor contains one long, double-loaded corridor that spans the entire floor with 13 lodging rooms and 4 bathrooms and 4 shower rooms (Figure 2.49). The second floor also features five prominent lightwells with windows within each that provide light to the interior of the building. A roof access hatch and fire damage on the ceiling of the ground and second floors are located on the northwest side of the building. The surface of the roof features two skylights.

Figure 2.49 (Top) Second floor hallway, looking east, Groundwork Preservation LLC, 2025.

Figure 2.50 (Bottom) Second floor boarding room, looking west, Groundwork Preservation LLC, 2025.

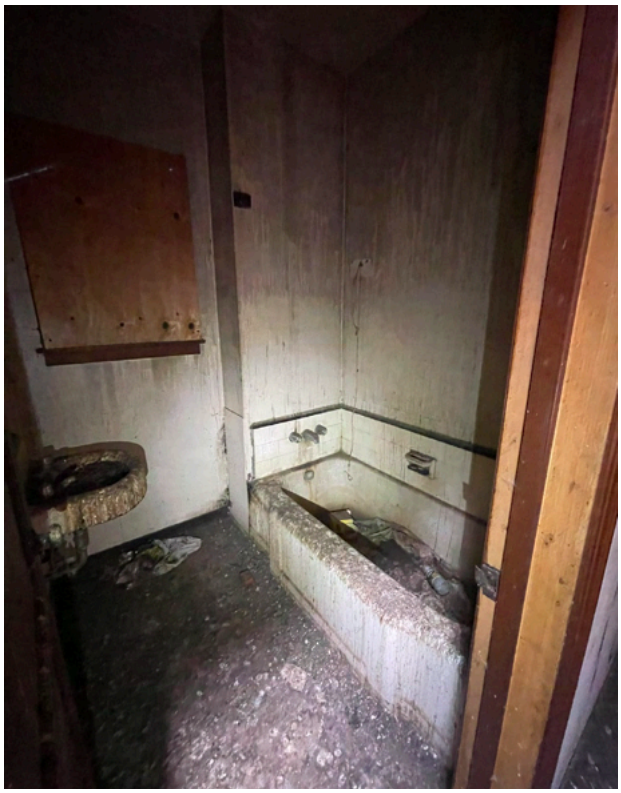


Figure 2.51 (Top) Second floor boarding room with damaged roof, looking west, Groundwork Preservation LLC, 2025.

Figure 2.52 (Bottom Left) Second floor kitchen, looking north, Groundwork Preservation LLC, 2025.

Figure 2.53 (Bottom Right) Second floor bathroom, looking north, Groundwork Preservation LLC, 2025.

2.5 Architectural Style: Chinese-Inspired Design and Spanish Colonial Revival

The subject property is an amalgamation of Western and Chinese architectural styles. According to David Chuenyan Lai's article "The Visual Character of Chinatowns," the combination of Western and Eastern influences is typical in North American Chinatowns where Western architects tried to imitate Chinese designs. Common elements of Chinatown buildings include recessed or projecting balconies, upturned eaves and roof corners, projecting eaves covering the main balconies, sloping tiled roofs, smooth or curved columns topped with cantilevered clusters of beams, and flagpoles and parapet walls bearing Chinese inscriptions.[2]

37-39 Soledad was also influenced by the Spanish Colonial Revival style, a popular architectural style from 1915 to 1940. The Spanish Colonial Revival style became especially popular after the prominence of the Mission Style in the late nineteenth and early twentieth century. The 1915 Panama California Exposition in San Diego also influenced the rise of the Spanish Colonial Revival style with the showcase of several buildings of this type. The Spanish Colonial Revival Style is influenced by Spanish architecture, which is in turn influenced by Moorish, Byzantine, Gothic, and Renaissance architectural styles. The style is often characterized by a sprawling, asymmetrical arrangement; prominent arches above doors, windows, and principal entryways; and cement plaster siding. Low pitched and multi-level clay tile roofs; enclosed outdoors spaces, such as courtyards; the emphasis of three-dimensional design; incorporation of towers/turrets and balconies; decorative cement plaster and tile details; wrought-iron details; and fountains were also highlighted as key design features of landmark examples.[3]

37-39 Soledad features elements from the Spanish Colonial Revival style, including clay tile roofing, cement plaster cladding, balconies, and decorative tile details. The subject property also incorporates prominent Chinese-inspired architectural detailing, characterized by the clay barrel tile pent roof, the decorative wave motifs along the parapet wall, the shaped metal parapets above the apartment entry doors, and the projecting balcony and railing on the second story with Chinese design motifs. The blend of these Western and Eastern architectural styles reflects a characteristic Chinatown building from the mid-twentieth century.

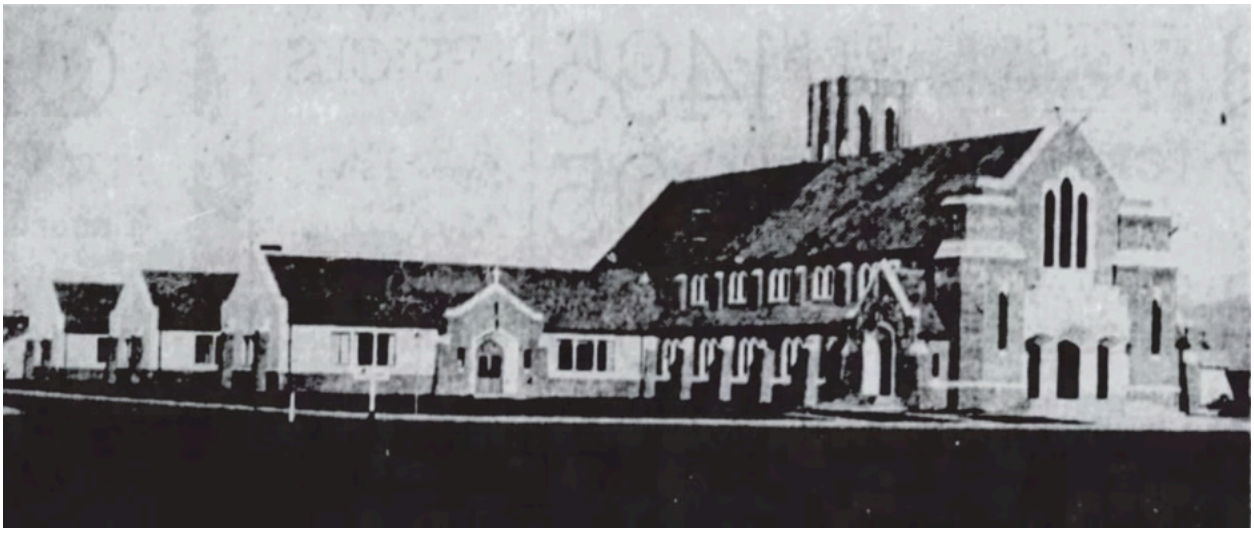
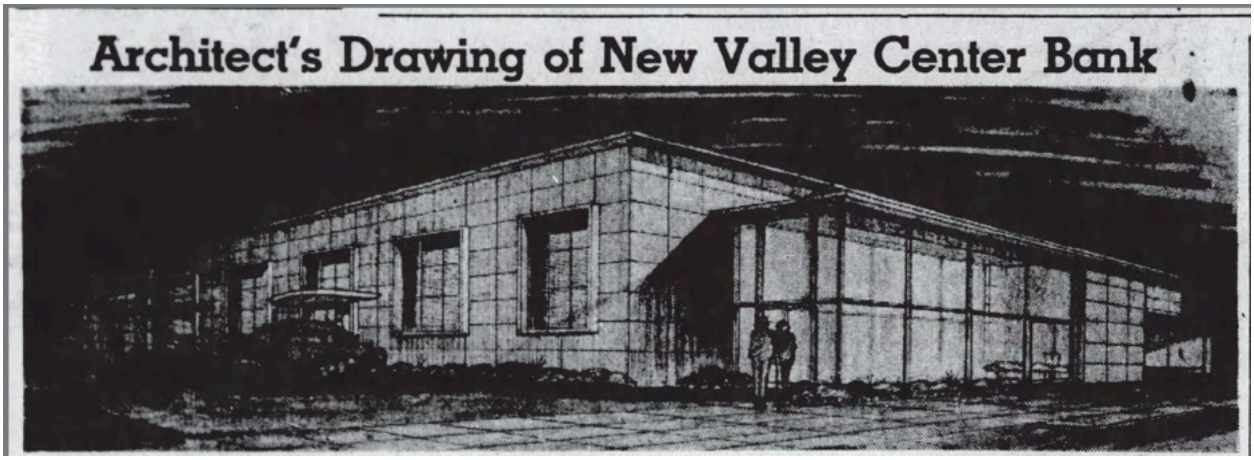


Figure 2.54 Butner designed First Presbyterian Church, “Presbyterian Church To Burn Mortgage Sunday,” The Californian, July 7, 1961.

2.6 Architect Biography, Republic Cafe: Charles E. Butner

Born in 1888 in Winston-Salem, North Carolina, Charles E. Butner graduated in 1911 from the University of Pennsylvania after studying under renowned Beaux-Arts architect Paul Philippe Cret. After working in New York with architect Grosvenor Atterbury and landscape architect Frederick Law Olmsted, he moved to Fresno, California in 1914 and established the architecture firm Glass & Butner with college classmate Edward Glass. In Fresno, Butner worked largely in residential and commercial commissions, including several educational facility projects. After Butner served in the Army Air Services in World War I, Glass & Butner grew more successful due to the post-war construction boom. The firm subsequently opened an office in San Francisco, but they dissolved in the early 1920s. [4]

After briefly establishing a new firm with architect William Stranahan, Butner moved to Salinas in 1931 and established an office there. Butner became a prominent architect and influential civic leader in the town, working mainly in the Monterey area. In 1952, he formed Butner, Holm & Waterman with architects Wallace J. Holm and John H. Waterman, who both worked as employees of Butner before being elevated to partners. While in Salinas he designed numerous residential, commercial, and public buildings, served as the city’s planning commission, the region’s architectural appraiser for the Federal Housing Commission (FHA), the president of the Monterey County Society of Architects, and helped establish the Monterey Bay Area chapter of the American Institute of Architects (AIA). Butner was also a member of numerous social fraternities and clubs in both Fresno and Salinas. Butner died in 1957 in Salinas. Two of his buildings, the Physicians Building (1926) and Fresno Republican Printery (1919) in Fresno are listed on the National Register of Historic Places.[5]



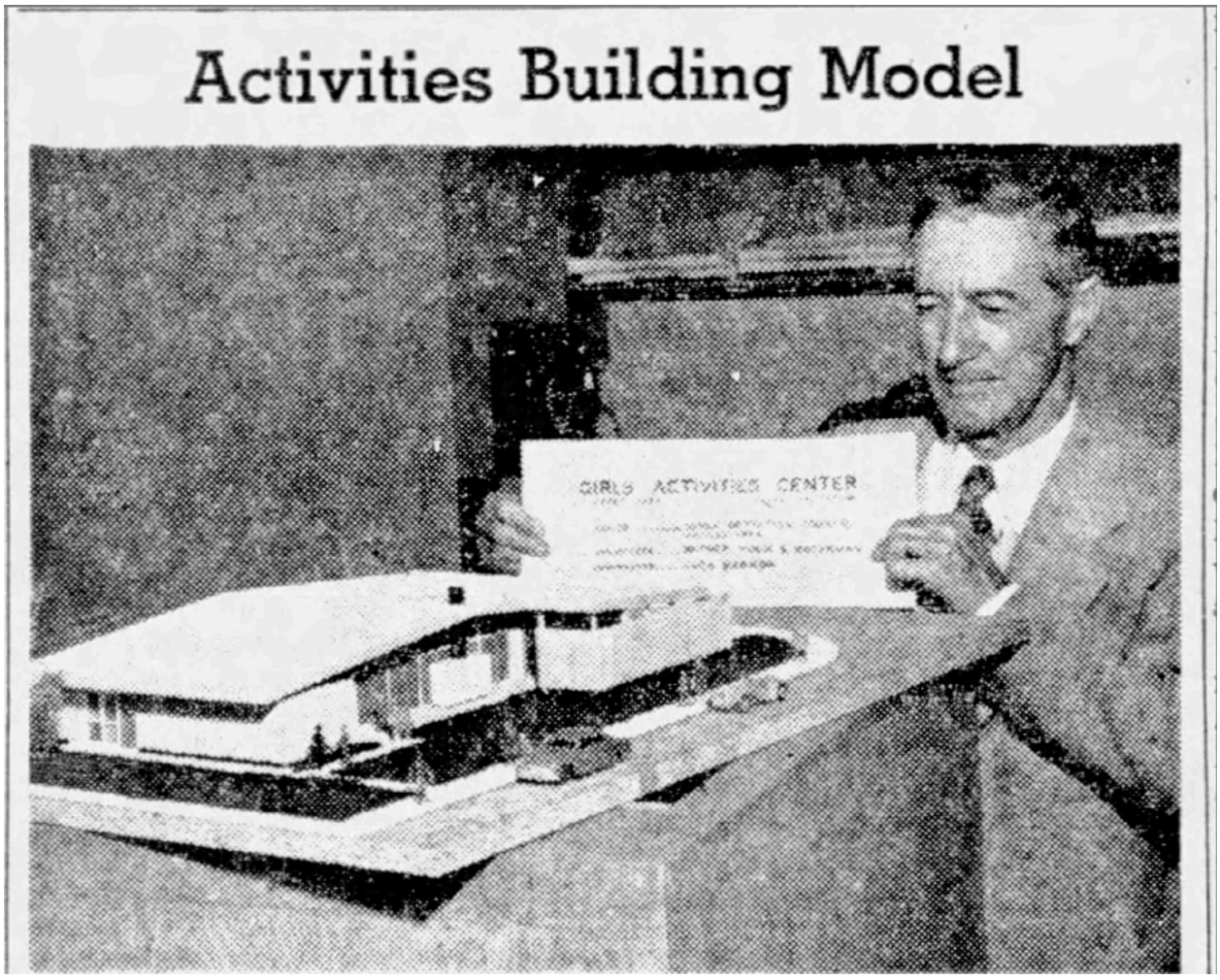


Figure 2.55 (Top) Butner designed New Valley Central Bank, "Architect's Drawing Of New Valley Center Bank," The Californian, January 10, 1952.

Figure 2.56 (Bottom) Butner's model of the Girls Activities Council Building, "Activities Building Model," The Californian, September 1, 1953.

Figure 2.57 Butner designed Monterey Colonial residence, "Monterey Colonial Home Of The Week" The Californian, July 17, 1954.

Butner designed several notable buildings in Salinas and Monterey County, including the Santa Cruz Court House (1946), the Daily Californian newspaper building (1947), the First United Presbyterian Church (1949-1950), American Legion Hall (1950), the New Valley Center Bank (1952), the Girls' Activities Council Building (1953), and several schools from the 1930s to 1950s (Figures 2.54 – 2.57). While Butner studied under Beaux-Arts architects, he himself adapted to California's popular styles at the time period, including the Spanish Colonial Revival style, Monterey Colonial style, and various modernist styles, and designed based on the wishes of his clients.[6] Butner designed the Republic Cafe in 1942 and likely also designed the Lotus Inn in 1941 due to similarities in their design and his professional relationship with the inn's builder, Sam Trondhjem. He designed the building in the Spanish Colonial Revival style with Chinese-inspired architectural detailing.[7]

2.7 Builder Biography, Lotus Inn: Sam Trondhjem

Sam Trondhjem was born in 1881 in Denmark as Svend Trondhjem. Trondhjem immigrated to the United States by 1910 and worked in Dent, California as a farmer. Around 1926, Trondhjem moved to Watsonville, California and worked as a contractor and builder in Monterey County, including Salinas. Trondhjem offered both contracting and designing services (Figure 2.58), and in 1936 was referred to as one of Salinas' leading contractors. Trondhjem built residential, commercial, and public buildings in Salinas during his career, including buildings for the Salinas Union High School District (1934) and the Firestone Service Store (1936). Trondhjem built the Lotus Inn in 1941 in the Spanish Colonial style with Chinese-inspired architectural detailing, possibly in collaboration with architect Charles E. Butner, whom he collaborated with several times during his career. Trondhjem passed away in Salinas in 1968.[8]

2.8 Major Alterations

There have been few documented alterations to 37 and 39 Soledad. Documented alterations to 37 Soledad include the construction of a store room in the rear in 1944, the installation of an interior door connecting 37 and 39 Soledad in 1946, reroofing in 1988, installation of a water heater in 1990, repair to a water service line in 2011, and re-roofing, seismic upgrades, and removal of asbestos from the cafe walls in 2012. Other visible alterations to the building include the removal of the awnings on the primary facade, boarding up of the window glazing and fully glazed double doors on the primary facade, and the removal of the restaurant booths. The plaster cladding on the ceiling and walls likely failed over time and fell down or was removed following damage/deterioration. Other visible alterations appear to stem from deterioration within the building, including fire damage from 2022 on the second-floor primary facade from. All of these alterations occurred at unknown dates.[9]

Documented alterations to 39 Soledad include the installation of a water meter in 1990. Other visible alterations include the installation of the "MI CANTINA" sign and another sign depicting a woman and the words "Love Will Set Us Free" sometime after 1976 and the removal of the awnings on the primary facade that occurred at an unknown time.[10] Other visible alterations appear to stem from deterioration within the building, including fire damage in 2022 on the ground-floor primary facade and the west end of the interior and roof.

For a full description of all available permits for all addresses on the subject parcel, see Appendix A.

Figure 2.58 Sam Trondhjem's construction business's newspaper advertisement, "Banish the Rent Bugbear" Salinas Morning Post, July 17, 1930.

Endnotes

1 Larry Hirahara in discussion with the author, August 2025.

2 David Chuenyan Lai, "The Visual Character of Chinatowns," *Places 7*, no. 1 (1990): 29, https://escholarship.org/uc/item/6km8h5m3.

3 Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 520-534.

4 Nancy E. Loe, Ken Kenyon, and Catherine Trujillo, "Guide to the Charles E. Butner Papers, 1911-1957," San Luis Obispo, California, 2007, Special Collections Department, Robert E. Kennedy, Polytechnic State University San Luis Obispo, San Luis Obispo, https://digitalcommons.calpoly.edu/cgi/viewcontent.cgi?referer=&httpsredir=1&article=1001&context=lib_spc.

5 Nancy E. Loe, Ken Kenyon, and Catherine Trujillo, "Guide to the Charles E. Butner Papers, 1911-1957," San Luis Obispo, California, 2007, Special Collections Department, Robert E. Kennedy, Polytechnic State University San Luis Obispo, San Luis Obispo, https://digitalcommons.calpoly.edu/cgi/viewcontent.cgi?referer=&httpsredir=1&article=1001&context=lib_spc.; "Charles Butner, Civic Leader, Passes Away," *The Californian*, June 11, 1957, Newspapers.com.; "Through the Business Streets," *The Californian*, March 28, 1952, Newspapers.com.; "Housewarming Held For Richard Riandas," *Gonzales Tribune*, March 31, 1955, Newspapers.com.; "Butner Appointed As Housing Appraiser," *Salinas Morning Post*, February 20, 1935, Newspapers.com.; "Architects To Oppose Scenic Road 'Eyesores,'" *The Californian*, January 9, 1933, Newspapers.com.; "AIA Chapter Is Organized At Monterey," *The Californian*, October 7, 1953, Newspapers.com.

6 "Charles Edgar Butner," The Pacific Coast Architecture Database, accessed December 6, 2025, https://pcad.lib.washington.edu/person/1172/.; "Activities Building Model," *The Californian*, September 1, 1953, Newspapers.com.; "Charles Butner, Civic Leader, Passes Away," *The Californian*, June 11, 1957, Newspapers.com.; "Activities Building Model," *The Californian*, September 1, 1953, Newspapers.com.; "Architect's Drawing Of New Valley Center Bank," *The Californian*, January 10, 1952, Newspapers.com.; "Newspaper Building," *Architect & Engineer Vol. 168*, no. 1 (January 1947), 37.; "Santa Cruz Court House," *Architect & Engineer Vol. 168*, no. 1 (January 1947), 47.; "Salinas Architect Busy," *Architect & Engineer* (October 1936), 55.; "To Remodel Auditorium," *Architect & Engineer* (October 1936), 61.

7 "10 Unit Apartment To Be Built," *Salinas Morning Post*, May 10, 1935, Newspapers.com.

8 Bureau of the Census, 1910 United States Federal Census, Dent, California April 18, 1910, 1910 United States Federal Census Collection, Ancestry.com, https://www.ancestry.com/search/collections/7884/records/1728557.; "New Building Here Put Up By Trondhjem," *The Californian*, June 30, 1936, Newspapers.com.; "Banish the Rent Bugbear" *Salinas Morning Post*, July 17, 1930, Newspapers.com.; "Real Estate Transfers," *The Californian*, August 14, 1934, Newspapers.com,; "Start Work On New Apartment Building Here," *The Californian*, August 20, 1936, Newspapers.com.; "Congratulations from S. Trondhjem," *The Californian*, July 16, 1941, Newspapers.com.; "Sam Trondhjem," Salinas, California, January 1968, U.S., Social Security Death Index, 1935-2014, Ancestry.com, https://www.ancestry.com/search/collections/3693/records/63262712.

9 City of Salinas Permit Center, "37-39 Soledad Street Research Document," accessed August 6, 2025.; "37-39 Soledad Street" Photograph, Salinas, California, Ca. 1940s, 2024.435.20E, Asian Cultural Experience of Salinas Archive, Salinas, California.; Dave Nordstrand, "Festival highlights Salinas' Asian Heritage," April 21, 2012, Newspapers.com.

10 City of Salinas Permit Center, "37-39 Soledad Street Research Document," accessed August 6, 2025.; "37-39 Soledad Street" Photograph, Salinas, California, Ca. 1940s, 2024.435.20E, Asian Cultural Experience of Salinas Archive, Salinas, California.

Chapter 3

Evaluation

3.1 Current Historic Status

37-39 Soledad Street was listed as a historic resource on the ***1989 Historical and Architectural Resources Survey and Preservation Plan*** for the City of Salinas. The property was found eligible under the local Salinas Historic Register (SHR) as a historic resource for its architectural significance, however a detailed evaluation was not prepared and arguments were not provided to justify the property's significance under NRHP and CRHR criteria.

37 Soledad was listed in the NRHP in 2011 under Criterion A in the area of *Asian Ethnic Heritage* at the local level of significance for the period 1942–1957. 39 Soledad was not included in the nomination.

This HSR re-evaluates both buildings for the NRHP and the CRHR and concludes that 37 Soledad qualifies under NRHP criteria A, B, and C and under CRHR criteria 1, 2, and 3; and 39 Soledad qualifies under NRHP criteria A and C and under CRHR criteria 1 and 3. The local SHR criteria were last updated in 1995, and the updated criteria for historic designation now match the CRHR's four criteria, which are listed in the Evaluation section.

3.2 Significance Criteria for the National Register of Historic Places and the California Register of Historic Resources

The following section evaluates the subject property to determine whether it meets the eligibility criteria for listing in the National Register of Historic Places (NRHP) under criteria A-D and California Register of Historical Resources (CRHR) under criteria 1-4. This HSR is re-evaluating the significance of the subject property because the evaluation provided in the 2011 NRHP nomination and 1989 survey did not fully evaluate the potential eligibility under all applicable NRHP and CRHR criteria. This new evaluation follows the current best practices in historic resource evaluation.

In order to be eligible for listing in the NRHP/CRHR, a property must demonstrate significance under one or more of the following criteria:

- **Criteria A/1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criteria B/2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criteria C/3 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criteria D/4 (Information Potential):** Resources that have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

3.3 37 Soledad Street Significance Evaluation

The evaluation of 37-39 Soledad is summarized below. The subject property is eligible under criteria A/1, B/2, and C/3 as a significant business and community gathering space within the Chinatown community in Salinas, as a property associated with significant Chinatown entrepreneurs Wallace and Lily Ahtye, and for its Chinese-inspired architectural design, with a period of significance from 1942-1988. See below for more details.

3.3.1 Criterion A/1 (Events)

To be eligible under Criterion A/1, the subject property must be directly associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

37 Soledad housed the Republic Cafe from 1942 to 1988 and was the most significant of the prominent ethnic minority businesses built by Wallace Ahtye and Bow Chin in the 1940s on Soledad Street. The Republic Cafe became one of the primary gathering places in the Chinatown community and contributed greatly to the commercial and recreational nature of the diverse neighborhood, cultivating the strong ethnic minority and immigrant character of the neighborhood. The Republic Cafe's operation for 46 years exemplifies the longevity and support the business had from the local community and showcases the importance of restaurants as community gathering spaces in the ethnic enclave. These aspects of its history place it within the historic significance themes of Ethnic Heritage, Ethnic Heritage-Asian, and Social History as defined by the National Park Service.

37 Soledad is eligible for listing on the NRHP at the local level under Criterion A and the CRHR under Criterion 1 due to its history as the Republic Cafe, a prominent ethnic minority business that fostered community gathering spaces in Salinas' Chinatown and contributed to the commercial and recreational nature of the diverse community on Soledad Street. The subject property would also qualify as an SHR under Criterion A since local historic designation criteria mirror the CRHR's.

3.3.2 Criterion B/2 (Persons)

To be eligible under Criterion B/2, the subject property must be associated with the lives of persons important to local, California, or national history and directly tied to the place the individual conducted or produced the work for which he or she is known.

During its history, the subject property was owned and occupied by the Ahtye family, primarily Wallace Ahtye Sr. and Lily Ahtye. Wallace Ahtye was a significant entrepreneur in Salinas' Chinatown and in partnership with Bow Chin, built several businesses on the south end of Soledad Street that contributed significantly to the neighborhood's historic fabric as an ethnic and immigrant enclave in Salinas. Ahtye became most associated with the Republic Cafe, the restaurant located at the subject property at 37 Soledad, due to its prominence in the community as a significant community business and community gathering space. Additionally, Ahtye resided in the apartments on the second floor of the building from 1942 to his death in 1967, further tying him to the space during the period in which he was a significant figure in Salinas' Chinatown. His status was due to his development projects, ownership of the Republic Cafe, and his membership in several significant Chinese-American organizations in the community. Lily Ahtye additionally became a significant figure in the community due to her management of the Republic Cafe from its opening in 1942 to her retirement and the business' closure in 1988. Her leadership role in the business and membership in significant Chinese American organizations also elevated her to the status of a significant entrepreneur and community figure in Chinatown.

As locally significant individuals whose work are associated with the subject property, Wallace Ahtye and Lily Ahtye's association with the subject property qualifies it for listing in the NRHP under Criterion B or the CRHR under Criterion 2. The subject property would also qualify as an SHR under Criterion B since local historic designation criteria mirror the CRHR's.

3.3.3 Criterion C/3 (Architecture/Design)

To be eligible under Criterion C/3, the subject property must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

37 Soledad was constructed in 1942 by Charles E. Butner, a significant local architect in Salinas from the 1930s to 1950s. Butner constructed several significant commercial and public buildings in Salinas, including the First United Presbyterian Church. While Butner was a significant architect in Salinas during the time period the subject property was built, the subject property is not a particularly well-known or significant example of his work in Salinas.

37 Soledad is an architecturally distinctive example of Chinese-inspired architecture and includes distinguishing features of the style including a pent roof parapet covered with clay tiles, decorative wave motifs along the parapet wall, shaped metal parapets above the apartment entry doors, and the projecting balcony and railing on the second story with Chinese design motifs. The Chinese-inspired architectural design is also notable for its incorporation of other regionally popular architectural styles, and 37 Soledad reflects this with its incorporation of characteristics of the Spanish Colonial Revival style. The subject building is one of the few intact properties with a Chinese-inspired architectural design still located on Soledad Street, the center of Salinas' Chinatown. 37 Soledad contributed to the overall aesthetic of Chinese-inspired design representing the diverse immigrant community in Salinas' Chinatown. The building represents the significance themes of Architecture, Ethnic Heritage-Asian, and Social History as defined by the National Park Service.

Based on this evaluation, 37 Soledad is eligible for listing on the NRHP under Criterion C and the CRHR under Criterion 3 as a fully expressed example of Chinese-inspired architectural design. The subject property would also qualify as an SHR under Criterion C since local historic designation criteria mirror the CRHR's.

3.3.4 Criterion D/4 (Information Potential)

37 Soledad is not significant under Criterion D of the NRHP and Criterion 4 of the CRHR, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion D/4 typically relates to rare construction types, of which the subject property is not an example. For this reason, the subject building is not eligible under NRHP Criterion D or CRHR Criterion 4.

3.3.5 Period of Significance, 37 Soledad

The period of significance for 37 Soledad begins with the construction of the property in 1942 and extends to 1988 when Lily Ahtye retired and the Republic Cafe closed.

3.4 39 Soledad Street Significance Evaluation

The evaluation of 39 Soledad is summarized below. The subject property is eligible under criteria A/1 and C/3 as a significant business and community gathering space within the Chinatown community in Salinas and for its Chinese-inspired architectural design, with a period of significance from 1941-1967. See below for more details.

3.4.1 Criterion A/1 (Events)

To be eligible under Criterion A/1, the subject property must be directly associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

39 Soledad housed the Lotus Inn from 1941 to 1976 and was a prominent ethnic minority business on Soledad Street in Salinas' Chinatown. The Lotus Inn became a significant gathering place in the Chinatown community as a cocktail bar and contributed greatly to the commercial and recreational nature of the diverse neighborhood, cultivating the strong ethnic minority and immigrant character of the neighborhood. Due to 1950s and 1960s redevelopment, there is a lack of fully intact historic resources in Salinas' Chinatown, further making the Lotus Inn a rare example of Chinatown at its height and a significant community resource. These aspects of its history place it within the historic significance themes of Ethnic Heritage, Ethnic Heritage-Asian, and Social History as defined by the National Park Service.

39 Soledad is eligible for listing on the NRHP at the local level under Criterion A and the CRHR under Criterion 1 due to its history as the Lotus Inn, a prominent ethnic minority businesses that fostered community gathering spaces in Salinas' Chinatown and contributed to the commercial and recreational nature of the diverse community on Soledad Street. The subject property would also qualify as an SHR under Criterion A since local historic designation criteria mirror the CRHR's.

3.4.2 Criterion B/2 (Persons)

To be eligible under Criterion B/2, the subject property must be associated with the lives of persons important to local, California, or national history and directly tied to the place the individual conducted or produced the work for which he or she is known.

During its history, the subject property was owned by Wallace Ahtye Sr. a significant entrepreneur in Salinas' Chinatown. Ahtye, in partnership with Bow Chin, built several businesses on the south end of Soledad Street that contributed significantly to the neighborhood's historic fabric as an ethnic and immigrant enclave in Salinas. While Wallace Ahtye owned the Lotus Inn from 1941 to his death in 1967 and Lily Ahtye participated in some managerial oversight for the business in its early years, the couple are most closely associated with the Republic Cafe. The Republic Cafe, located at the subject property at 37 Soledad Street, was a significant community business and the primary community gathering space in Chinatown. Although owned by the Ahtye's, the Lotus Inn is not closely associated with their careers such that it would qualify under Criterion B/2. While Bow Chin owned the property as well, he did not run the business or live on the property. No other owners of the business or property are significant individuals in local, state, or national history.

The subject property does not qualify for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

3.4.3 Criterion C/3 (Architecture/Design)

To be eligible under Criterion C/3, the subject property must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

It is assumed that 39 Soledad was constructed in 1942 by Charles E. Butner, a significant local architect in Salinas from the 1930s to 1950s. Butner constructed several significant commercial and public buildings in Salinas, including the First United Presbyterian Church. While Butner was a significant architect in Salinas during the time period the subject property was built, the subject property is not a particularly well-known or significant example of his work in Salinas.

39 Soledad was constructed in 1941 by Sam Trondhjem, a prominent local contractor and builder in Salinas from the 1920s to 1960s. While Trondhjem was well-known in Salinas, there is no evidence that his building contributions to the region rose to the level of the work of a master. Therefore, the subject property does not qualify under Criterion 3 as a representative work of a master.

39 Soledad is an architecturally distinctive example of Chinese-inspired architecture due to its clear architectural detailing, including a clay tile clad pent roof parapet, the decorative wave motifs along the parapet wall, the shaped metal parapets above the upstairs entry door, and the projecting balcony and railing on the second story with Chinese design motifs. The Chinese-inspired architectural design is also notable for its incorporation of other regionally popular architectural styles, and 39 Soledad reflects this with its incorporation of characteristics of the Spanish Colonial Revival style. The subject building is one of the few intact properties with a Chinese-inspired architectural design still located on Soledad Street, the center of Salinas' Chinatown. 39 Soledad contributed to the overall aesthetic of Chinese-inspired design representing the diverse immigrant community in Salinas' Chinatown. The building represents the significance themes Architecture, Ethnic Heritage-Asian, and Social History as defined by the National Park Service.

Based on this evaluation, 39 Soledad is eligible for listing on the NRHP under Criterion C and the CRHR under Criterion 3 due to its fully expressed example of Chinese-inspired architectural design. The subject property would also qualify as an SHR under Criterion C since local historic designation criteria mirror the CRHR's.

3.4.4 Criterion D/4 (Information Potential)

39 Soledad is not significant under Criterion D of the NRHP and Criterion 4 of the CRHR, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion D/4 typically relates to rare construction types, of which the subject property is not an example. For this reason, the subject building is not eligible under NRHP Criterion D or CRHR Criterion 4.

3.4.5 Period of Significance, 39 Soledad

The period of significance for 39 Soledad begins with the construction of the property in 1941 and extends to 1967, the last year the property was owned and operated by members of the Ahtye family.

3.5 Character-Defining Features

The following character-defining features reflect the significance of the subject property under NRHP/CRHR Criteria A/1, B/2, and C/3 (37 Soledad); and A/1 and C/3 (39 Soledad):

37 Soledad:

- Location and dimensions of lightwells, including rectangular shaped plan with locations along south facades.
- Two- and ½-story massing
- Wood frame and concrete construction (concrete north and east walls, concrete and wood west wall, and wood frame party wall between 37 and 39)
- Board formed concrete exterior finish at north, east and south façades
- Painted cement plaster exterior finish at west facade.
- Flat roof with perimeter parapet wall
- Stepped roofline at rear
- Steel pyramidal-shape skylight at east roof
- Location, dimension, and operation of original steel windows (including skylights) on all façades and in lightwells

Interior

- Double-height rectangular room with coved ceilings on the west side of the building (historic restaurant space)
- Woks and extant kitchen equipment
- Partial booth/ space divider
- Configuration of mezzanine stairs and banquet room sign
- Mezzanine staircase
- Mezzanine location and configuration, and presence of railing
- Mezzanine arched closet opening and coved ceilings
- Dumbwaiter shaft (and cab?)
- Arched openings in apartment
- Roof access from third floor
- Straight staircase providing entry to the second floor from the primary facade
- Interior staircases providing entry to the second and third floor

West Façade (see Figure 3.1)

- Asymmetrical organization of the primary (west) façade
- Mosaic tile sidewalk at building entry, including “Republic Cafe” tile mosaic
- Wood-framed bulkhead covered with 4x4 ceramic tiles.
- Location, configuration, and dimension of storefront opening (glazing and storefront system do not remain).
- Pair of wood frame, glazed storefront doors in swinging hopper with transom (currently covered with plywood)
- Wood frame octagon window opening
- Vertical concrete wing walls framing the pedestrian entry
- Flush wood pedestrian door with porthole window
- Metal marquee with triangular pediment shape and decorative end scrolls above pedestrian entry
- Intermediate decorative wood trim above soffit and projecting awning (awning structure is missing, but evidence of its support structure remains)
- Recessed second floor alcove, with corner decorative wood brackets
- Projecting second story, concrete, balcony with ornamental metal railing, perimeter metal ogee gutters, and decorative wood brackets below
- Multi-light steel sash windows (casement and fixed)
- Partially glazed wood door with five horizontal lites (at alcove)
- Barrel clay tile clad pent roof over second story with wood board soffit, decorative wood brackets below soffit, and painted ogee metal gutter
- Barrel clay tile clad parapet wall above pent roof
- Decorative sheet metal scroll above pent roof at each rake
- Projecting neon “CHOP SUEY REPUBLIC” blade sign

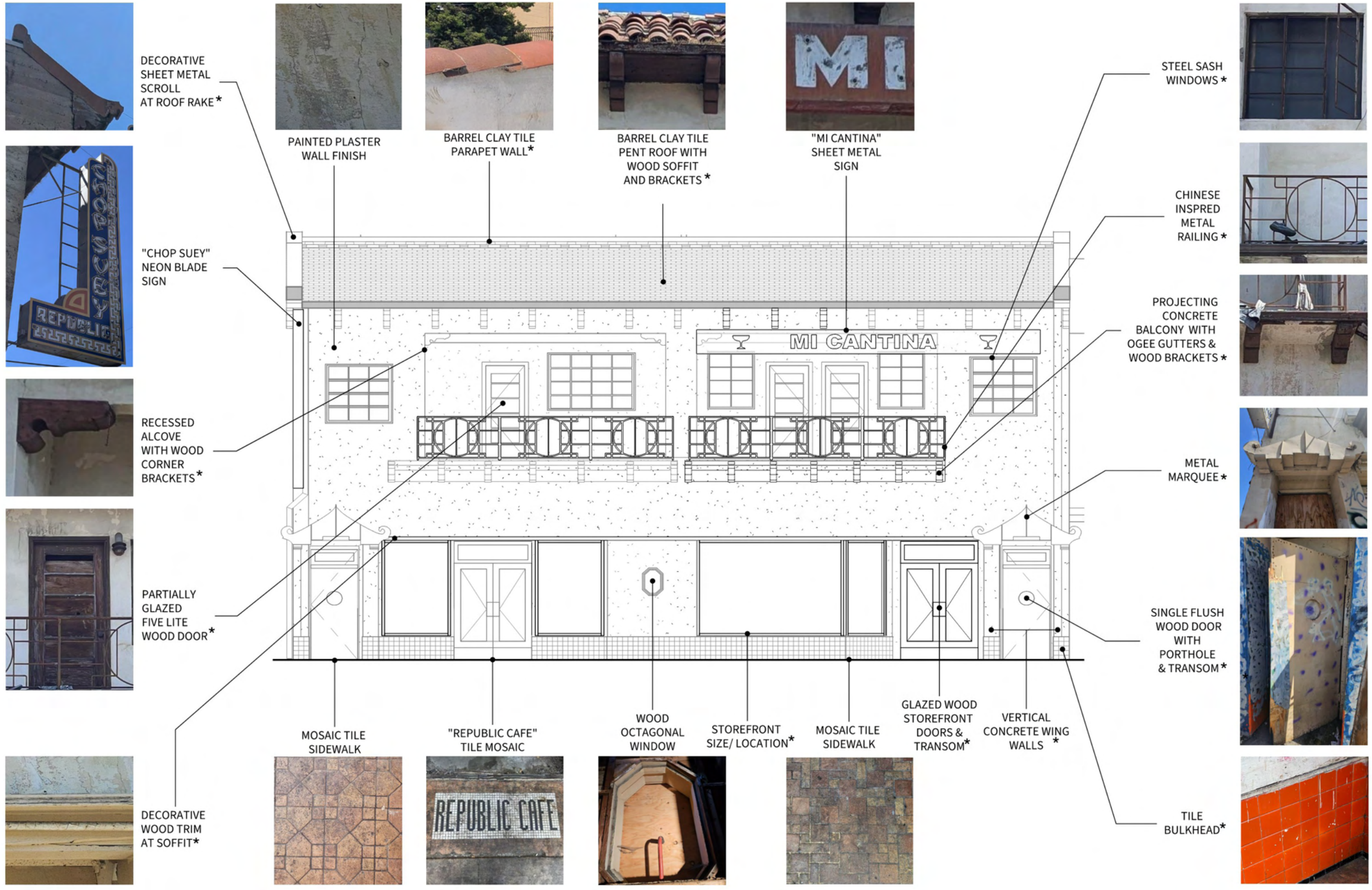


Figure 3.1 37 and 39 Soledad Street West Facade Character Defining Features, TEF, 2026.

* Feature present on both 37 & 39 Soledad

39 Soledad:

- Location and dimensions of lightwells, including rectangular-shaped plan with locations along north facade
- Two-story massing
- Wood frame and concrete construction (concrete south and east wall, concrete and wood west wall, and wood frame party wall between 37 and 39)
- Painted cement plaster exterior finish at west facade
- Flat roof with perimeter parapet wall
- Location, dimension, and operation of original wood windows (including skylights) on all façades and in lightwells

Interior

- Long rectangular room on the west side of the building with coved ceilings (original bar)
- Location and materials of freestanding service bar with built in round bar stools
- Location and materials of backbar with mirror backsplash
- Triangular, wood light sconces
- Configuration of second floor as double loaded corridor
- Location and dimensions of lightwells

West Facade

- Asymmetrical organization of the primary (west) façade
- Mosaic tile sidewalk at building entry
- Wood-framed bulkhead covered with 4x4 ceramic tiles
- Location, configuration, and dimension of angled storefront opening (glazing and storefront system do not remain).
- Pair of wood framed, glazed storefront doors with transom (currently covered with plywood)
- Vertical concrete wing walls framing the pedestrian entry
- Flush wood pedestrian door with porthole window and transom above
- Metal marquee with triangular pediment shape and decorative end scrolls above pedestrian entry
- Intermediate decorative wood trim above soffit and projecting awning (awning structure is missing, but evidence of its support structure remains)
- Recessed second floor alcove, with corner decorative wood brackets
- Projecting sheet metal “MI CANTINA” sign above alcove
- Projecting second story, concrete balcony with ornamental metal railing, perimeter metal ogee gutters, and decorative wood brackets
- Multi-light steel sash windows (casement and fixed)
- Two partially glazed wood doors with five horizontal lites (at alcove)
- Barrel clay tile clad pent roof over second story with wood plank soffit, decorative wood brackets below soffit, and painted ogee metal gutter
- Barrel clay tile clad parapet wall above pent roof
- Decorative sheet metal scroll above pent roof at each rake

3.6 Evaluation of Integrity, 37 Soledad Street

In order for a building to be eligible for listing in the NRHP and CRHR, the building must be determined significant under the associated criteria and must also maintain its historic integrity, or the ability to convey its significance. This is achieved through an objective evaluation of seven aspects that define integrity, as outlined by the National Park Service under the National Register of Historic Places guidance. The seven aspects include:

- **Location:** The place where the historic property was constructed
- **Design:** The combination of elements that create the form, plan, space, structure and style of a property
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration for form a historic property
- **Setting:** The physical environment of a historic property
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association:** The direct link between an important historic event or person and historic property.

37 Soledad maintains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance under NRHP Criteria A, B, and C and CRHR Criteria 1, 2, and 3.

The location of the building is unchanged, as it has been located on the subject parcel since its construction in 1942.

The design has not significantly changed since the end of its period of significance, as it maintains its original form and major design elements that characterize it as a three-story building with a Chinese-inspired architectural design.

The setting of the building has changed with the decline of Chinatown's regional significance and demolition and deterioration of some nearby buildings in the neighborhood, including the recent loss of 38 Soledad (across the street from subject buildings) due to fire. However, many key historic buildings on Soledad Street and California Street, such as the Lotus Inn directly adjacent at 39 Soledad, Suey Sing building at 23 Soledad St and Chinese Confucius Church at 1 California Street, remain located at their original locations and reinforce the neighborhood's historic character as the center of Salinas' Chinatown and strengthen the integrity of setting. The setting has not changed so significantly as to be unidentifiable as Soledad Street and the heart of Salinas' Chinatown, and the setting continues to convey its original mid-century Chinatown context.

Figure 3.2 (Top) Soledad Street looking North, 37-39 Soledad Street at right, ca. 1948, Full of Gold: Growing Up in Salinas Chinatown Living in Post War America by Blanche Chin Ahtye, 48.

Figure 3.3 (Bottom) View from 48 Soledad Street looking North, 37-39 and 43 Soledad Street at right, Groundwork Preservation LLC, 2025.

While there has been some loss of original materials due to ongoing deterioration of the building since it was vacated in the 1988, including the stripping of the wall finish, ceiling plaster, and restaurant booths in the interior; much of the original features of the building remain and continue to characterize the building, including the majority of its Chinese-inspired detailing at the west facade. Some of these materials are in poor condition, but they nonetheless remain and convey the historic appearance of the building during the period of significance.

The subject property maintains a high degree of workmanship, as historic photographs show that the building retains much of its original detailing, especially the clay barrel tile pent roof parapet, the decorative wave motifs along the parapet wall, the shaped metal parapets above the apartment entry doors, and the projecting balcony and railing on the second story with Chinese design motifs. The workmanship clearly reflected Chinese-inspired design styles and influences during the period of significance, and most of these details remain.

The subject property maintains high integrity of feeling, as its original design as a prominent commercial/residential building in the heart of Salinas' Chinatown remains.

The subject property has been vacant since 1988 and no longer houses any businesses in Chinatown, which diminishes the integrity of association. However, the building's design still clearly relates it to its historic association as an immigrant operated commercial business within the Chinatown neighborhood. The Chinese-inspired architectural style and the presence of the "CHOP SUEY REPUBLIC" sign root the building within Salinas' Chinatown and continues to reveal its original function.

Overall, the subject building retains sufficient historic integrity to convey its significance under NRHP Criteria A, B, and C, and CRHR Criteria 1, 2, and 3. The subject building qualifies under A/1 for housing various businesses that embodied the multi-cultural community of Salinas' Chinatown that demonstrated the proliferation of ethnic minority and immigrant-owned businesses in the neighborhood, under Criterion B/2 for its association with significant local entrepreneur Wallace Ahtye, and under Criterion C/3 for its Chinese-inspired design influences that reference this important ethnic population in the community and within the period of significance of 1942-1988.

3.7 Evaluation of Integrity, 39 Soledad Street

In order for a building to be eligible for listing in the NRHP and CRHR, the building must be determined significant under the associated criteria and must also maintain its historic integrity, or the ability to convey its significance. This is achieved through an objective evaluation of seven aspects that define integrity, as outlined by the National Park Service under the National Register of Historic Places guidance. The seven aspects include:

- **Location:** The place where the historic property was constructed
- **Design:** The combination of elements that create the form, plan, space, structure and style of a property
- **Materials:** The physical elements that were combined or deposited
- during a particular period of time and in a particular pattern of configuration for form a historic property
- **Setting:** The physical environment of a historic property
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association:** The direct link between an important historic event or person and historic property.

39 Soledad maintains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance under NRHP Criteria A and C and CRHR Criteria 1 and 3.

The location of the building is unchanged, as it has been located on the subject parcel since its construction in 1941.

The design has not significantly changed since the end of its period of significance, as it maintains its original form and major design elements. Although some of the features of the building have been damaged by fire and ongoing deterioration, overall, the building's Chinese-inspired architectural design is retained.

The setting of the building has changed with the decline of Chinatown's regional significance and demolition and deterioration of some nearby buildings in the neighborhood, including the recent loss of 38 Soledad (across the street from subject buildings) due to fire. However, many key historic buildings on Soledad Street and California Street, such as the Republic Cafe directly adjacent at 37 Soledad, the Suey Sing building at 23 Soledad St and Chinese Confucius Church at 1 California Street, remain located at their original locations and reinforce the neighborhood's historic character as the center of Salinas' Chinatown and strengthen the integrity of setting. The setting has not changed so significantly as to be unidentifiable as Soledad Street and the heart of Salinas' Chinatown. Due to this, the integrity of setting continues to convey its original mid-century Chinatown context.

While there has been some loss of original materials due to ongoing deterioration of the building since it was vacated in 1988, including fire damage at the entrance of the ground floor, roof failure at the west end of the second floor, and removal of window glazing and bulkhead tiles at the building's storefront; much of the original features of the building remain and continue to characterize the building, including the majority of its Chinese-inspired detailing at the west facade. Some of these materials are in poor condition, but they nonetheless remain and convey the historic appearance of the building during the period of significance.

The subject property maintains a high degree of workmanship, as historic photographs show that the building retains much of its original detailing, especially the clay barrel tile pent roof parapet, decorative wave motifs along the parapet wall, shaped metal parapets above the apartment entry doors, and the projecting balcony and railing on the second story with Chinese design motifs. The workmanship clearly reflected Chinese-inspired design styles and influences during the period of significance, and most of these details remain.

The subject property maintains high integrity of feeling, as its original design as a prominent commercial/residential building in the heart of Salinas' Chinatown remains.

The subject property has been vacant since 1988 and no longer houses any businesses in Chinatown, which diminishes the integrity of association. However, the building's design still clearly relates it to its historic association as an immigrant operated commercial business within the Chinatown neighborhood. The Chinese-inspired architectural style roots the building within Salinas' Chinatown and continues to reveal its original function.

Overall, the subject building retains sufficient historic integrity to convey its significance under NRHP Criteria A and C and CRHR Criteria 1 and 3. The subject building qualifies under Criterion A/1 for housing the Lotus Inn, which embodied the multi-cultural community of Salinas' Chinatown that demonstrated the proliferation of ethnic minority and immigrant-owned businesses in the neighborhood and under Criterion C/3 for its Chinese-inspired design influences that reference this important ethnic population in the community and within the period of significance of 1942-1967.

3.8 Evaluation Summary

37 Soledad was determined eligible for listing on the California Register of Historical Resources (CRHR) and designation as a Salinas Historic Resource (SHR) in 1989 for its Chinese architectural influences, which are significant as an "architectural reference to an important ethnic population in Salinas."[1] This HSR concurs that the subject building is significant under CRHR Criterion 3 as a fully expressed example of Chinese-inspired architectural design, and at the local level under NRHP Criterion C.

Further research concluded that 37 Soledad is also significant under NRHP/CRHR Criteria A/1 and Criteria B/2 at the local level due to its history as the Republic Cafe, a prominent ethnic minority businesses that fostered community gathering spaces in Salinas' Chinatown and contributed to the commercial and recreational nature of the diverse community on Soledad Street, and its association to Wallace and Lily Ahtye, significant entrepreneurs and community members in the community. The building would also qualify as an SHR under Criterion a and Criterion c since local historic designation criteria mirror the CRHR's. The building retains sufficient integrity to convey the property's significance with a period of significance of 1942 to 1988.

Additional research concluded that 39 Soledad is also significant under NRHP/CRHR Criterion A/1 at the local level due to its history as the Lotus Inn, a prominent ethnic minority business that fostered community gathering spaces in Salinas' Chinatown and contributed to the commercial and recreational nature of the diverse community on Soledad Street. The building is also significant under NRHP/CRHR Criteria C/3 at the local level as a fully expressed example of Chinese-inspired architectural design. The building would also qualify as an SHR under Criterion a and Criterion c since local historic designation criteria mirror the CRHR's. The building retains sufficient integrity to convey the property's significance with a period of significance of 1941 to 1967.

Endnotes

1 City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989.

Chapter 4

Structural Conditions & Recommendations

4.1 Overview

The building at 37-39 Soledad Street in Salinas is part of the Chinatown Revitalization Project Plan by the City of Salinas and is intended to be preserved and improved as a cultural heritage site. The buildings are currently in poor condition, requiring stabilization. The City wishes to pursue construction of a seismic retrofit scheme as an integral part of the building stabilization, in anticipation of future improvements and use of the site.

37-39 Soledad comprises two structurally interconnected two-story buildings, separated by a center wood-framed “party wall”. The buildings were constructed consecutively, the Lotus Inn at 37 Soledad completed in 1941, and the Republic Café at 39 Soledad completed in 1942, and total approximately 12,226 square feet of interior space. The Republic Cafe is on the National Register of Historic Places and recognized by the State of California as a historic building. A fire in October of 2022, along with much deferred maintenance and vandalism, has rendered the wood-framed buildings uninhabitable.

4.2 Structural Assessment Approach

Tipping's structural assessment approach consisted of a document review and visits to the site on August 13, 2025 and January 28, 2026. Reports, drawings and visual observations were used to:

- Characterize the structural framing system of the building; and
- Specifically highlight areas that are structurally or seismically deficient, or that exhibit signs of damage or disrepair.

4.2.1 Documents Reviewed

The following documents were provided to support this report:

- *Market Value Appraisal - An Appraisal Report of AN IMPROVED MIXED-USE ZONED PARCEL 37-39 Soledad Street*, prepared by Pacific Appraisers, dated November 22, 2022
- *Phase I Environmental Site Assessment For a Vacant Commercial Property* [37-39 Soledad Street], prepared by Weber, Hayes and Associates, dated January 20, 2023
- *Voluntary Seismic Upgrade - Phase I - Remodel for Republic Cafe* [37 Soledad Street], Sheets T-1, S-1, and S-2, prepared by Gerald Graebe & Associates, dated November, 2011
- *Republic Café As-Built Architectural Floor Plans and Sections* [37 Soledad Street], prepared by The Architecture Company, dated June 3, 2009
- Original Building Drawings, "*Building for Mr. Wallace Ahtye,*" [37 Soledad Street] Salinas California, Charles E. Butner, Architect, 1941
- Original Building Drawings, "*Building for Mr. Wallace Ahtye,*" [39 Soledad Street] Salinas California, Charles E. Butner, Architect, date not visible

4.2.2 Site Visit

During the visit to the site on August 13, 2025, the ability to observe portions of the structure was somewhat limited by damaged and unsafe conditions inside the buildings. Observations were limited to those elements that were visible and exposed, and no removal of finishes or testing was completed.

At 37 Soledad, access was made to the ground floor, mezzanine, second floor, third floor, and roof. At 39 Soledad, access was made to the ground floor, upper level, and roof; however, severe fire damage to the roof framing limited the ability to approach the west parapet along the Soledad Street Façade (Figure 4.1).

Figure 4.1 Roof Framing at west parapet (along Soledad Street), Tipping, 2025.

Although some finishes remain in the building, significant portions of the floor, roof, and wall structural framing are visible due to partial finish removal, damage, vandalism, fire, or as a result of the original construction condition.

During the site visit on January 28, 2026, a significant amount of cleanup and debris removal had been performed, allowing for more visual observations and measurements of framing assemblies. With several months between visits, the January visit was used to focus on specific areas highlighted by the team for closer review.

4.3 Description of Building Construction

4.3.1 Gravity Framing

As a combined structure, 37-39 Soledad is a roughly rectangular building measuring approximately 50 feet wide. A central wood-framed wall divides the building along its longitudinal axis into the 37 and 39 Soledad spaces, with each address measuring roughly 25 feet wide. 37 Soledad is roughly 121 feet long; 39 Soledad extends deeper into the lot from the common Soledad Street façade at roughly 130 feet long. The rear 30-foot portion of the 39 Soledad address appears to be a single story, wood framed addition added sometime after the original construction.

Figure 4.2 Concrete longitudinal wall at 37 Soledad Street (with existing wall furring), Tipping, 2025.

4.3.2 Gravity Framing - Concrete

Both 37 and 39 Soledad are constructed with similar materials and assemblies. The building is primarily wood framed with property line concrete walls along the longitudinal axis of the building as well as along the rear (transverse) elevation. During its previous occupancy, it appears these walls were hidden by wood furring walls, portions of which remain (Figure 4.2).

These concrete walls are board-formed and appear to be generally in serviceable condition, though localized rock pockets were observed on the north elevation. Minor cracking is observed at the interior and exterior faces of these walls but excessive signs of settlement cracking or shear cracking from lateral movement is not obvious. The Original Drawings indicate that the typical concrete walls are 6” thick.[1]

Just below the second floor and roof framing, a bond/bearing beam protrudes into the interior 6” beyond the typical face of wall. The lumber floor and ceiling/roof framing bears upon the top of this protruding beam ledge. Similarly, regularly spaced concrete pilasters protrude 6” toward the interior underneath the bond/bearing beams to provide gravity support for the wood and concrete beam framing. The bond beams at the roof level appear to be 12” deep, while those at the second level appear to be 18” deep.[2]

The concrete walls extend roughly 3 feet above the roof elevation to form concrete parapets at the sides and rear of the building. The concrete parapet walls are reinforced with a single curtain of 5/8” diameter bars at 18” on center (O.C.) in each direction.[3]

The extent, size, spacing, and configuration of concrete wall, beam, and pilaster reinforcing is fairly well documented on the original drawings and 2011 retrofit drawings.

Based on a review of the original building drawings, the 2011 retrofit drawings, and observations on site, we understand that portions of the front (Soledad Street) façade (Figure 4.3) were constructed with structural steel columns and beams encased in concrete fireproofing (Figure 4.4). Vertical column piers and horizontal beams near the floor and roof line provide a skeletal framework to support the entry façade and historic overhangs. Between the concrete elements, significant portions of the setback and infilled wall framing utilize conventional sawn lumber studs.

Figure 4.3 Soledad Street elevation frame constructed with a mix of wood, steel and concrete, Tipping, 2025.

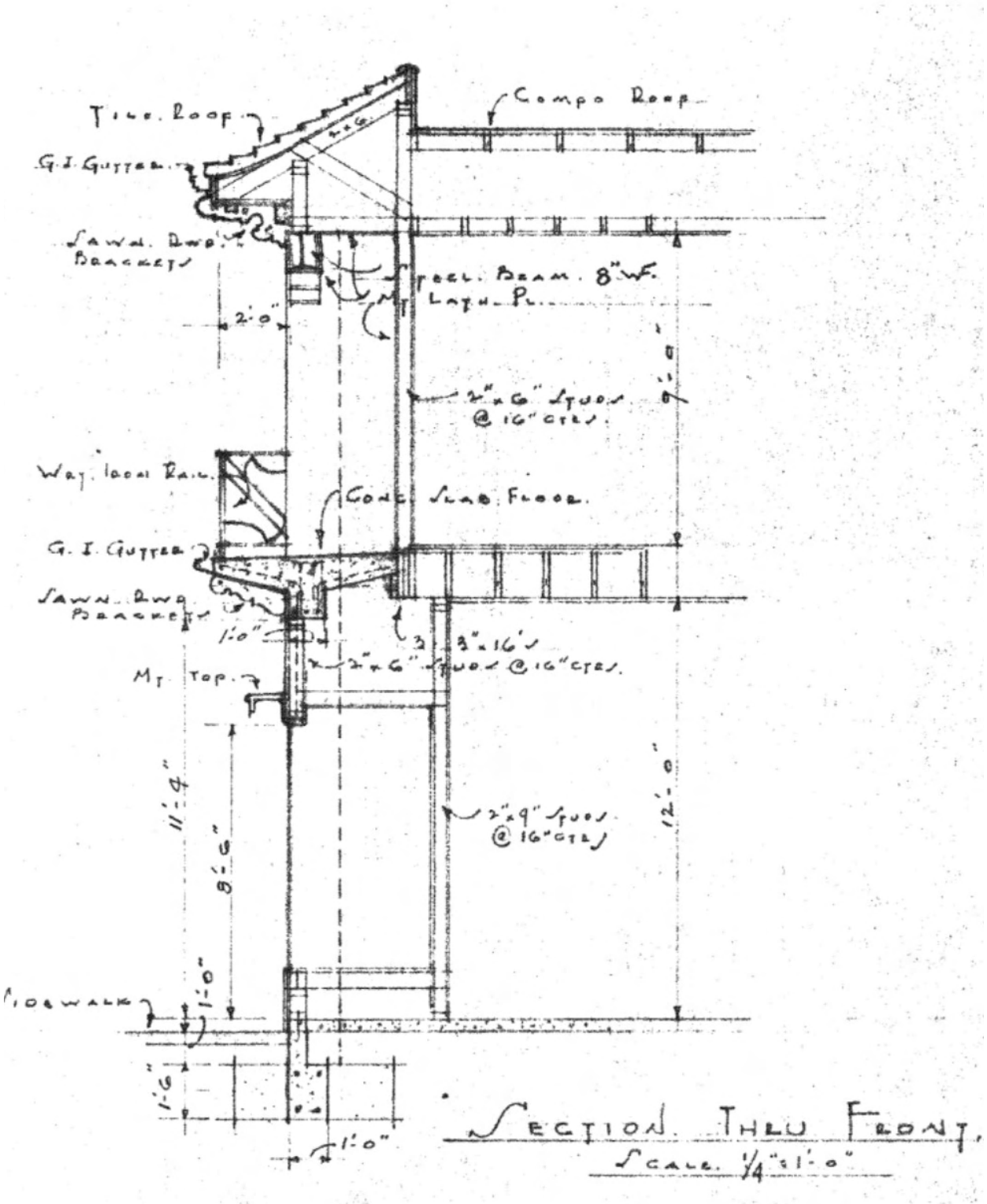


Figure 4.4 Original Building Drawings by Charles E. Butner, Architect, Section of 39 Soledad Street Facade.

4.3.3 Gravity Framing - Wood

The floor and roof, common central longitudinal wall, interior partitons, mezzanine, and the majority of the front façade are framed with conventional sawn lumber.

The second floor joists were measured to be 2.5” wide x 15” deep, and are spaced at 16” o.c. Although these joists have not been stress graded or tested, based on typical design strengths used for lumber of this vintage, the floor framing is expected to be able to support 50 pounds per square foot (psf) of superimposed live loading and 20 psf of superimposed dead load. That said, as discussed below, localized decay and fire damage at certain areas has compromised the load carrying capacity of localized portions of the structure.

Diagonal 1x board sheathing is overlain on top of the floor joists, while straight board sheathing covers the roof joists.

The roof joists appear to be 2” wide x 6” deep, and are spaced at 24” o.c. 2” x 6” ceiling joists run below the roof joists. These ceiling joists, spaced at 16” o.c., are independent of the roof joists, and span between interior partitions. Straight 1x board sheathing is overlain on top of the roof joists.

Figure 4.5 Roof and ceiling framing bearing on concrete beam and pilaster at 37 Soledad Street, Tipping, 2025.

As discussed above, various planes of 2x4 stud walls framed at 16" o.c. appear to structure the articulations in the historic front façade around a framework of concrete beams and columns. The central longitudinal dividing wall (supporting roof and floor framing from both 37 and 39 Soledad) appears to be a stud wall framed with 2x6 studs at 16" o.c. Further, the prominent tiled roof overhang at the Soledad Street façade is framed with sloped joists and wood framed pony walls.[4]

37 Soleded has an interior mezzanine at the rear of the first level. This mezzanine is framed with sawn lumber joists of varying depths and spans, depending on the presence of wood framed bearing walls and posts below. The mezzanine is sheathed with diagonal 1x boards and the framing elevations vary, creating accessibility challenges when traversing the level. A second interior elevated level, which once served as the owner's living quarters, is located roughly above the footprint of the mezzanine. This portion of the second floor is elevated several feet above the rest of the second floor, creating a step in the second floor diaphragm.

4.3.4 Foundations

Existing information about the building's foundation system is documented on the original drawings by Charles E. Butner, Architect for both 37 and 39 Soledad. [5] The building is founded on shallow continuous concrete footings underneath the perimeter concrete walls, front facade framing, and central demising wall. The ground floor is a concrete slab-on-grade.

4.3.4 Seismic Force Resisting System

The building's primary lateral force resiting system comprises the perimeter concrete walls. Forces are delivered to these walls via the wood sheathed horizontal floor diaphragms. The voluntary seismic retrofit performed in 2011 added plywood sheathing on top of the straight board sheathing atop the 37 Soledad roof.[6] The roof diaphragm of 39 Soledad was not upgraded as part of that project. In addition, the 2011 retrofit at 37 Soledad added steel bolts and metal hardware connections to improve the detailing and ductility of the roof-to-wall connection.[7]

At present, interior wood framed walls do not appear to be sheathed with plywood and do not meaningfully add to the seismic strength of the building.

4.3.4 Geotechnical Information

A Geotechnical Report for the site has not been provided at the time of this report. As such, Geologic Hazards present on the site are not currently known. A preliminary review of the Monterey County Geologic Hazards Map indicates that the site is within a zone that is highly susceptible to liquefaction (red zone seen in Figure 4.5).

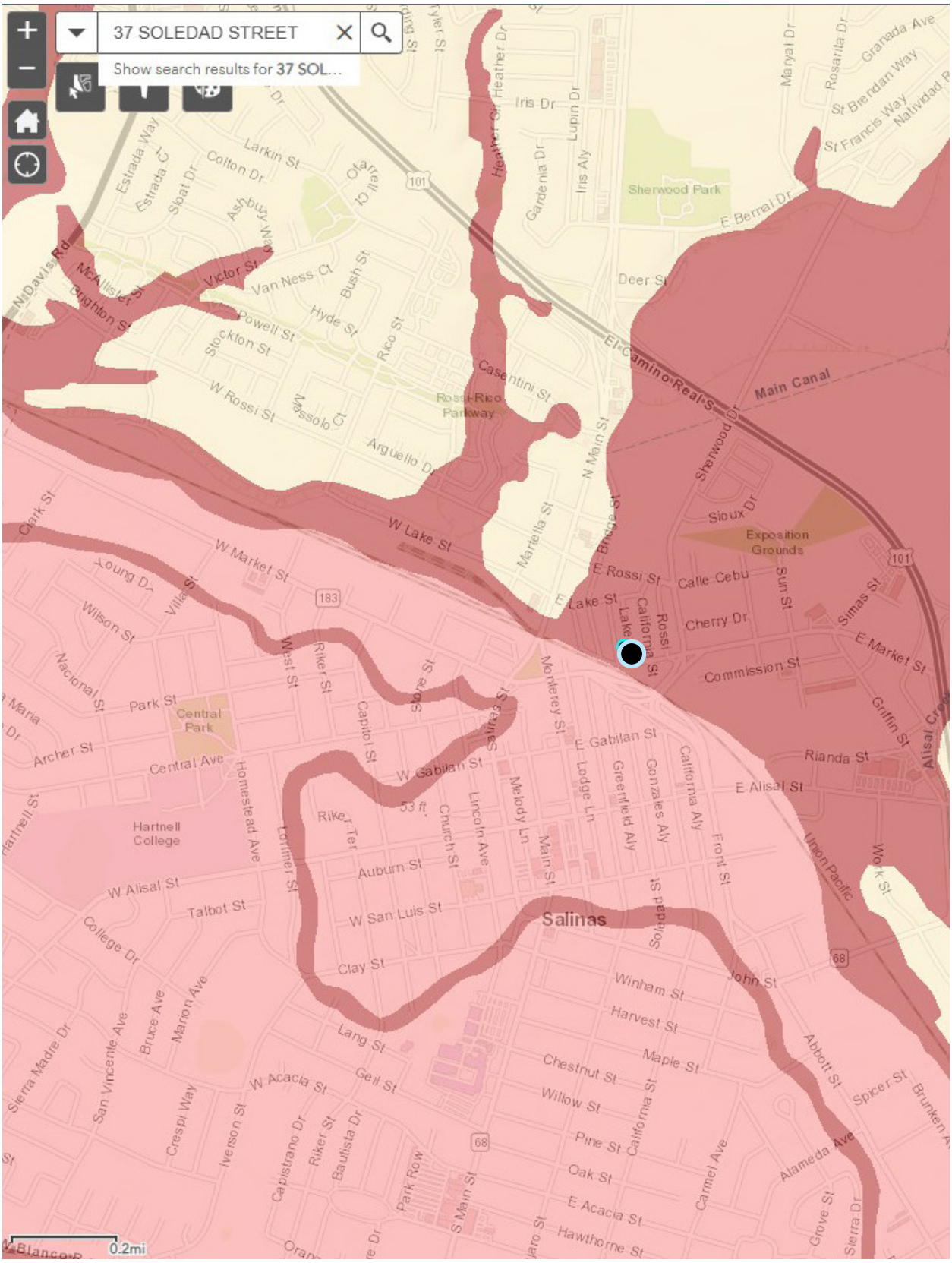


Figure 4.6 Liquefaction Hazard Mapping of Salinas, black dot indicates project site. Source: Monterey County GIS.

4.4 Structural Deficiencies

4.4.1 Fire Damage

A fire in 2022 within 39 Soledad resulted in significant damage to the wood framing of the roof and second floor walls at the west end of the building (Figure 4.4.1). Damage from the fire spread through the framing of the central wood demising wall as well (Figure 4.4.2). The roof framing at 39 Soledad has partially collapsed from the fire damage and portions of the Soledad Street façade exhibit structural distress caused by the fire damage. The design and implementation of stabilization measures at the fire damaged areas is being pursued concurrently with this report. Replacement, repair or supplementation of existing fire damaged framing is required for wall and roof elements.

4.4.2 Framing Decay

Various portions of the structural lumber framing exhibit signs of decay due to prolonged exposure to water. Vandalism, fire damage, and localized failure of the building envelope has allowed water to infiltrate the building enclosure at various locations throughout the structure. The lack of protection from rain has predictably led to localized areas of decay.

Similarly, leaks from domestic water service (presumed to have occurred over the lifetime of the building) have caused localized decay of framing around bathrooms and kitchens within the space. Removal and replacement of decayed framing will be required during future phases of the site redevelopment.

Figure 4.7 (Top) Fire damage at roof and ceiling framing at 39 Soledad Street, Tipping, 2025.

Figure 4.8 (Bottom) Fire damage at central demising wall within 37 Soledad, Tipping, 2025.

4.4.1 Seismic Deficiencies

As mentioned above, the building's primary lateral force resisting system comprises the perimeter concrete walls. Forces are delivered to these walls via the wood sheathed horizontal floor diaphragms. The voluntary seismic retrofit completed in 2011 at 37 Soledad addressed the roof diaphragm strength and roof to wall connection detailing and ductility (via improvements previously described).[8] 39 Soledad has not been improved.

This structure has the following seismic deficiencies:

- Lack of strength in the transverse direction (overall building)
- Lack of diaphragm strength at the 39 Soledad roof, and at the second floor of both buildings
- Diaphragm discontinuity at the second floor of 37 Soledad
- Lack of strength along the Soledad Street façade, due to the presence of multiple door and window openings along the entry
- Lack of adequate out-of-plane concrete wall to wood roof attachments at 39 Soledad
- Lack of adequate out-of-plane concrete wall to wood floor attachments at 37 and 39 Soledad elevated floors
- Lack of diaphragm strength and adequate load path for seismic stability at the tile roof overhang
- Lack of plywood sheathing at select interior wood framed walls to augment seismic strength
- Damage to roof diaphragm and interior walls that make up part of the seismic load path as a result of fire
- Likely susceptibility to liquefaction induced settlement

Addressing these deficiencies should be a primary component of the design of building stabilization work and improvements planned during future phases of the site redevelopment.

4.5 Recommendations

While future interior improvements are contemplated as part of an adaptive reuse of the building for a future cultural center, Tipping recommends that structural improvements to the building shell be pursued to stabilize and repair the areas of the structure that are currently deficient and at risk of causing further damage or further partial collapse of certain portions of the building. The recommended improvements are as follows:

4.5.1 Fire Repair

- Replace in kind / rebuild all fire-damaged wood framing
- For wood framing elements with char of less than 10% of the section, remove charred exterior and treat. Any discoloration should be cleaned (via wire brush, smoke sponge, etc.) prior to applying sealant to contain the smoke smell

4.5.2 Decay Repair

- Hire a wood scientist to evaluate and document the extent of rotted framing
- Replace in kind all rotted wood framing elements or remove rotted portions of framing to sound lumber and hire an engineer to design supplemental framing as required

4.5.3 Concrete Repair

- Review minor cracking in concrete wall after rain events to determine if localized epoxy injection is warranted to improve weathertightness
- Patch large rock pockets with cementitious grout repair procedure

4.5.4 Seismic Stabilization

- Hire a geotechnical consultant to provide a report that (1) summarizes any site geologic hazards (such as liquefaction), (2) advises on the expected magnitude of liquefaction-induced settlements on the site, and (3) provides recommendations for foundation strengthening that could mitigate any site geologic hazards.
- Add plywood roof diaphragm to 39 Soledad
- Add plywood floor diaphragms to both 37 and 39 Soledad
- Add out-of-plane wall-to-framing attachments at elevated floors of both 37 and 39 Soledad
- Add out-of-plane wall-to-roof framing attachments at 39 Soledad
- Add plywood sheathing to interior central dividing wall to provide additional shear strength
- In the transverse direction of the building - near the middle third of the space - add a new seismic element (i.e. plywood shear wall, steel frame or concrete wall) in a manner that does not adversely impact programming or circulation.
- Add a steel or concrete moment frame and new foundations to strengthen and stiffen the front (Soledad) elevation.

Endnotes

1 Charles E. Butner, "*Building for Mr. Wallace Ahtye*," [37 Soledad] Salinas, California, 1941. Asian Cultural Experience of Salinas Archives.; Charles E. Butner, "*Building for Mr. Wallace Ahtye*," [39 Soledad] Salinas, California, date not visible. Asian Cultural Experience of Salinas Archives.

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

6 Gerald Graebe & Associates, "*Voluntary Seismic Retrofit Drawings*", 2011.

7 Ibid.

8 Ibid.

Chapter 5

Conditions Assessment

5.1 Overview

The following discussion of material conditions of the subject property describes conditions that are representative of overarching building failures and deficiencies. This section is presented as a means to inform and structure the treatment recommendations that follow.

The condition of the building elements that were evaluated are categorized in a standard good, fair, and poor rating system, defined as:

Good – The building or structural element, feature or components appears to be functionally and structurally sound and exhibits only minor wear and tear or minor deterioration of surfaces. Repair or rehabilitation is not required; however, routine (cyclical) maintenance will ensure continued good condition.

Fair – The building or structural element, feature or components show signs of aging, deterioration, and possible future failure. While the element or feature may still be structurally adequate, corrective maintenance and repair is required within a moderate period of time (approximately 3-5 years).

Poor – The building or structural element, feature or components show extensive deterioration, are missing, or show signs of imminent failure if corrective action is not immediately taken. Major corrective repair or replacement is required. Most features or elements needing further investigation are likely to fall into this category in part or in full.

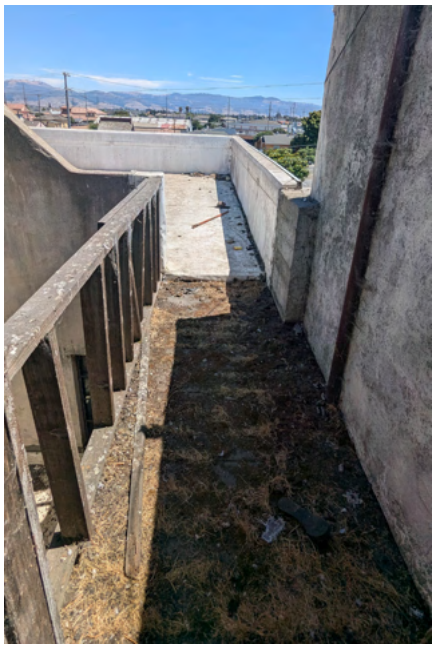


Figure 5.1 (Left) The rear lower roof of 37 Soledad, TEF, 2025.

Figure 5.2 (Right) A pathway from the third-floor door to the primary rear roof has not been maintained, TEF, 2025.

5.2 Roof and Roof Drainage

5.2.1 37 Soledad

With the exception of the burned portion of the building at the front (west) façade, the roof of 37 Soledad is in good condition. A TPO roofing system was installed in 2012 in conjunction with a larger seismic upgrade project. At that time, a layer of structural shear plywood was added over the existing 1x4 wood sheathing, and new roof drainage installed. There are no maintenance/ walk pads over the TPO roofing. Only one roof drain and overflow drain are provided for the west low slope roof. (*See Appendix I for locations of components described for roofs*)

The roof of 37 Soledad is divided into several sections due to multiple half levels of the building.

- At the rear (east) end of the building, a low slope roof (Appendix I, rear flat roof) is accessed via a door from the second level (Figure 5.1). A small portion of the roof outside of this door (adjacent to Lightwell 1 and a sort of walkway to the larger roof), appears not to have been roofed and is in poor condition (Figure 5.2). A low wood framed guardrail has been installed at the north/ lightwell side of this pathway. It does not meet building code guardrail height requirements and is in poor condition.

- Lightwell 1 at the building rear has been inhabited by pigeons and has been heavily impacted by bird guano and nesting (Figures 5.3 and 5.4). It is difficult to tell the condition of the TPO roofing but is likely in fair condition. While a roof drain and overflow drain are visible, they likely do not drain. The through wall vents and windows at this opening are all in very poor condition. At the south and west walls, portions of the exterior cement plaster is missing with plywood covering or exposed wood framing. The conditions of these wall areas are extremely poor (Figure 5.5).

Figure 5.3 (Left) The lightwell at the rear of the building houses nesting pigeons, TEF, 2025.

Figure 5.4 (Right) Looking south at Lightwell 1, TEF, 2025.

Figure 5.5 Interior view of the west wall of lightwell 1, TEF, 2025.

Figure 5.6 (Top) The primary rear low roof at 37 Soledad Street, TEF, 2025.

Figure 5.7 (Bottom) A through-wall scupper at the northeast corner of the rear low roof, TEF, 2025.

- The primary rear flat roof is in good condition, but has not been well maintained, with detritus and a buildup of dirt and animal/ human feces (Figure 5.6). A through-wall scupper at the northeast corner may not drain well. An overflow scupper does not exist (Figure 5.7).
- The bare sheet metal conductor head at the rear (east) facade (component of above-mentioned through-wall scupper) is clogged with growing plants. The bare sheet metal downspout is incomplete (Figure 5.8).
- The raised gable roof over the third floor is in good condition. It does not employ gutters at the roof eaves but laps the TPO roofing down over metal flashing over the cement plaster finish (or metal flashing) at each perimeter wall (Figure 5.9).

Figure 5.8 (Left) Sheet metal conductor head and downspout at rear (east) facade, TEF, 2025.

Figure 5.9 (Right) The typical edge condition at the gabled roof over the third floor, TEF, 2025.

Figure 5.10
(Top Left) A steel pyramidal skylight over the third floor roof, TEF, 2026.

Figure 5.11
(Top Right) A narrow strip of roofing beyond the north wall of the third floor, TEF, 2025.

Figure 5.12
(Bottom Left) The domed skylights at the lightwells of 37 were installed over the existing metal bar grilles, Tipping Structural Engineers, 2025.

Figure 5.13
(Bottom Right) Each lightwell is capped with presumably original metal bar grilles, Groundwork Preservation, LLC, 2025.

- A (presumably original) steel pyramidal skylight at the third-floor gabled roof is in poor condition with multiple broken and missing panes of chicken wire glazing and failing putty. The perimeter flashing is rusting and warping (Figure 5.10).
- The narrow strip of roofing between raised gable roof and the north edge of the primary roof is in good condition. The roofing turns up the cement plaster wall of the third-floor north wall, ending in a metal termination bar (Figure 5.11).
- Domed metal skylights were installed over the main roof lightwells in 2011. They are in good condition. Existing (presumably original) metal bar grilles over the lightwells remain in place below the skylights and appear in fair condition (Figures 5.12 and 5.13).

Figure 5.14 (Top Left) Lightwell 2 is in poor condition, Groundwork Preservation, LLC, 2025.

Figure 5.15 (Top Right) A sheet metal conductor head and downspout in Lightwell 6 may serve as drainage for Lightwell 3, TEF, 2025.

Figure 5.16 (Bottom Left) Detail view of floor to wall connection at north corner of Lightwell 2, TEF, 2026.

- Lightwell 2, the floor of which is visible from the third floor, has no roofing and no visible means of drainage. The 1x4 wood sheathing is weathered and damaged and the flashing at perimeter is inadequate and poorly executed (Figures 5.14 and 5.16). It is in poor condition. Although a floor/roof drain is not readily evident, a through-wall scupper with conductor head and downspout is evident at Lightwell 6, directly adjacent to Lightwell 2 in Building 39 (Figure 5.15) and may have originally served this lightwell (Additional investigation is recommended). The extant windows and through wall vents are in poor condition and areas of exposed wall are significantly degraded.

Figure 5.17 (Top Left) A double pitch steel skylight is extant at Lightwell 3, Tipping Structural Engineers, 2025.

Figure 5.18 (Top Right) Lightwell 4, TEF, 2025.

Figure 5.19 (Bottom Left) Extant floor drain and skylight in Lightwell 3, TEF, 2026.

- Lightwell 3 has no roofing installed at its floor and is in poor condition. There is a 1x4 wood sheathing extant on the floor and a recessed floor drain. The extant double steel skylight is in poor condition with failed putty and cracked chicken wire glazing. The steel casement windows are in poor condition with all glazing missing (Figures 5.17 and 5.19).
- The floor of Lightwell 4 does not have any roofing installed, with 1x4 wood board sheathing extant (Figure 5.18). Although a floor/roof drain is not readily apparent, a through-wall scupper with projecting sheet metal tongue is evident at Lightwell 7 directly adjacent in building 39 (Figure 5.20) and may have originally served this lightwell (additional investigation is recommended). The steel casement windows are in poor condition with all glazing missing (Figure 5.21).
- The southwest corner of the roof burned in a fire and has collapsed. The fire damaged the structural framing of the roof and parapet walls (Figure 5.22).
- The barrel clay tiles installed across the front parapet wall are in poor condition. Many are broken, loose, or have fallen off the wall. They present a fall hazard (Figure 5.22).

Figure 5.20 (Left) Projecting sheet metal drainage at Lightwell 7 may serve as drainage for lightwell 4, TEF, 2025.

Figure 5.21 (Right) Window on the west wall of Lightwell 4, TEF, 2026.

Figure 5.22
(Top) The burned portion of roof and parapet wall at the west end of the building, TEF, 2025.

Figure 5.23
(Bottom Left) The roof drain and overflow drain at the southwest corner of the building, TEF, 2025.

Figure 5.24
(Bottom Right) Interior drainage for the roof as seen at the second floor, TEF, 2025.

- The roof drain and overflow drain at the southeast corner appear in poor condition and are clogged with buildup of organic matter and debris (Figure 5.23). The drains appear to lead to drain lines at the building interior (Figure 5.24).
- At the parapet in this corner, an anchor tie is flashed into the parapet wall and appears to support the neon sign at the building's primary façade (Figure 5.23).
- The parapet walls and caps at the 37 Soledad roof generally appear in good condition. The TPO roofing is wrapped up the inside face of the walls and over the parapet caps. The caps appear to slope toward the roofing, and have been terminated with a coated metal flashing that wraps down the outside face of the building wall.
-

5.2.2 Pent Roof

The barrel-clay-tile-clad pent roof across the front (west) façade is in poor condition. The center portion of this roof was damaged in the fire.

- A lack of maintenance has led to a buildup of debris between the tiles. There is evidence of bio growth on and between the tiles, some tiles appear loose and/ or broken (Figure 5.25).
- The 1x wood board soffit has peeling paint and may be water damaged. A small area is missing at the fire-damaged area (Figure 5.26).
- The painted metal ogee gutters at the pent roof eave have rusted through in many locations and have grass growing in them (Figure 5.26). There is no downspout attached to the gutter. Historic photos of the building show a gutter previously existed at the north end of the front façade (see report cover photo).

Figure 5.25
(Top) Close up view of the barrel clay tiles on the pent roof, Tipping Structural Engineers, 2025.

Figure 5.26
(Bottom) View of burned portion of pent roof from below, TEF, 2025.

Figure 5.27 (Top) The main roof of 39 is beyond its useful life, TEF, 2025.

Figure 5.28 (Bottom) The roof of the rear building at 39 Soledad is collapsing, Groundwork Preservation, LLC, 2025.

5.2.3 39 Soledad Roof

Overall, the main roof of 39 Soledad is in extremely poor condition. The existing asphaltic roofing is beyond its useful life and has been patched in many locations (Figure 5.27). The west end of this roof was similarly damaged by fire and has collapsed. Only one roof drain was located for the entirety of this roof within the burned area of roofing – it is not extant. The roof at the rear one-story building similarly is in extremely poor condition. In multiple locations the roof appears to have failed with visible holes through the roof (Figure 5.28). It is a collapse hazard.

Figure 5.29 (Top Left) A painted sheet metal conductor head extant at the northeast corner of the rear addition building, TEF, 2025.

Figure 5.30 (Top Right) Parapet damage at rear concrete wall of Building 39, TEF, 2025.

Figure 5.31 (Bottom) Parapet damage at wood-framed wall of Building 39, TEF, 2025.

Figure 5.32 Lightwell 5, TEF, 2025.

- A through wall scupper and painted sheet metal conductor head is extant at the northeast corner of the rear, lower roof, but are likely in poor condition overall. The downspout is incomplete (Figure 5.29).
- The parapet walls around the roof, at both building perimeter and around lightwells are in extremely poor condition. The asphaltic roofing was run up the parapet walls but is missing or failed in many locations. Various layers of asphaltic covering, cement plaster and other adhesives/ waterproofing have worn away at the caps to reveal concrete (Figure 5.30), wood board wall paneling, and in some locations, chicken wire (Figure 5.31).
- Lightwell 5, furthest east on the roof along the north building perimeter wall, is in poor condition (Figure 5.32). It appears to have two floor levels and is heavily impacted by nesting pigeons. No roofing is visible due to guano buildup and there does not appear to be any roof drainage. The windows were not accessible from the building interior but are presumably in fair to poor condition.

- Lightwell 6 is located just east of the building midline at the north building perimeter wall and is in poor condition (Figure 5.33). No roofing is visible at the floor due to a buildup of earth, detritus and plant growth. No roof or floor drain is visible. There is a buildup of bio growth on the cement plaster of the south wall. The windows are in fair condition with weathered components.
- Lightwell 7 is in poor condition (Figures 5.20 and 5.34). It is located west of the building midline on the north building perimeter wall and, similar to Lightwell 6, has a buildup of earth and debris at its floor level, making any remaining roofing indistinguishable. The windows are in fair condition with weathered components (Figure 5.35).
- Lightwell 8 is located west of the building midline along the south building perimeter wall and is in poor condition (Figure 5.36). This well appears to span all the way to grade. The well is actively inhabited by pigeons. The windows appear to be fair condition.
- Lightwell 9 is located west of the building midline perpendicular to the south perimeter wall and is in poor condition (Figure 5.37). No roofing or roof/ floor drain is visible below the dirt build up and plant growth. There is bio growth on the upper east parapet wall. The windows appear to be in fair condition.

Figure 5.33 (Top) Lightwell 6, TEF, 2025.

Figure 5.34 (Bottom) Lightwell 7, TEF, 2025.

Figure 5.35 (Top Left) East window in Lightwell 7, TEF, 2026.

Figure 5.36 (Top Right) Lightwell 8, Tipping Structural Engineers, 2025.

Figure 5.37 (Bottom Left) Lightwell 9, TEF, 2025.

Figure 5.38
(Top) Skylight 1, TEF, 2025.

Figure 5.39
(Bottom) Skylight 2, TEF, 2025.

- Skylight 1 is a steel framed, double paned skylight with chicken wire glazing mounted over wood framing. It is located east of the building midline near Lightwell 6 and is in fair condition (Figure 5.38). The glazing of the north pane is broken. The frame has no coating and exhibits some rusting.
- Skylight 2 is located west of the building midline roughly in the middle of the roof field from north to south. It is a steel framed double paned skylight mounted over wood framing and is in poor condition (Figure 5.39). No glazing is extant and the frame has no coating and is rusting. Shards of chicken wire glazing is extant at the boarded-up skylight well below.
- A wood framed roof access hatch is located along the north perimeter wall at the far west end of the building. It has a wood framed cap with asphaltic roof covering and is in poor condition (Figure 5.40). The hatch appears to be within the area of fire damage but does not exhibit damage from the exterior.

Figure 5.40 Roof Access Hatch 1, TEF, 2025.

- The northwest corner of the 39 Soledad roof was burned in the fire and has collapsed (Figure 5.41). A majority of the asphaltic roofing along the parapet walls at the west and north walls has failed or is completely missing, exposing the wood board wall sheathing. The roof drain and overflow drain that existed in the northwest corner are missing, however drainage piping below belies its existence (Figure 5.42). Similar to the west parapet wall at the 37 roof, the barrel clay tiles mounted on top of the wall are broken, loose, or have fallen off the wall. They present a fall hazard.

Figure 5.41 West end of 39 Soledad roof, TEF, 2025.

Figure 5.42 Remnants of roof drainage at second floor, TEF, 2025.

Figure 5.43 (Top) West Façade elevation, TEF, 2025.

Figure 5.44 (Bottom) West Façade, Groundwork Preservation, LLC, 2025.

5.3 Exterior Walls

5.3.1 Primary (West) Façade (37-39 Soledad)

Overall, the west façade of 37-39 Soledad is in very poor condition due to the extensive fire damage and resulting structural damage. Despite this, some of the individual components on the facade are in fair shape (Figures 5.43 and 5.44). Special attention is paid herein to each of the façade components as the west façade is a primary contributing feature to the historic significance of the building.

- For Pent Roof description, see Section 5.2.2.
- The painted sheet metal decorative scrolls, one above each end of the the pent roof, are in fair condition. Each has a hole at its protruding end due to corrosion (Figure 5.45).
- There are seventeen painted decorative wood brackets below the pent roof, the majority of which are in fair condition. At the burned portion of the pent roof, some brackets may require replacement in kind (additional investigation required).
- The projecting neon blade “CHOP SUEY REPUBLIC” sign (reconstructed in 2009 by the Asian Cultural Experience of Salinas) is in good condition (Figure 5.46).

Figure 5.45 (Left) Rusting decorative metal scroll, TEF, 2025.

Figure 5.46 (Right) “CHOP SUEY REPUBLIC” sign, TEF, 2025.

- The projecting sheet metal “MI CANTINA” sign above the 39 second story alcove is in fair condition. The white paint used for the characters is missing in varying locations, while the red paint is faded. The sheet metal shows signs of deterioration/mild corrosion in various locations. Historic photos show that the sign originally read “LOTUS INN” and had neon lighting mounted in front of each character. The holes for the neon light appear to still exist (Figure 5.26).
- The painted decorative wood brackets mounted at the corners of the second story alcoves are in fair condition.
- The steel sash fixed and casement windows on the façade are in poor condition. All glazing is missing; there is no coating on the steel, and there is extensive surface rusting (Figure 5.47).

Figure 5.47
(Top) The steel casement window at the balcony is rusting but still operable, TEF, 2025.

Figure 5.48
(Bottom) Scored concrete floor at second floor balcony of 37 Soledad, TEF, 2025.

- The projecting concrete balconies at the second floor are scored above at the balcony floor, with metal ogee gutters at the perimeter. The concrete is in fair condition with one large crack visible at the north side of the 37 balcony(Figures 5.48 & 5.49). The gutters are in fair to poor condition. A large section of the gutter is corroding and warping on the 39 Soledad balcony (Figure 5.50). The gutters appear to drain at the center of the façade through a drainage pipe internal to the building.

- The painted decorative wood brackets mounted below the second floor balconies are in fair to poor condition. Five brackets at the north end of the 39 balcony are damaged from the fire (Figure 5.50).
- The partially glazed wood doors with five horizontal lites each at the second-floor alcoves are in poor condition. Glass panes are missing almost entirely, and wood muntins are missing or damaged in multiple locations. The doors are covered with plywood from the inside (Figure 5.51)
- The decorative metal railings mounted on the alcove balconies are in fair condition. They are only 31 inches high.

Figure 5.49 (Top) The concrete balcony at 37 Soledad has a large crack, TEF, 2025.

Figure 5.50 (Bottom Left) The gutter at the 39 Soledad balcony is in poor shape, TEF, 2025.

Figure 5.51 (Bottom Right) Door to the second-floor balcony at 37 Soledad, TEF, 2025.

Figure 5.52 The triangular shaped and pedimented metal marquee at the north pedestrian entry, TEF, 2025.

- Wall mounted pendant light fixtures at the balconies are industrial in nature. They are mounted adjacent to the doorways (one fixture at 37 Soledad, two at 39 Soledad). The fixture at 37 Soledad appears to be original. The fixtures are in poor condition.
- The decorative metal marquee with triangular pediment shape and decorative end scrolls above each pedestrian entry are in fair condition (Figure 5.52).
- The wood flush pedestrian door with porthole opening at 37 Soledad is in fair condition; it is unclear if glazing remains in the porthole. The transom above appears intact (covered with plywood), is in fair condition, and may retain glazing (Figure 5.53). The door at 39 is in poor condition; the strike side stile is badly damaged and partially missing from a previous (attempted) break in (Figure 5.54). The transom is in fair condition with missing glazing (Figure 5.55).

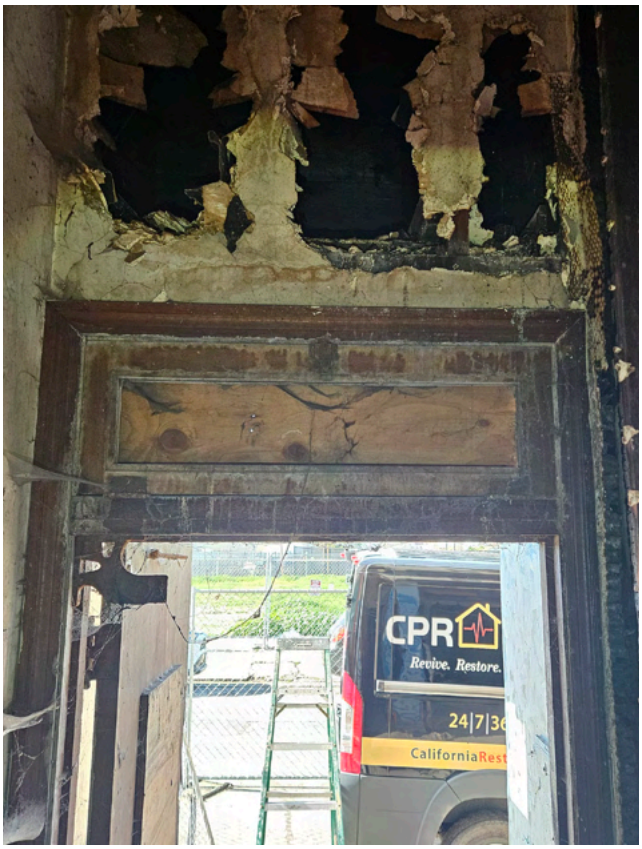


Figure 5.53 (Top Left) Pedestrian entry and transom from interior of 37 Soledad, TEF, 2026.

Figure 5.54 (Top Right) Pedestrian entry at 39 Soledad, TEF, 2025.

Figure 5.55 (Bottom) Transom at 39 Soledad pedestrian entry, TEF, 2026.

- There are a pair of wood frame, glazed storefront doors with transom above at each storefront entry (currently covered with plywood). The doors and transom at 39 are in poor condition, are missing glazing and have been damaged by fire at the interior. The doors at 37 are similarly in poor condition, with missing glazing and damage at wood components from various attachments. The original transom appears to have been removed and replaced with an inappropriate metal vent in its place, in fair condition. The transom appears to have been in-swinging hopper windows (Figure 1.20).

Figure 5.56 (Top) Fire-damaged storefront at 39 Soledad, TEF, 2026.

Figure 5.57 (Bottom) Storefront door at 37 Soledad, TEF, 2025.

- The original storefront framing was wood framed with wood-framed bulkheads covered with 4x4 ceramic tiles (Figures 5.58 and 5.59). The brightly colored orange tile with a first course of black tile is still largely intact at 37 Soledad, although the tiles are damaged and chipped at the far north edge of the building. The tiles have largely been removed, painted, or covered with plywood at 39 Soledad. Multiple locations are cracked but extant tiles are in fair condition.
- The soffit and associated wood trim over the storefront is in poor condition. A large portion of the soffit has been fire damaged and presents a fall hazard. The wood trim is largely missing and appears very weathered in extant locations.
- The wood framed narrow octagonal window opening at 37 Soledad (Figure 2.43) is covered with plywood at the front, but the window still exists. It is missing glazing and appears in fair condition.
- The original mosaic tile sidewalk at the building entries, including the "REPUBLIC CAFE" mosaic of black and white ceramic at building entry 37, is very dirty and damaged in multiple locations. It is in poor condition. (Figure 5.60)

Figure 5.58 (Top) The orange and black ceramic tile bulkhead at the far north edge of the building has been chipped, TEF, 2025.

Figure 5.59 (Center) The majority of extant ceramic tile bulkhead at 39 Soledad has been painted over, TEF, 2025.

Figure 5.60 (Bottom) The original "REPUBLIC CAFE" mosaic, Groundwork Preservation, LLC, 2025.

Figure 5.61 (Top) Remnant concrete board forms at the north elevation, TEF, 2025

Figure 5.62 (Bottom) Rock pockets at the north elevation, TEF, 2025.

5.3.2 North Façade (37 Soledad)

The north façade of 37 Soledad is located on a property line and may see future development directly adjacent to it such that it is not visible long term. It is in fair condition.

- It appears that the original concrete board forms were never stripped from the lower west end of the façade as the board pattern directly adjacent seems to follow the extant boards exactly (Figure 5.61). The overall shape of the remaining boards is indicative of a previous building on the adjacent lot in this area. There are remnants of asphaltic building paper or roofing along the top of the boards, indicative a previous roofline (Figure 5.62).
- Along the wall there are many “rock pockets,” where the concrete was improperly consolidated during construction, leaving the aggregate exposed (Figure 5.62).

5.3.3 Rear (East) Façade (37-39 Soledad)

The rear (east) façade, of board form concrete, is broken into two sections, north and south, corresponding with the addresses. The façade at 37 Soledad to the north is pulled back from the property line and is in fair condition. The façade has been graffitied and the area adjacent to it was being used as the “toilet” for local unhoused individuals, making access limited.

- Three fixed steel windows at the second floor are in poor condition. All the glazing is missing and they are visibly corroding. The north window has been damaged with the sash bent out of the frame/ wall (Figure 5.63). The concrete sills of all windows are various stages of spalling.
- Three smaller windows at the first floor are also steel sash and are boarded up. They are all in poor condition, with missing glazing and corroding components (Figure 5.64). The wood framed opening and extant wood transom of the rear entry are in poor condition. The original door was removed and replaced with a contemporary paneled fiberglass door, in fair condition.

Figure 5.63 (Left) The rear (east) façade of 37 Soledad, TEF, 2025.

Figure 5.64 (Right) A boarded-up first-floor steel sash window at the rear (east) façade of 37 Soledad, TEF, 2026.

The main wall of the east façade at 39 Soledad is set back considerably from the property line with a one-story, wood-framed building constructed within the setback (see Section 5.3.4).

The primary concrete board form wall, set back from the property line, is in fair condition (Figure 2.8).

- There are two double hung wood windows in poor condition. All paint is worn away with the wood frame and sashes heavily weathered, and the windows are void of glazing.

Below the wood shed roof of the rear building at this facade, the fenestration components are in poor condition (Figures 2.11 - 2.13).

- A wire mesh window covering is rusted (Figure 2.13). Presumably there are wood framed windows behind. They were inaccessible but are likely in poor condition.
- Both doors appear to be wood flush doors with glazed wood transoms above and are in fair condition (Figures 5.65).

Figure 5.65 (Top) The primary rear door of 39 Soledad, as seen from the interior, TEF, 2026.

Figure 5.66 (Bottom) Rear (east) façade of rear building behind 39 Soledad, TEF, 2025.

Figure 5.67 North façade of the rear building behind 39 Soledad, TEF, 2025.

5.3.4 1-Story Rear Building (39 Soledad)

The building at the rear of 39 Soledad is a collapse hazard, with la majority of the roofing and framing failed and large holes in the base of the exterior walls (Figure 5.66).

- The plaster wall is in poor condition, with large holes in plaster at base of wall with chicken wire exposed.
- Two wall openings — a wood framed opening with a failed wire mesh infill and a wood framed window that is boarded up — are both in extremely poor condition.

The north, south and west elevations of the rear building are similarly in poor condition.

- A portion of the north wall has been boarded up at what may have been a door opening. There is heavy water staining and mold growth along the wall, indicative of excessive water infiltration in the wall, and very likely due to the failed roof (Figure 5.67).
- The doors and transoms on the south and east facade are covered and difficult to assess. As they are less accessible and exposed to elements, they are presumably in fair to poor condition, (Figures 2.14 and 2.15).

Figure 5.68 The exposed south wall of 37 Soledad, TEF, 2025.

5.3.5 South Façade (39 Soledad)

Very little of the south façade is visible due to the building constructed adjacent to 39 Soledad to south. The portion of visible façade is in good condition. Due to its location in a lightwell of the adjacent building, it is somewhat weather protected and has no openings (Figure 5.68).

5.4 Building Interior

5.4.1 37 Soledad

The interior spaces of 37 Soledad are generally in very poor condition. A lack of use in the last 40 years, and associated lack of maintenance has led to extreme degradation of materials, removal of components, and damage from vandalism and fires. The building also hosts pests, is flea infested, littered with detritus, has been damaged by fire, and is generally an unsafe space to enter.

The spaces have largely been stripped down to wood framing at the walls and ceilings, with a few exceptions. As described in Chapter 4, many of the wood framed interior walls show signs of water damage, potentially from failed plumbing components, as well as at lightwell walls where inadequate roofing/ exterior wall finish is provided.

- Throughout the building, many of the finishes have been removed to reveal knob and tube wiring, remnant plumbing, and utility lines in the ceilings and walls. (Figure 5.69). This is not a life safety threat as the building has no services, but points to the inadequacy of the utility systems for this building.
- At the first-floor rear kitchen, remaining kitchen equipment is in poor condition. A tiled counter exists beneath a series of stainless steel woks and exhaust hoods. The components are in disrepair, are dirty and rusting (Figure 5.70).

Figure 5.69 (Top) Typical exposed knob and tube wiring, seen here at the first-floor restaurant north wall of 37 Soledad, TEF, 2025.

Figure 5.70 (Bottom) Remnant woks in the 37 Soledad kitchen, TEF, 2025.

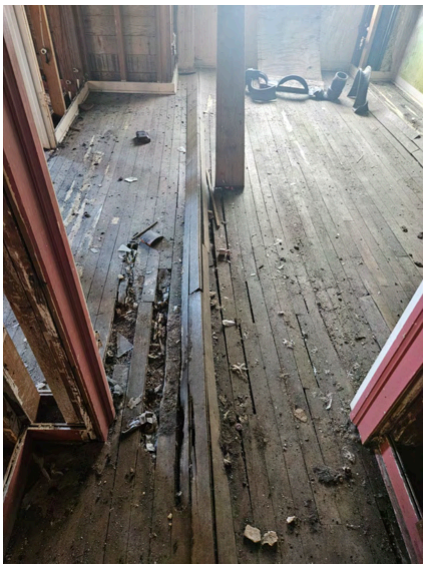


Figure 5.71 (Top Left) Buckling floor in the front bedroom of 37 Soledad apartment, TEF, 2025.

Figure 5.72 (Bottom Left) Partially demolished flooring in the 37 Soledad apartment living room, TEF, 2026.

Figure 5.73 (Right) The removed baluster and newel post at the 37 Soledad second-floor apartment, TEF, 2026.

- The mezzanine floor is in fair to poor condition. In some locations, particularly adjacent to Lightwell 1, the flooring has failed due to water intrusion. The mezzanine railing may not be original. It is 32 inches high.
- At the second-floor apartment, the extant oak floor is in fair to poor condition. At certain locations the floor has buckled (Figure 5.71). In the living room and dining room, the floor was partially demolished and removed during the 2026 building cleanup (Figure 5.72).
- The banister and newel post to the primary stairs of the apartment have been removed for safety, but remain in the apartment.

5.4.2 39 Soledad

The interior spaces in 39 Soledad are in very poor condition. Years of vacancy, neglect, vandalism, and damage from fires have resulted in an extreme degradation of materials and damage. The building also hosts pests, is flea infested, littered with detritus, has been damaged by fire, and is generally an unsafe space to enter.

- The original bar room on the first floor is in poor condition. The front half was heavily damaged by fire in 2022, with the floor and roof framing entirely collapsed and the front façade. The plaster of the walls and ceiling is intact in some locations but has largely fallen from the ceiling and walls, littering the space. The framing of the original coved ceiling remains intact (Figure 5.74). The original display area at the front storefront is entirely burned (Figure 5.75).
- The freestanding service bar and associated built in bar stools are in poor condition. A portion of the bar has been damaged by fire; the front veneer of the bar is in particularly poor condition. The bar is littered heavily with large pieces of fallen ceiling plaster making full condition assessment difficult.

Figure 5.74 The first-floor bar in 39 Soledad, TEF, 2026.

- The wood back bar with mirror backsplash is in poor condition. A portion of the bar was damaged by fire and the mirror backsplash is missing or has detached from the wall in multiple locations. Buildup of detritus in the space and fallen plaster make full assessment of these components difficult.
- The wood light sconces installed on the south wall are in poor condition (Figure 5.76). At least one has been damaged heavily by fire. The veneer and wood components of many have failed/ peeled away.

The interior of the rear building at 39 Soledad was not accessible. Due to the failing roofing, it is likely in poor condition.

Figure 5.75 (Top) The front storefront and display are fire damaged, TEF, 2026.

Figure 5.76 (Bottom) 39 Soledad bar, TEF, 2026.

Chapter 6

Historic Preservation Treatment Approaches

6.1 Overview

The Secretary of the Interior's Standards for the Treatment of Historic Properties offer four defined approaches for the potential treatment of historically significant structures which reflect increasing levels of intervention into the original fabric of the building. The four levels are as follows: Preservation, Rehabilitation, Restoration, and Reconstruction. Each level of treatment provides guidance on the approach to building intervention.

The primary recommended historic preservation treatment approaches for the continued use of 37-39 Soledad Street are restoration and rehabilitation as further detailed below:

- Restoration to reinstate character-defining features of the primary west facade that have been compromised through neglect
- Rehabilitation maintenance actions to rehabilitate or replace in kind extant character-defining features
- Rehabilitation to promote continued use of the building through sensitive interventions in future work

See Chapter 8, Section 8.3 for additional, specific actions to be taken for each historic preservation treatment approach.

Chapter 7

Requirements for Work

7.1 Codes, Regulations and Applicable Laws

Applicable laws, codes, regulations and other requirements must be considered before any rehabilitation work can begin on 37-39 Soledad. Other site-specific jurisdictional criteria also relevant to the project's location should be consulted and implemented as required.

The following regulations are applicable:

- Architectural Barriers Act Accessibility Standards (ABAAS)
- The Secretary of the Interior Standards for the Treatment of Historic Properties
- Applicable and most current Building Codes shall be referenced at the time of construction

Any future design work or repair specifications developed for 37-39 Soledad Street should be undertaken by a licensed architect who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture.

Chapter 8

Treatment Recommendations

8.1 Overview

The Treatment Recommendations for 37-39 Soledad are organized into four categories.

1. Recommendations are made to remediate critical life-safety hazards evident at the building. These repairs should be completed as soon as possible.
2. Recommendations are made for a series of additional investigations that are required to better understand and thus address the advanced state of building deterioration.
3. To realize the proposed historic preservation treatment approaches outlined in Chapter 6, preservation-focused recommendations are delineated. A number of these recommendations focus on actions that could be implemented immediately (at the owner's discretion); however, many of these reflect longer-term goals and actions that will assist in reinstating (and maintaining) the historic character of the original building.
4. Additional short-term recommendations are made that address the material deficiencies of a more immediate nature that noted in Chapter 5.

For a condensed table of Treatment Recommendations, see Appendix D.

8.2 Life Safety Recommendations

There are a number of conditions evident at the building that represent critical life safety hazards and that should be addressed immediately, including:

- The one-story building at the rear of 39 Soledad is a collapse hazard and should remain actively boarded up to keep out intruders and vagrants.
- There is extensive evidence of building occupation by local unhoused individuals and animals. This building is a hazard and should not be occupied. It should remain boarded up and be monitored to ensure inhabitation is not undertaken.

Figure 8.1 Roof of rear building at 39 Soledad, TEF, 2025.

8.3 Recommended Further Investigations

Prior to any work moving forward on this building, a number of additional studies are recommended. Several of these investigations are critically important to establishing a structurally stable and watertight building as soon as possible.

Investigation of Fire Damage at West Façade (Critical)

Engage a licensed structural engineer or testing agency to investigate the following::

- Extent of damage and critically failed structural components at the west façade, including:
  - Wall and storefront framing
  - Balconies and alcoves
  - Parapet Pent Roof
- Structural Engineer (with input from qualified historical architect) to design a permanent structural repair of the front façade (see Section 8.5 for recommendations to address critical conditions).
- **Associated Recommended Scope:** Engage a qualified historical architect to investigate conditions of components that are currently covered and make recommendations for their restoration or replacement in kind.

Investigation of Fire Damage at Floor/ Roof Framing (Critical)

Engage a licensed structural engineer or testing agency to investigate the following:

- Extent of damage and critically failed structural components at the floor and roof framing of both buildings.
- Structural Engineer (with input from qualified historical architect) to design a permanent structural repair of the roof and floor framing (see Section 8.5 for recommendations to address critical conditions).

Fire Sprinkler Installation (Highly Recommended)

Engage a licensed plumbing contractor to design and build a temporary NFPA-13 compliant fire sprinkler system. Note that installation of a new fire water lateral will likely be required.

Window Investigation (Recommended)

Hire a qualified architect or licensed general contractor to further assess the conditions of steel sash and wood windows, with attention to component condition, concrete window opening condition, window sash and hardware operability. If replacement in kind is required, additional focus should be paid to original installation of the window to determine a recommended method for removal of windows.

Lightwell Drainage Investigation (Recommended)

Hire a licensed roofing contractor and architect to further investigate the location, routing and condition of drainage components for the existing lightwells.

Pipe Investigation (Recommended)

Hire a licensed plumbing contractor to inspect the existing internal downspouts (from roof and balcony) and below grade piping (if extant) to determine blockage, existing sizes, and pipe integrity.

Historic Paint Analysis (Optional)

Hire a qualified materials conservator or historical architect to perform a historic paint analysis. Samples should be taken of all painted character-defining features at the west façade to determine their original paint colors.

8.4 Recommended Historic Preservation Treatment Approaches

8.4.1 Restoration to Maintain Chinese-Inspired Design

The overall composition, decorative components, and original materiality of the west façade are all crucial to expressing the Chinese-inspired and Spanish Revival design of this building. Maintaining this façade in place is necessary to ensure the building's continued representation of the diverse immigrant community of Salinas' Chinatown. Full restoration of this façade is recommended and described below.** These recommendations represent longer-term goals that may be undertaken at any time at the owner's option. *For more immediate repair items, please see Section 8.4.3 below.*

***Note: Due to fire damage, sections of this façade will need to be dismantled and reconstructed to ensure structural integrity (extent of replacement to be determined per Section 8.2 above).*

Figure 8.2 Rendering of restored facade at 37-39 Soledad, TEF, 2026.

Given this, the larger priorities for the preservation of historic fabric on this facade are as follows:

1. Maintain historic fabric in place and restore to original condition.
2. Document (both physically and photographically) the existing installation, configuration and dimensions of existing components, carefully disassemble, and salvage for future reinstallation.
3. Document component (per above), demolish components, and reconstruct / replace components in kind. For components that are extant but will need to be replaced in their entirety, such as exterior cement plaster, salvage a portion of the existing to match new to original.

Please note that the repair terminology used herein has specific definitions and is specific in its use*. See Appendix C for Treatment Definitions.*

The recommendations below are organized by character defining feature.

- Pent Roof and West parapet wall:
    - Remove and salvage undamaged barrel clay tiles. Remove roof underlayment and assess sheathing and roof/wall framing. Replace framing and sheathing as required. Install new roof underlayment. Clean and reinstall salvaged clay tiles. Match existing tile layout; install to meet current code/ life safety requirements. Replace in kind any tiles that are cracked, damaged or visibly stained after cleaning.
    - Prep and paint existing 1x wood soffit and decorative wood brackets that are intact. Replace in kind fire damaged components and paint to match adjacent. Ensure all brackets are securely attached.
    - Replace in kind the ogee metal gutter at the pent roof. Replace downspouts and ensure safe drainage condition at sidewalk below. Paint gutter and downspout to match (or approximate) original color.
- Replace in kind the section of corroded metal at each decorative sheet metal scroll. Temporary removal of these components may be required for repair. Additional investigation should be completed to confirm that these components are adequately secured to the wall and are watertight. Prep and paint scrolls to match (or approximate) original color.
- Retain in place existing neon blade “CHOP SUEY REPUBLIC” sign. Ensure that mounting is adequate and that lighting is in good working order. Temporary removal and protection of sign during façade restoration is recommended.
- Inspect existing “MI CANTINA” sign for evidence of component failure/ corrosion. Remove sign as needed to restore to original condition or, if not feasible, recreate sign to match original. Sign to include original lettering of “LOTUS INN” with martini glasses and horizontal lines (see figures 1.7 and 1.17). Lettering to be painted in same location, font and white color as original with a dark background. Consider restoring working neon lighting on sign at lettering and martini glasses. Securely install signage in original location.

- Prep and paint decorative wood brackets installed in second floor alcove corners. Consider installation of visually unobtrusive, painted metal flashing or sealant at bracket/alcove junction to avoid water intrusion into bracket. Ensure brackets are securely attached.
- Repair or replace in kind second floor steel sash windows (see recommended window further investigation). Windows to have code compliant hardware. Exterior window finish to be dark to match (or approximate) original color.
- Repair or replace in kind partially glazed wood doors with five horizontal lites each at the second floor. Install code compliant hardware. Paint to match (or approximate) original color.
- Concrete Balconies:
    - Clean existing concrete balcony using low pressure warm water spray. Further inspect balcony edge condition to ensure existing edge metal is in good condition and adequately secured. Repair metal edge/flashing as needed to promote water drainage. Repair large cracks in concrete.
    - Replace in kind the ogee metal gutter at the balcony perimeters. Replace drainage piping as required at exterior/ building interior. Ensure that existing piping below grade is viable (see pipe investigation above). Paint to match or approximate original color.
    - Prep and paint decorative metal railings to match (or approximate) original color. Railings may be removed and repaired off site if required. If the balconies are to become occupied in future reuse scheme, design a non-obtrusive code compliant railing behind the existing railings.
    - Replace in kind fire damaged decorative wood brackets below the balconies. Prep and paint extant brackets to match (or approximate) original color. Ensure all brackets are securely attached.
- Install contemporary wall mounted pendant light fixtures at original alcove locations. Fixtures to be compatible with building aesthetic.
- Clean and repair the metal panel marquees over the residential entries to ensure water tightness. Component may be temporarily removed and reinstalled to repair if required. Paint to match (or approximate) original color.
- Repair or replace in kind existing flush wood pedestrian doors with glazed porthole. Install code compliant hardware. Stain door to match (or approximate) original color. Repair or recreate glazed wood transom above door to approximate original, finish to match door. If code compliant hardware at transom is not feasible, transoms may be fixed in place.

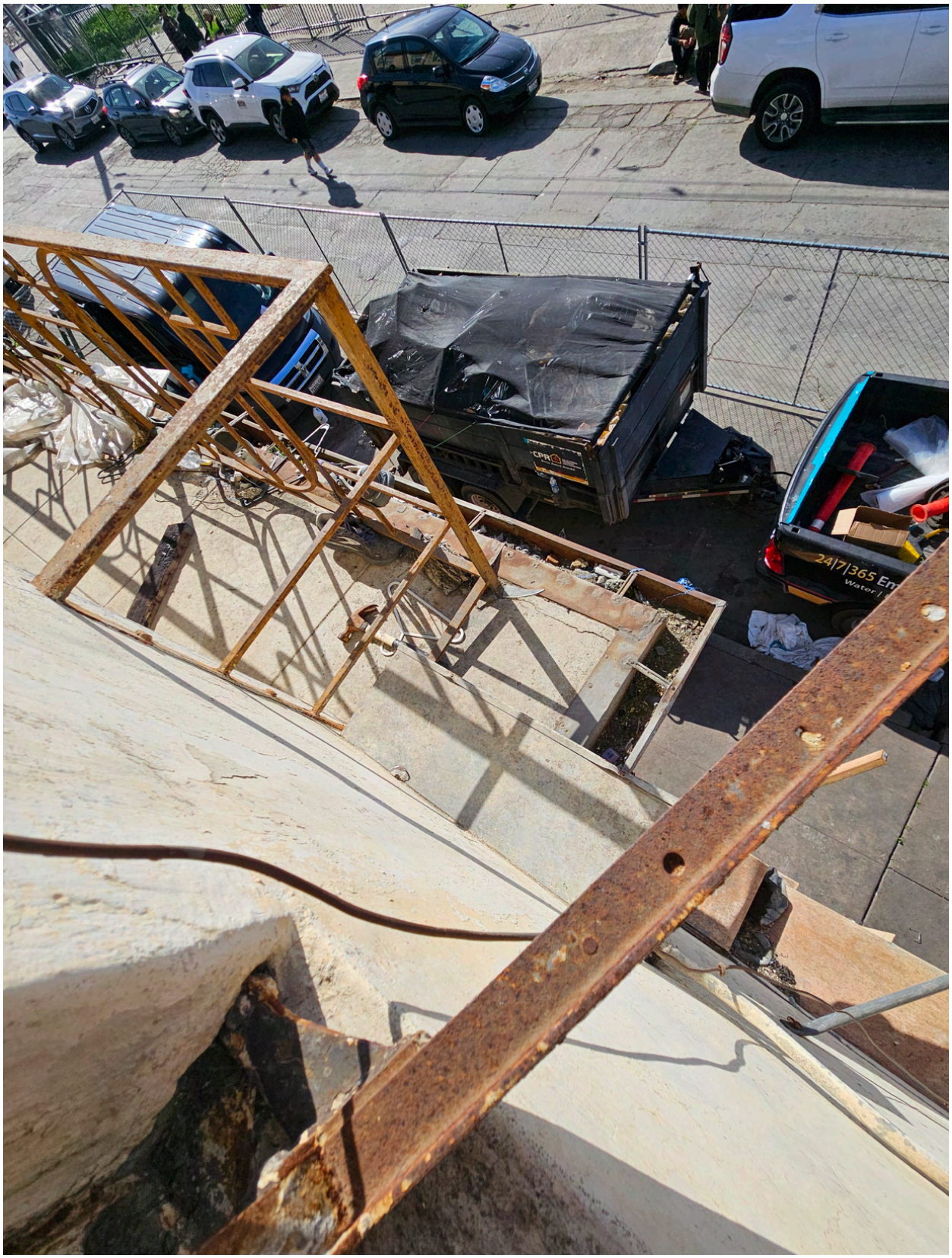


Figure 8.3 Edge condition of concrete balcony as seen from above, TEF, 2026.

- First floor storefronts:
    - Verify condition of wood storefront framing and bulkhead wall framing at 37 Soledad. 39 Soledad storefront is primarily fire damaged and should be replaced in kind, in original location and configuration. Reconstruct 37 storefront where components are beyond repair to approximate original and as required to accept new storefront glazing system (see next recommendation).
    - Install new aluminum or metal coated storefront system with narrow frame profile to approximate original. Stain storefront framing and trim to match (or approximate) original color.
    - Restore the original ceramic tile bulkhead. Complete testing to determine if paint can be removed from tiles at 39 Soledad before removing tiles. Ceramic tiles to be salvaged or replaced in kind. Where bulkhead must be replaced, replacement of wood backer board is not required, and may be replaced with cement backer board or more appropriate, water-resistant material.
    - Repair or replace in kind the existing glazed wood storefront doors. Replace door frame components as required for consistency with original. Install code compliant hardware. Stain door to match (or approximate) original color. Repair or replace glazed wood in swinging hopper transoms above doors to match original, finish to match door.
- Replace glazing in existing octagonal window or replace in kind as feasible. Prep and paint to match (or approximate) original color.
- Build a new soffit to maintain the original configuration and relationship to storefront below. Salvage a representative piece of extant wood soffit trim for replacement in kind. Paint to match (or approximate) original color.
- Consider installing a retractable canvas awning over sidewalk (similar to historic awning, see Figure 1.17), hung from the underside of the storefront soffit.
- Clean mosaic tile sidewalks and “REPUBLIC CAFE” mural with low-pressure, warm water spray. Replace cracked or broken tiles in place to match original.
- Sound the existing cement plaster exterior that is over structurally stable framing/ concrete to determine condition. Remove unsound cement plaster and patch to match adjacent. Clean exterior cement plaster to remain with low-pressure, warm water spray. Repair cracks and paint in light color match (or approximate) original color.
- Paint facade and components in color scheme more in keeping compatible with the original, with light colored walls and dark colored accents.

Figure 8.4 Cover page, Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties, National Park Service, 2017.

8.4.2 Rehabilitation - Future Work

The City of Salinas, working together in strategic partnerships, is actively working to revive Salinas' Chinatown. The City is concurrently working to develop affordable housing on two other sites very nearby, 34-40 Soledad across the street, and 45 Soledad at the corner of Soledad Street and Market Way.

A primary intention of this work is to draw new life to the area in the form of residents and commercial tenants. Historically, 37-39 Soledad Street has served both of these user types, however conversion to a new use may also be suitable.

For future development at this building, a new addition and construction on adjacent lots are likely to be considered and should take into account the character-defining features of 37-39 Soledad Street. Should an addition be considered, it should prescribe especially to three of the Secretary of Interior Standards for Rehabilitation:

- **Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Despite extensive deterioration of the subject building due to decades of vacancy and fire damage, the form, materials and overall design are remarkably intact. Apart from the removal of minor components, the original expression and design intent reads clearly.

The west facade, as previously established, represents the building's significant relationship of the surrounding diverse immigrant community. This facade should be maintained in place and restored. Any addition considered on top of the building should be deferential to this façade by being held back from the west parapet wall, and through the use of differentiated but compatible materials and with unobtrusive detailing that does not compete with the original Chinese-inspired design. It should also be noted that the lightwells on the roof provide a substantial amount of natural light for the building interior and effort should be made to maintain them in place. The windows and skylight in the lightwells are original and maintain the overall sense of place established by the primary façade. Consideration should be given to repairing them or replacement in kind.

At the interior, consideration should be given to maintaining the identified character defining features in place and an effort made to keep the west façade storefronts open to the main commercial spaces.

Any future design work or repair specifications developed for 37-39 Soledad Street should be undertaken by a licensed architect who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture.

8.4.3 Rehabilitation - Maintenance

All ongoing and future maintenance and repair work on the building should incorporate the Secretary of the Interior's Rehabilitation Standards as an established practice, particularly for the rehabilitation of distinctive materials, finishes, and construction techniques. This treatment approach allows flexibility for building adaptation over time while encouraging the maintenance and repair of existing historic fabric. As possible, deteriorated historic features should be repaired rather than replaced. Previously completed maintenance and repair work that was insensitively executed should be reversed through proper material selection and carefully planned construction techniques to match or be more in keeping with the original.

Priority rehabilitation action items for the preservation and maintenance of extant character-defining features include:

- Create a cycle of maintenance to address the following character-defining features and elements:
    - Cement plaster exterior finish
    - Wood framed storefront components and doors, including second story wood glazed doors
    - Decorative wood brackets
    - Open lightwells
    - Pedestrian metal marquees and decorative sheet metal scrolls at roof
    - "CHOP SUEY REPUBLIC" and "MI CANTINA" signage
    - Clay tile pent roof and parapet
    - New roof drainage at flat roof, lightwells and from balconies
    - Mosaic tile terra cotta and ceramic tile "REPUBLIC INN" mosaic at sidewalk

These cyclical maintenance actions would include cleaning, maintaining paint coatings, and inspection of features to ensure proper repair.

8.5 Recommendations to Address Material Deficiencies

The following are short term treatment recommendations to address observed material deficiencies. This section corresponds directly to Chapter 5: Conditions Assessment. The primary intent for these recommendations is to quickly address repair or upgrade items that are required to arrest decay and to bring the building to a safe and maintainable state.

8.5.1 Roof and Roof Drainage

CRITICAL:

- Replace roofing at both buildings in their entirety and at lightwell flooring. This work should be completed in conjunction with investigation of the floor/ roof framing and lightwell drainage (Section 8.3).
    - Engage a licensed structural engineer or qualified contractor to survey extent of water damage/ dry rot at existing wood parapet and lightwell framing. Replace/ repair damaged framing as required. Patch/ replace in kind cement plaster at lightwell walls as required. If lightwell walls/floors with windows or skylight are reframed, document locations, sizes and remove windows/ skylights and salvage for future reuse/ replication. Rebuild wall/floor with openings per original sizes and locations and board up openings temporarily.
    - Prior to roof replacement, determine which existing historic features may be impacted and determine plan of action with qualified historical architect. Existing roof skylights may be removed, salvaged and existing openings temporarily boarded up. Existing decorative scrolls at west façade may need to be removed to provide adequate watertight condition at west parapet. Scrolls should be either reinstalled in original locations or stored for future reinstallation.
    - Install a new watertight roof system at primary roof and at floors of lightwells. Assume full replacement of sloped insulation, roof membrane(s), and roof drainage throughout. Provide roof walking pads for maintenance purposes (this may happen at later date during building rehabilitation). Coordinate this work with Section 4.5 structural repairs and upgrades per Section 8.3 investigations
    - Ensure proper drainage is provided in all locations with roofing. Ensure that existing drainage below grade piping is usable (complete with recommended Section 8.3 pipe investigation). A licensed plumbing engineer or architect should calculate required drainage from roof to determine if existing drainage is adequate. At 37 Soledad, install an overflow scupper at the existing rear roof adjacent to the existing through-wall scupper. Install new adequately sized roof drainage pipes at building interior to serve new roof drains/ overflow drains at front façade.

- Provide coated metal parapet cap at north, east and south parapets. Provide parapet caps at lightwell parapets, or reuse/ provide new domed metal skylights similar to the existing skylights at 37 Soledad.

- Remove existing barrel clay tiles from pent roof and west parapet wall and salvage undamaged tiles for future reinstallation. Remove and reconstruct damaged roof framing, soffit, wood brackets and roof sheathing (per results of Section 8.3 investigation of west façade). Take care not to compromise existing blade sign anchor tie spanning over the pent roof during construction. Temporary removal of sign is advised. Install temporary watertight roof covering, gutter and downspout, at a minimum (see Section 8.4.1 for full restoration recommendation).
- At 37 Soledad:
  - At existing gabled roof, ensure adequate, watertight detailing at roof perimeter.
  - Provide a code compliant guardrail of durable materials at rear roof walkway.
- At 39 Soledad:
  - Provide watertight access hatch at existing roof access point.
  - See Section 4.5.4 structural recommendations for additional roof sheathing and wall anchor requirements

RECOMMENDED:

- Install bird netting over Lightwell 1 or develop maintenance system to deter bird nesting over time.

8.5.2 West Façade

Note: Due to fire damage, sections of the west façade will need to be dismantled and reconstructed to ensure structural integrity. (Extent of replacement to be determined via Recommended Investigation of Fire Damage at West Façade in Section 8.3 above.) Please see Section 8.4.1 for priorities for west façade historic components prior to proceeding with work at the west façade.

See Section 8.4.1 - Restoration to Maintain Chinese-Inspired Design for additional recommendations for west facade.

CRITICAL:

- At areas of replaced storefront and wall framing:
    - Prior to demolition of damaged wall framing, determine which existing historic features may be impacted and determine plan of action with qualified historical architect. Remove and store historic components that will be impacted or damaged during construction. Fire damaged historic components may be disposed of only if other components of the same type are extant on the façade.
    - Short term: Temporarily board up all new wall framing in a secure and watertight condition.
    - Short term: Maintain security/ protection and keep watertight all existing façade openings to remain.
- Short term: Patch holes in cement plaster with cement plaster to match existing to prevent further water intrusion. Seal cracks with appropriate sealant.

RECOMMENDED:

- At areas of cement plaster to remain, clean facade with a low-pressure water spray to remove bio growth and dirt. Repair cracks and damaged plaster to match adjacent. Prep and paint plaster to match or approximate original color.

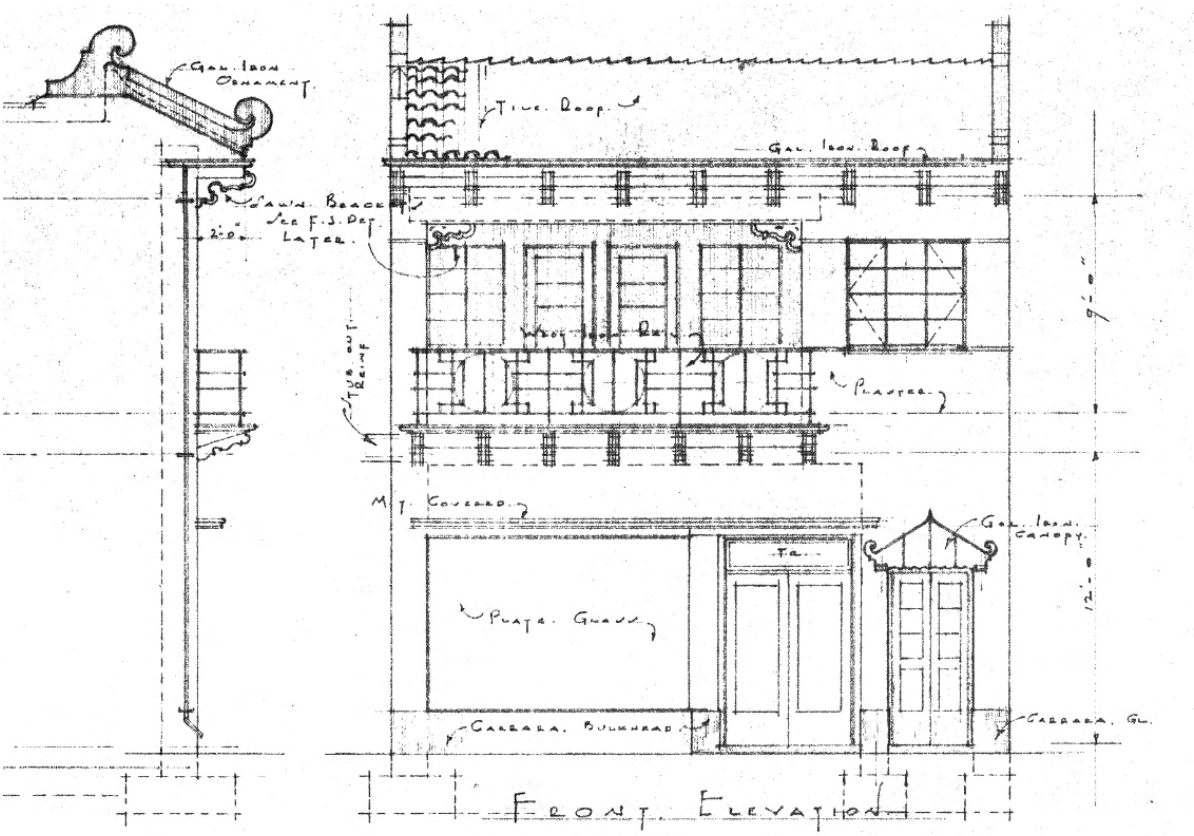


Figure 8.5 West Facade, Original Drawings of 39 Soledad by Charles E. Butner, 1941.

8.5.3 North and East Facades

RECOMMENDED:

- Long term: Replace in-kind windows and doors to match existing/historic at all openings.
- Remove wood concrete board forms and roofing remnants at north façade.
- Clean facades with a low-pressure water spray to remove bio growth and dirt.
- Remove graffiti. Prep and paint concrete walls with graffiti resistant coating.

8.5.4 Building Interior

RECOMMENDED:

- Remove all remnant knob and tube wiring.
- Remove all existing plumbing fixtures and associated piping/ roof vents.
- If the second floor will be re-inhabited at 37 Soledad, determine a second means of egress.

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Appendices

Appendix A: Building Permits

37 Soledad Street Permit Table

Date	Permit #	Scope of Work	Source
4/1941	NA	Construction of two two-story stores and rooms	"Construction In City Reaches This Week Reaches $37,716," *The Californian*, April 18, 1941.
12/1941	NA	Construction of a two-story apartment and cafe	"Wallace Ahtye Builds Apartment-Cafe Here," *The Californian*, December 19, 1941.
6/1942	NA	Construction of door and partitions	"Building Permits Given Approval," *The Californian*, June 18, 1942.
12/14/1944	44-1753	Construction of a storeroom	City of Salinas Building Department
12/2/1946	45-2411	Install door and move partition	City of Salinas Building Department
6/1970	NA	Repair fire damage	"Building Permits," *The Californian*, June 17, 1970.
Issued 11/30/1982, Finaled 1/22/1990	82-P294	Water heater installation	City of Salinas Building Department
Issued 4/30/1985, Finaled 1/17/1988	85-R100	Reroofing	City of Salinas Building Department
Issued 10/27/2011, Finaled 12/27/2011	ENC11-0556	Emergency dig to repair water service line	City of Salinas Building Department
Issued 11/15/2011, Finaled 4/16/2012	B11-0491	Re-roof and seismic upgrades	City of Salinas Building Department
Issued 1/19/2012, Finaled 1/19/2012	REV12-0013	Revised details for "as-built" conditions	City of Salinas Building Department

39 Soledad Street Permit Table

Date	Permit #	Scope of Work	Source
4/1941	NA	Construction of two two-story stores and rooms	"Construction In City Reaches This Week Reaches $37,716," *The Californian*, April 18, 1941.
Issued 10/15/1981, Finaled 1/11/1990	81-P485	Water heater installation	City of Salinas Building Department

Appendix B: Occupant Tables

37 Soledad Street Occupant Table

Year(s)	Name	Source
1942-1988	Republic Cafe	Yi-Ching Hwang, “Republic Cafe,” National Register of Historic Places Nomination Form

37 Soledad Street Apartment Occupant Table

Year(s)	Name	Source
1942-1952	Wallace Sr., Lily, Wallace Jr., and Warren Ahtye	Yi-Ching Hwang, “Republic Cafe,” National Register of Historic Places Nomination Form
1953-1957	Wallace Sr., Lily, and Wallace Jr. Ahtye.	Yi-Ching Hwang, “Republic Cafe,” National Register of Historic Places Nomination Form
1958-1967	Wallace Sr. and Lily Ahtye	Yi-Ching Hwang, “Republic Cafe,” National Register of Historic Places Nomination Form
1968-1988	Lily Ahtye	Yi-Ching Hwang, “Republic Cafe,” National Register of Historic Places Nomination Form

39 Soledad Street Occupant Table

Year(s)	Name	Source
1941-1968	Lotus Inn	*Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1941, Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1968*
1969-1970	Vacant	*Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1968, Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1969*
1971-1976	Lotus Inn	*Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1971, Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1976*
1977-1987	Mi Cantina Bar	*Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1977,* Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form

Appendix C: Treatment Definitions

Reconstruct: Depict, by means of new construction, the form, features and detailing of a non-surviving building component.

Repair: Bring the architectural component or feature back to good working order, in watertight condition, and to a finish level that is commensurate with new construction.

Restore: Repair the architectural component or feature to appear as it did during the period of significance. In this case, to the original appearance of the building as constructed.

Replace in-kind/New to Match Historic: Replacement of existing architectural component with new material of like kind (custom fabricated or manufactured) that is currently in production. Must use material that closely matches existing materials through comparison of architectural qualities and salient characteristics such as species, cut, color, grain, dimension, profile, thickness and finish.

Salvage: Carefully detach architectural item from the building and store for replication. If

Appendix D: Recommendation Tables

Life Safety Recommendations

Component	Recommendation	Urgency
One-story building at rear of 39 Soledad	Restrict access due to collapse hazard. Keep actively boarded up to keep out intruders and vagrants.	Critical
Entirety of 37-39 Soledad	Restrict inhabitation by local unhoused individuals and animals. Keep actively boarded up and monitor to ensure that inhabitation is not undertaken.	Critical

Recommended Further Investigations

Component	Recommendation	Urgency
Entirety of West Facade	Engage licensed structural engineer or testing agency to investigate extent of fire damage and critically failed structural components at West Façade (including but not limited to: wall and storefront framing, balconies, alcoves, and parapet pent roof).	Critical
Second floor and roof framing	Engage licensed structural engineer or testing agency to investigate extent of fire damage and critically failed structural components at floor and roof framing of both 37 and 39 Soledad.	Critical
Entirety of building interior	Engage licensed plumbing contractor to design and build a temporary NFPA-13 compliant fire sprinkler system.	Highly Recommended
Steel and Wood Windows	Hire a qualified architect or licensed general contractor to further assess conditions of all windows, determine if replacement in kind is required, and if so, recommend best method for removal of extant windows.	Recommended
Lightwell Drainage	Hire a licensed roofing contractor and architect to further investigate the location, routing and condition of drainage components for the existing lightwells.	Recommended
Existing building drain laterals, internal downspouts	Hire a licensed plumbing contractor to inspect the existing internal downspouts (from roof and balcony) and below grade piping (if extant) to determine blockage, existing sizes, and pipe integrity.	Recommended
Painted historic architectural components	Hire a qualified materials conservator or historical architect to perform a historic paint analysis with samples from all painted character-defining features at the west façade.	Optional

Historic Preservation Treatment Approaches

Restoration to Maintain Chinese-Inspired Design (at West Façade)

***Note: Due to fire damage, sections of the west façade will need to be dismantled and reconstructed to ensure structural integrity. Given this, the larger priorities for the preservation of historic fabric on this facade are as follows:*

1. *Maintain historic fabric in place and restore to original condition.*
2. *Document (both physically and photographically) the existing installation, configuration and dimensions of existing components, carefully disassemble, and salvage for future reinstallation.*
3. *Document component (per above), demolish components, and reconstruct / replace components in kind. For components that are extant but will need to be replaced in their entirety, such as exterior cement plaster, salvage a portion of the existing to match new to original.*

Component	Recommendation	Urgency
Pent roof and west parapet wall	Remove and salvage undamaged barrel clay tiles. Remove roof underlayment and assess sheathing and roof/wall framing. Replace framing and sheathing as required. Install new roof underlayment. Clean and reinstall salvaged clay tiles. Match existing tile layout; install to meet current code/ life safety requirements. Replace in kind any tiles that are cracked, damaged or visibly stained after cleaning.	Recommended
Pent roof: wood soffit & decorative wood brackets	Prep and paint existing 1x wood soffit and brackets that are intact. Replace in kind fire damaged components and paint to match adjacent. Ensure all brackets are securely attached.	Recommended
Pent roof: drainage system	Replace in kind the ogee metal gutter. Replace downspouts and ensure safe drainage condition at sidewalk below. Paint gutter and downspout to match (or approximate) original color.	Recommended
Decorative sheet metal scroll	Replace in kind the section of corroded metal at each scroll. Temporary removal of these components may be required for repair. Additional investigation should be completed to confirm that these components are adequately secured to the wall and are watertight. Prep and paint to match (or approximate) original color.	Recommended
Neon blade “CHOP SUEY REPUBLIC” sign	Retain in place existing sign. Ensure that mounting is adequate and that lighting is in good working order. Temporary removal and protection of sign during façade restoration is recommended.	Recommended

"MI CANTINA" sign	Inspect for evidence of component failure/ corrosion. Remove as needed to restore to original condition or, if not feasible, recreate sign to match original. Sign to include original lettering of "LOTUS INN" with martini glasses and horizontal lines (see figures 1.7 and 1.17). Lettering to be painted in same location, font and white color as original with a dark background. Consider restoring working neon lighting on sign at lettering and martini glasses. Securely install in original location.	Recommended
Second floor alcove: decorative wood brackets	Prep and paint. Consider installation of visually unobtrusive, painted metal flashing or sealant at bracket/alcove junction to avoid water intrusion into bracket. Ensure brackets are securely attached.	Recommended
Second floor: steel sash windows	Repair or replace in kind (see recommended window further investigation). Windows to have code compliant hardware. Exterior window finish to be dark to match (or approximate) original color.	Recommended
Second floor: partially glazed wood doors with five horizontal lites each	Repair or replace in kind. Install code compliant hardware. Paint to match (or approximate) original color.	Recommended
Concrete balconies	Clean using low pressure warm water spray. Further inspect balcony edge condition to ensure existing edge metal is in good condition and adequately secured. Repair metal edge/ flashing as needed to promote water drainage. Repair large cracks in concrete.	Recommended
Concrete balconies: drainage system	Replace in kind the ogee metal gutter at the balcony perimeters. Replace drainage piping as required at exterior/ building interior. Ensure that existing piping below grade is viable (see pipe investigation above). Paint to match or approximate original color.	Recommended
Concrete balconies: decorative metal railing	Prep and paint to match (or approximate) original color. Railings may be removed and repaired off site if required. If the balconies are to become occupied in future reuse scheme, design a non-obtrusive code compliant railing behind the existing railings.	Recommended
Concrete balconies: decorative wood brackets below	Replace in kind fire damaged brackets. Prep and paint extant brackets to match (or approximate) original color. Ensure all brackets are securely attached.	Recommended

New wall-mounted pendant light fixtures	Install contemporary light fixtures at original alcove locations. Fixtures to be compatible with building aesthetic.	Recommended
Residential Entries: metal panel marquees	Clean and repair to ensure water tightness. Component may be temporarily removed and reinstalled to repair if required. Paint to match (or approximate) original color.	Recommended
Flush wood pedestrian doors with glazed porthole	Repair or replace in kind. Install code compliant hardware. Stain door to match (or approximate)q original color. Repair or recreate glazed wood transom above door to approximate original, finish to match door. If code compliant hardware at transom is not feasible, transoms may be fixed in place.	Recommended
First floor storefront	Verify condition of wood framing and bulkhead wall framing at 37 Soledad. Reconstruct 37 storefront where components are beyond repair to approximate original and as required to accept new storefront glazing system (see recommendation for “First floor storefront: new storefront system”). 39 Soledad storefront is primarily fire damaged and should be replaced in kind, in original location and confitguration.	Recommended
First floor storefront: new aluminum or metal coated storefront system	New system to have narrow frame profile to approximate original. Install at 37 & 39 Soledad. Stain storefront framing and trim to match (or approximate) original color.	Recommended
First floor storefront: ceramic tile bulkhead	Complete testing to determine if paint can be removed from tiles at 39 Soledad before removing tiles. Ceramic tiles to be salvaged or replaced in kind. Where bulkhead must be replaced, replacement of wood backer board is not required, and may be replaced with cement backer board or more appropriate, water-resistant material.	Recommended
First floor storefront: glazed wood storefront doors	Repair or replace in kind. Replace door frame components as required for consistency with original. Install code compliant hardware. Stain door to match (or approximate) original color. Repair or replace glazed wood in swinging hopper transoms above doors to match original, finish to match door.	Recommended
Octagonal window	Replace glazing in existing frame or replace in kind as feasible. Prep and paint to match (or approximate) original color.	Recommended
First floor storefront: soffit	Build new soffit to maintain the original configuration and relationship to storefront below. Salvage a representative piece of extant wood soffit trim for replacement in kind. Paint to match (or approximate) original color.	Recommended

First floor storefront: retractable canvas awning	Consider installing a retractable canvas awning over sidewalk (similar to historic awning , figure 1.17), hung from the underside of the storefront soffit.	Recommended
Mosaic tile sidewalk & “REPUBLIC CAFE” mural	Clean with low-pressure, warm water spray. Replace cracked or broken tiles in place to match original.	Recommended
Exterior cement plaster	Sound the existing cement plaster exterior that is over structurally stable framing/ concrete to determine condition. Remove unsound cement plaster and patch to match adjacent. Clean exterior cement plaster to remain with low-pressure, warm water spray. Repair cracks and paint in light color match (or approximate) original color.	Recommended
Façade and components	Paint facade and components in color scheme more in keeping compatible with the original, with light colored walls and dark colored accents.	Recommended

Rehabilitation - Future Work

Component	Recommendation	Urgency
West façade	Maintain facade in place and restore. Set new facade back from original façade with use of differentiated materials and unobtrusive detailing, so as to not compete with the original Chinese-inspired design.	Recommended
Lightwells	Maintain in place.	Recommended
Windows and skylight in lightwells	Repair or replace in kind to maintain overall sense of place.	Recommended
Interiors	Maintain character-defining features in place. Keep west façade storefronts open to main commercial spaces.	Recommended
**Note: Any future design work or repair specifications developed for 37-39 Soledad Street should be undertaken by a licensed architect who meets the Secretary of the Interior’s Professional Qualification Standards in Historic Architecture*		

Rehabilitation – Maintenance

Component	Recommendation	Urgency
Create a cycle of maintenance to address the following character-defining features and elements:		
Cement plaster exterior finish	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Wood framed storefront components and doors, including second story wood glazed doors	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Decorative wood brackets	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Open lightwells	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Pedestrian metal marquees and decorative sheet metal scrolls at roof	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
“CHOP SUEY REPUBLIC” and “MI CANTINA” signage	Clean and inspect to ensure proper repair.	Recommended
Clay tile pent roof and parapet	Clean and inspect to ensure proper repair.	Recommended
New roof drainage at flat roof, lightwells and from balconies	Clean and inspect to ensure proper repair.	Recommended
Mosaic tile terra cotta and ceramic tile “REPUBLIC INN” mosaic at sidewalk	Clean and inspect to ensure proper repair.	Recommended

Recommendations to Address Material Deficiencies

Roof and Roof Drainage

Component	Recommendation	Urgency
Wood parapet and lightwell framing	Engage a licensed structural engineer or qualified contractor to survey extent of water damage/ dry rot. Replace/ repair damaged framing as required. Patch/ replace in kind cement plaster at lightwell walls as required. If lightwell walls/floors with windows or skylight are reframed, document locations, sizes and remove windows/ skylights and salvage for future reuse/ replication. Rebuild wall/floor with openings per original sizes and locations and board up openings temporarily.	Critical
Character-defining features at roof	Prior to roof replacement (see "New Roofing System", determine which existing historic features may be impacted and determine plan of action with qualified historical architect. Consider removal, salvage, and reinstallation of existing skylights, signage, and decorative metal scrolls at west façade.	Critical
New roofing system	Install a new watertight roof system at primary roof and at floors of lightwells. Assume full replacement of sloped insulation, roof membrane(s), and roof drainage throughout. Provide roof walking pads for maintenance purposes (this may happen at later date during building rehabilitation). Coordinate this work with Section 4.5 structural repairs and results of roof framing further investigation.	Critical
Drainage system	Ensure proper drainage is provided in all locations with roofing. Ensure that existing drainage below grade piping is usable (complete with drainage pipe further investigation). A licensed plumbing engineer or architect should calculate required drainage from roof to determine if existing drainage is adequate. At 37 Soledad, install an overflow scupper at the existing rear roof adjacent to the existing through-wall scupper. Install new adequately sized roof drainage pipes at building interior to serve new roof drains/ overflow drains at front façade.	Critical

Parapet caps	Provide coated metal cap at north, east and south parapets. Provide caps at lightwell parapets, or reuse/ provide new domed metal skylights similar to the existing skylights at 37 Soledad.	Critical
Barrel clay tiles	Remove existing barrel clay tiles from pent roof and west parapet wall and salvage undamaged tiles for future reinstallation.	Critical
Damaged roof framing, soffit, wood brackets and roof sheathing	Remove and reconstruct framing per results of west façade further investigation. Take care not to compromise existing blade sign anchor tie spanning over the pent roof during construction. Temporary removal of sign is advised. Install temporary watertight roof covering, gutter and downspout, at a minimum (*see Restoration to Maintain Chinese Inspired Design for full restoration recommendation*).	Critical
Gabled roof of 37 Soledad	Ensure adequate, watertight detailing at roof perimeter.	Critical
Rear roof walkway at 37 Soledad	Provide a code compliant guardrail of durable materials.	Critical
Roof access at 39 Soledad	Provide watertight access hatch at existing roof access point.	Critical
Roof sheathing and wall anchors at 39 Soledad	See Section 4.5.4 structural recommendations for additional roof sheathing and wall anchor requirements	Critical
Lightwell 1 (37 Soledad)	Install bird netting over Lightwell 1 or develop maintenance system to deter bird nesting over time.	Recommended

West Façade

Note: Due to fire damage, sections of the west façade will need to be dismantled and reconstructed to ensure structural integrity. (Extent of replacement to be determined via Further Investigation of Fire Damage at West Façade)

See Section 8.4.1 - Restoration to Maintain Chinese-Inspired Design for additional recommendations for west facade.

Component	Recommendation	Urgency
Damaged wall framing	Prior to demolition of damaged framing, determine which existing historic features may be impacted and determine plan of action with qualified historical architect. Remove and store historic components that will be impacted or damaged during construction. Fire damaged historic components may be disposed of only if other components of the same type are extant on the façade.	Critical
Areas with replaced storefront and wall framing	Short term: Temporarily board up all new wall framing in a secure and watertight condition.	Critical
Existing façade openings	Short term: Maintain security/ protection and keep watertight all existing openings to remain.	Critical
Exterior cement plaster	Short term: Patch holes in cement plaster with cement plaster to match existing to prevent further water intrusion. Seal cracks with appropriate sealant.	Critical
Exterior cement plaster	At areas of cement plaster to remain, clean facade with a low-pressure water spray to remove bio growth and dirt. Repair cracks and damaged plaster to match adjacent. Prep and paint plaster to match or approximate original color.	Recommended

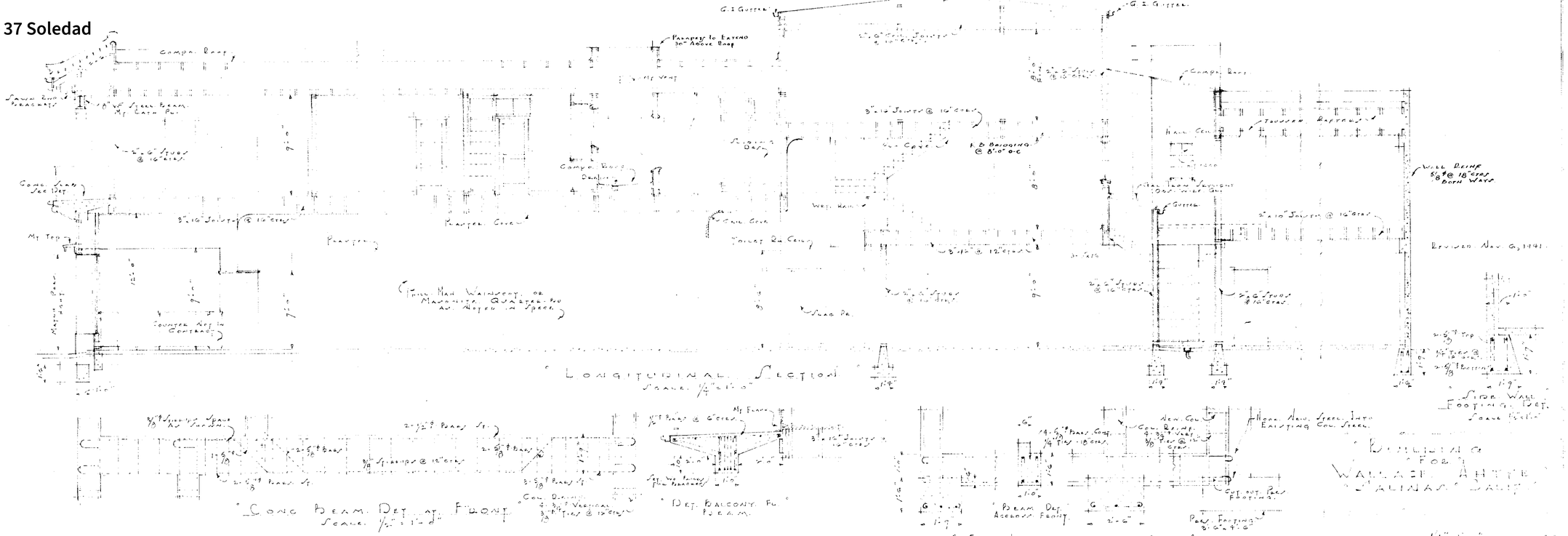
North and East Facades

Component	Recommendation	Urgency
Fenestration	Long term: Replace in-kind windows and doors to match existing/historic at all openings.	Recommended
Existing debris	Remove wood concrete board forms and roofing remnants at north façade.	Recommended
Façade finish	Clean facades with a low-pressure water spray to remove bio growth and dirt.	Recommended
Graffiti	Remove. Prep and paint concrete wall with graffiti resistant coating.	Recommended

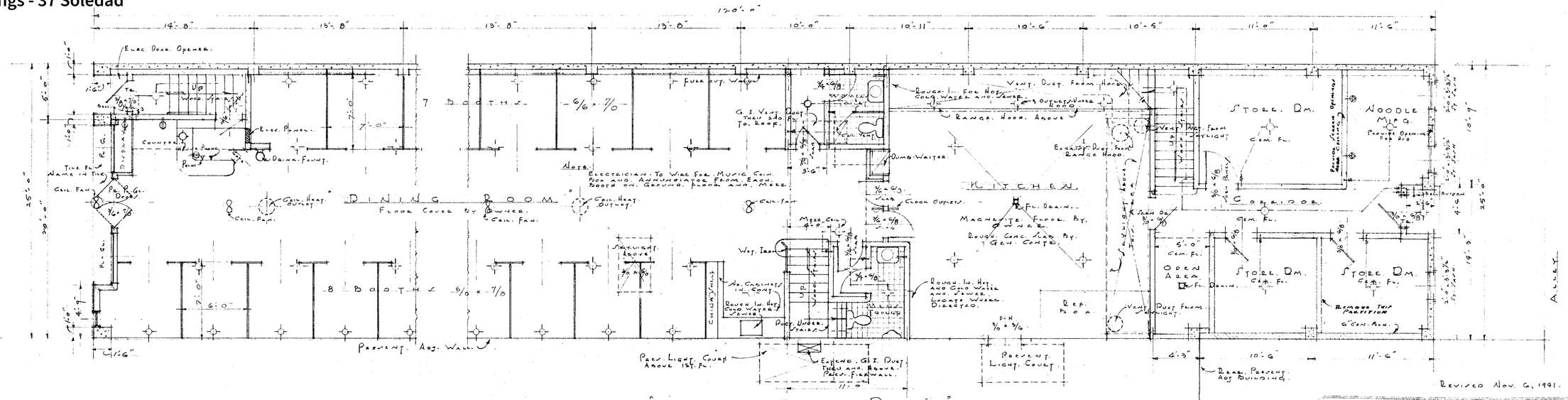
Building Interior

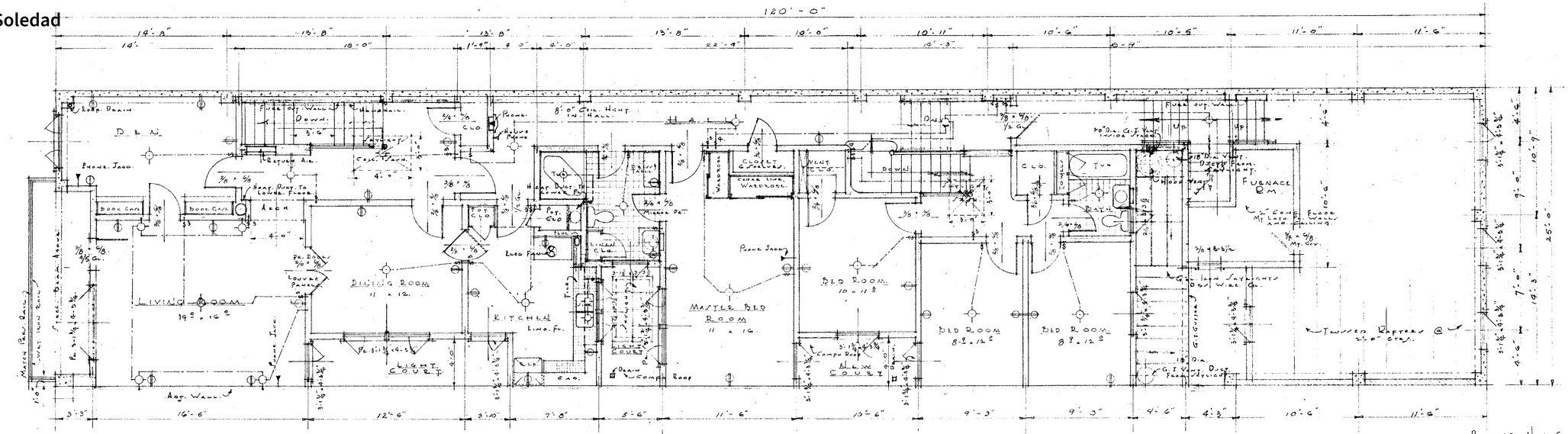
Component	Recommendation	Urgency
Electrical systems	Remove all remnant knob and tube wiring.	Recommended
Plumbing systems	Remove all existing plumbing fixtures and associated piping/ roof vents.	Recommended
Second floor (37 Soledad)	If the second floor will be re-inhabited, determine a second means of egress.	Recommended

Appendix E: Original Drawings - 37 Soledad



Appendix E: Original Drawings - 37 Soledad



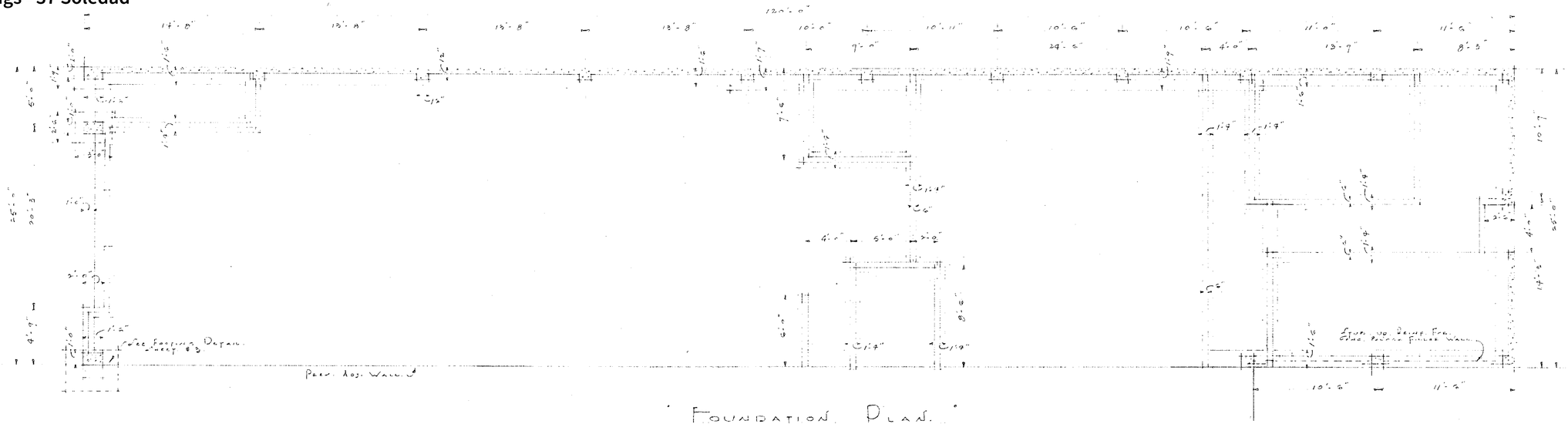


SECOND FLOOR PLAN

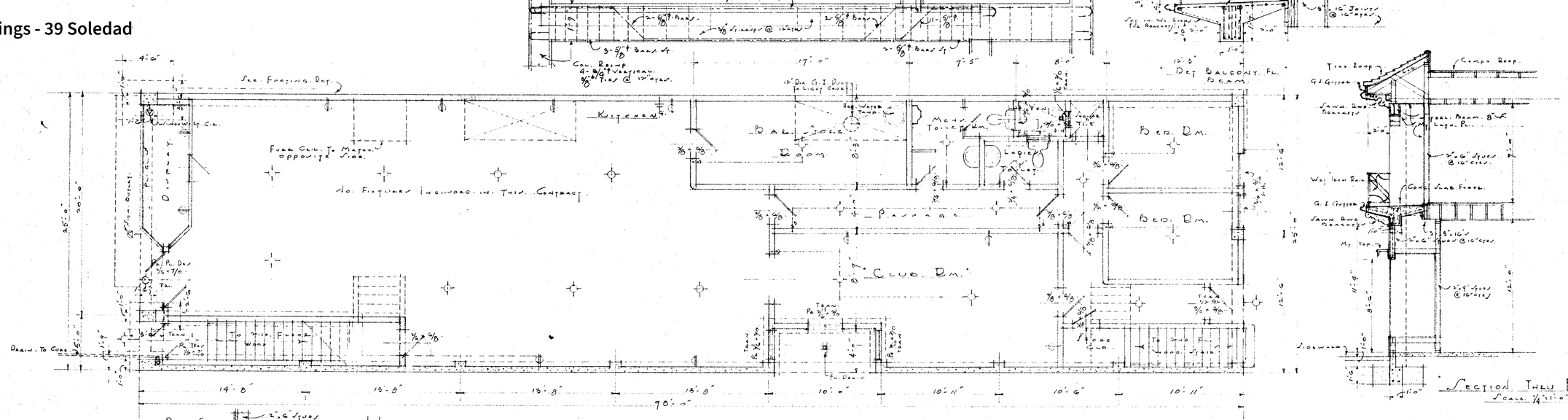
BUILDING
FOR
MR. WALLACE AHTYE.
SALINAS, CALIFORNIA.

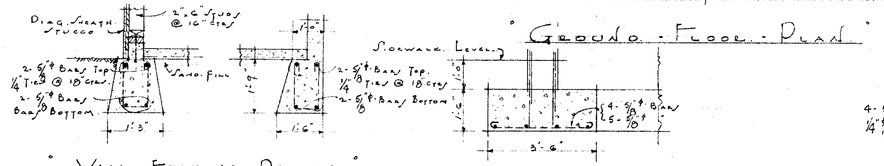
CHARLES E. BUTNER, ARCHITECT
FRESNO SALINAS

Appendix E: Original Drawings - 37 Soledad



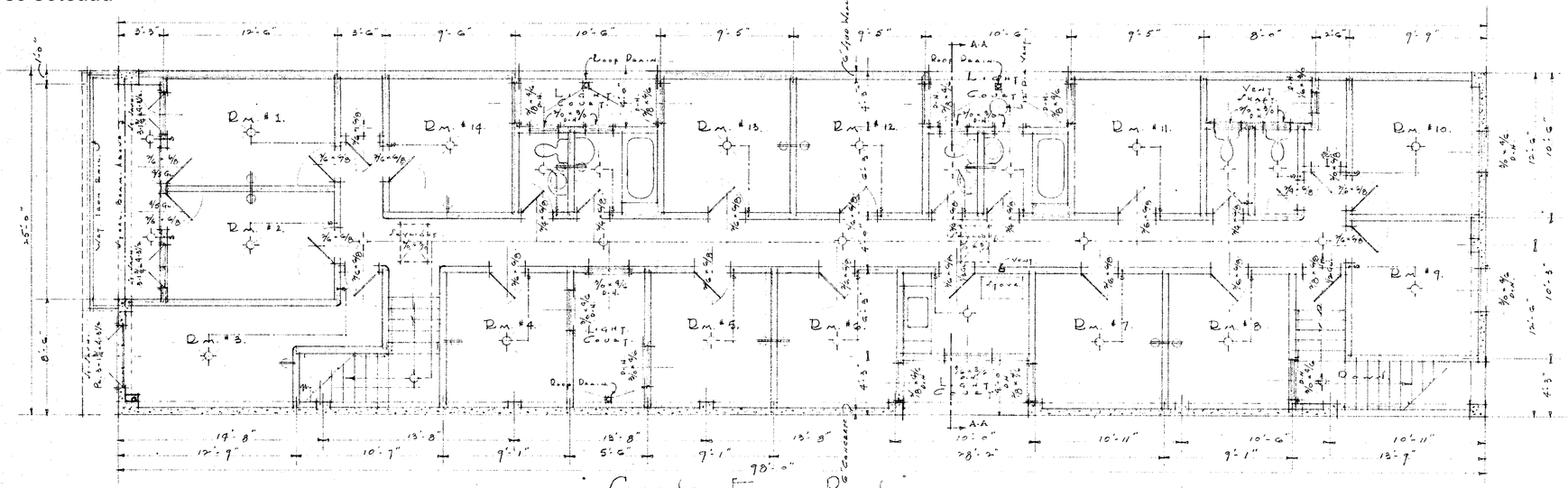

Side Elevation
Det. Beam and Column Reinf.
Wall Reinforcing
Continue Same Beam Reinf.

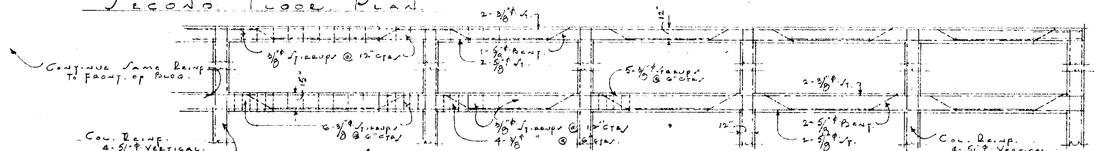


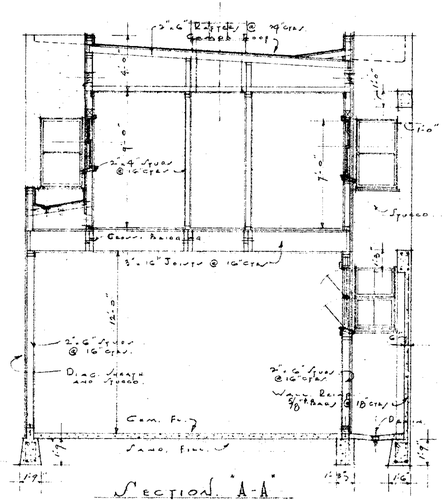


BUILDING
FOR
WALLACE AHTYE
SALINAS, CALIF.

CHARLES E. BUTNER, ARCHITECT
FRESNO SALINAS

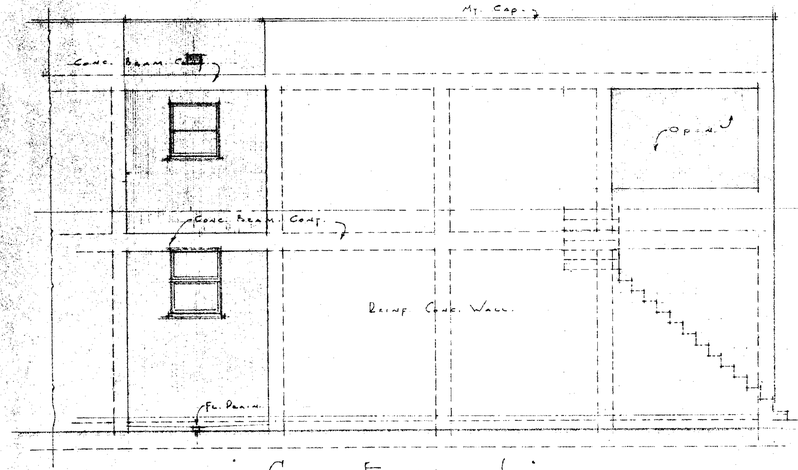




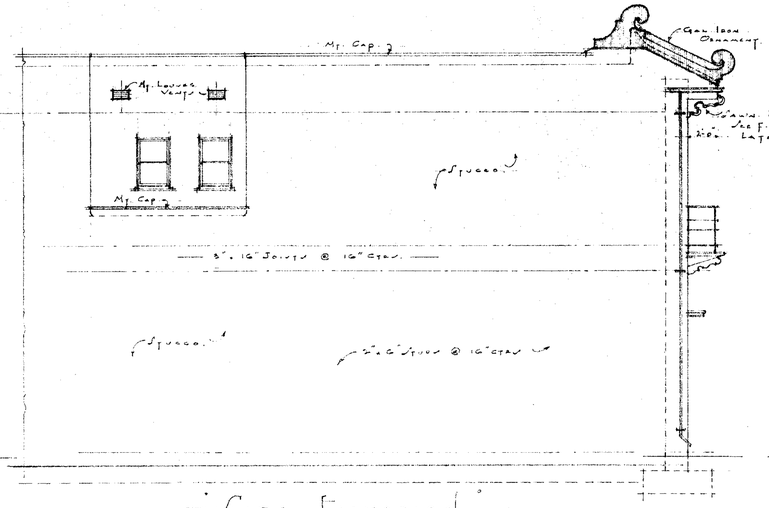


BUILDING
FOR
WALLACE AHTYE
SALINAS, CALIF.

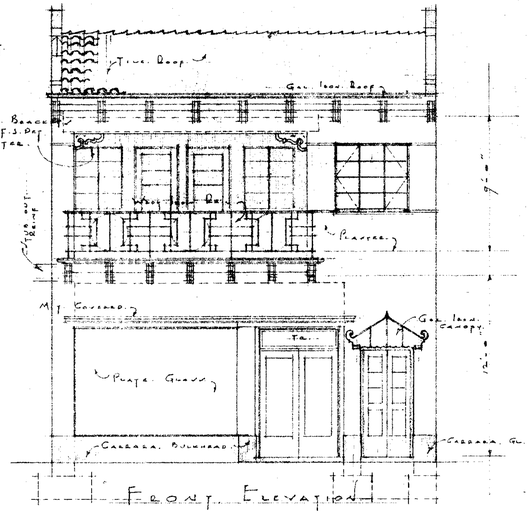
CHARLES E. BUTNER, ARCHITECT
FRESNO SALINAS



Side Elevation



Side Elevation



Front Elevation

Building
For
Wallace Ahtye
Salinas Calif.

CHARLES E. BUTNER, ARCHITECT
FRESNO SALINAS

JOB NO. SCALE 1/4" = 1'-0" SHEET NO.

Appendix G: Original Specifications Book

SPECIFICATIONS

for

ERECTION & COMPLETION

of a

TWO-STORY BUILDING

for

WALLACE AHTYE

SALINAS CALIFORNIA

from the office of

C. E. BUTNER

A I A

ARCHITECT

TELEPHONE 3238 7 WINHAM STREET

SALINAS, CALIF

GENERAL CONDITIONS

GENERAL: Each Contractor is to assume to the Owner all responsibility involved in this contract incidental to his work, no matter whether the items involved be subcontractor's work or otherwise.

The following specifications are intended to cover all items necessary for the complete performance of the work, and each contractor shall pay for all charges whatsoever necessary for such complete performance, unless particular mention is made to the effect that charges are payable by the Owner. The omission, therefore, of repetitive clauses such as, "This is to be furnished and installed by this contractor", etc., shall be governed by the foregoing clause.

ARCHITECT: This work shall be under the direction and supervision, and to the full and complete satisfaction and approval of Charles B. Butner, A.I.A. Architect, 7 Gabilan Street, Salinas, California, or his duly authorized representatives, any of whom are hereinafter designated the Architect.

CONTRACT: The instrument for these agreements shall be what is know as the "Uniform Contract" modified as may be necessary.

PAYMENTS ------- HOW MADE AND HOW WITHHELD: All progress payments upon contract shall be made only upon the Architect's written certificate to the effect that such payments are due and payable.

The Architect may at any time before Certificate of Acceptance is due and issued, condemn and order to be removed and replaced any work or materials not in accordance with the plans

and specifications; and the contractor shall remove such condemned parts forthwith, and shall replace and make good at his own cost; and until such changes and replacements are made, no further money shall fall due or be paid under the contract.

If the Contractor shall fail to make good such defective work after three (3) days written notice from the Architect, then he, the Architect, shall be at liberty to cause such work to be replaced without further notice to the Contractor, and deduct the expense of such replacement from the funds due or to become due the contractor.

The Owner may, on account of a subsequently discovered evidence, nullify the whole or part of any certificate for payment to protect the Owner from loss on account of:

(a) Defective work not remedied;

(b) Claims filed, or reasonable evidence indicating probable filing of claims;

(c) Failure of the Contractor to make proper payment to subcontractors, or for materials or labor;

(d) A reasonable doubt that the Contract can be completed for the balance unpaid.

When all the above grounds are removed, Certificates shall be at once issued for amounts withheld because of them.

FIRE INSURANCE: The Owner shall effect and maintain Fire Insurance upon the entire structure on which the work of the contract is to be done, upon all materials, tools, appliances in or adjacent thereto and intended to use thereon, to at least eighty per cent (80%) of the insurable value thereof. The loss, if any, is to be made adjustable with, and payable to, the Owner as trustee for Whom It May Concern. All policies shall be open

to the Inspection of the Contractor.

LIABILITY INSURANCE: The Contractor shall maintain insurance upon all workmen employed upon this work, and shall save and indemnify the Owner against loss by reason of litigation or judgment growing out of injury (including death) of any workman or other person on or about the work or premises, and shall specifically insure the Owner against loss through claims brought under the Workmen's Compensation Act, or any other law under which the Owner might be held as a result of injury to workmen or other persons upon or near the work.

Such policies shall be subject to the approval of the Owner.

ROYALTIES: If any patented materials, or apparatus, be supplied, the contractor shall be solely responsible for the payment of all royalties involved, and he shall satisfy all claims for indemnity for unsanctioned use or maintenance of such materials or apparatus.

GUARDS AND LIGHTS: The Contractor shall provide all lights, guards, etc., as required by law from the beginning until the work is completed and accepted.

DRAWINGS AND SPECIFICATIONS: As the work progresses, detail drawings at large scale or full size will be supplied by the Architect to explain more fully the work herein described, and the Contractor shall conform to them as being a part of this contract. Any work constructed in advance of the receipt of

said details shall be at the Contractor's risk, and shall be replaced by him at his expense if so ordered by the Architect.

Materials or work described in words so applied that they have a well known technical and trade meaning, shall be held to refer to recognized standards. When in these specifications the words "Approved", "Satisfactory", "Equal", "As Directed", etc, are used, "Approved," etc., by the Architect is to be understood.

Plans are to be scaled only where figures or other means of ascertaining measurements are not given thereon, and then only where the scale of the drawings in question is plainly marked.

Any discrepance between the scales and figures, or any error, shall be called to the attention of the Architect before the work affected thereby is executed, and the Architect's corrections and instructions in all cases shall be final and binding upon the contractor.

The drawings and specifications, together with all detail drawings, which may later be furnished in conformity considered as being cooperative to the end that labor or materials described, indicated, drawn, mentioned, or reasonable involved in the one and not in the other, shall be as faithfully performed or furnished as though fully set forth in both; and the true intent and meaning of both (of which intent and meaning of both the Architect shall be sole interpreter) shall be the basis upon which all disputes as to the requirements of the plans and specifications shall be settled.

The drawings and specifications are intended to cover all labor and materials necessary to leave the work complete in

all details; to this end the contractor is to furnish all labor, materials, transportation apparatus, scaffolding, water, power, lights, etc., necessary for the complete performance and execution of all the work shown, described, or reasonable implied in the drawings and the specifications.

ORDINANCES AND REGULATIONS: All work shall comply in every respect with all governing laws, regulations, and ordinances; and all such laws, regulations, and ordinances shall be considered for the purpose of the contract to which these specifications refer, a part thereof. The Contractor shall give to the proper authorities all necessary notices relating to the work, and shall obtain and pay for all such permits, notices, inspections, or tests required.

PROTECTION OF THE WORK: The Contractor is to protect his work, and repay at his own expense any injury done to the same, or to the work or other contractors, or by workmen employed, or by the weather, or by any other means.

PROTECTION OF PUBLIC INTERESTS: The contractor shall, during the progress of the work, assume all responsiblity for damage to adjoining work, the mains, pipes, wires, poles, or other interests of Public Corporations, or of any other person whatsoever.

MATERIALS AND WORKMANSHIP: The materials, unless otherwise specifically named, shall be of the highest merchantable or marketable quality of the kinds required, and shall be worked in conformity with the plans and specifications, details, and the

Architect's instructions.

The labor shall be performed by skilled craftsman of the several trades, and in the manner indicated by plans, or as may be specified, or instructed by the Architect. Where no special methods are used, the work shall in all cases be done in a thorough and workmanlike manner following the best local practice.

Where particular brands or makes of materials are specified, they are to be used, unless written approval is given as before specified.

The Contractor is to pay for all tests necessary to determine the standards of the materials which he proposes to substitute for the materials specified. All necessary samples must be submitted in proper time, so as not to delay the work.

SUBCONTRACTORS: No portion of the work may be sublet without the knowledge and consent of the Architect; the Contractor, however, to remain responsible for the acts or neglect of his subcontractors. In the event of a disagreement upon the subcontractor for any branch of the work, the Owner shallhave full right to enter into a separate contract with any other party he selects for this branch, and the amount to be deducted from the contract price shall be determined by agreement or arbitration as provided in the contract.

EMPLOYEES: The Contractor shallkeep a competent foreman on the work at all times, who shall be empowered in the absence of his employer to execute the directions of the Architect.

Any workman, who in the judgment of the Architect is incompetent, careless, or inefficient in his work, shall upon his request forthwith dismissed from employment.

TOILETS: The Contractor shall erect and maintain proper toilet conveniences for the use of the Workmen, which shall be satisfactory to the State Board of Health.

OTHER CONTRACTORS: The Contractor must allow other contractors doing work for the Owner upon this building full right to enter into any work and work upon same; and he shall not interfere with or hinder in any way, but shall afford them all reasonable and necessary assistance to carry forward their work.

FINALLY: The Contractor, during the progress of the work, must keep the building clean and free from accumulating debris. The building must be cleaned often and whenever so ordered by the Architect; and upon failure to do so, he may cause such work to be done at the Contractor's expense.

At completion the entire building is to be swept, all windows thoroughly cleaned and polished by competent workmen, all paint spots removed in a satisfactory manner, all rubbish and debris carted away from the building site, and the building left in first-class condition in every respect.

S P E C I F I C A T I O N S
for the
Erection and Completion of a
TWO-STORY BUILDING
for
WALLACE AHTYE
S LINAS, CALIFORNIA

SCOPE OF THE WORK: These plans and specifications are intended to cover the erection and completion of a two-story Reinforced Concrete and Wood Frame Building.

The General Contractor is to be responsible for any and all damage done to the adjacent property. The General Contractor must carry Public Liability Insurance covering his work, and all subcontractors'.

EXCAVATION AND FILLING: Excavate for foundations as shown, fill with clean dirt the area under the concrete floor slab, this fill to be topped with three-inches (3") of clean sand. All fubbish to be removed before the fill is placed. All fill must be settled and well tamped and rolled. Excavation for footings are to be carefully braced and shored.

All surplus earth shall be removed from the premises.

CONCRETE AND CEMENT WORK:

WORK TO BE DONE: The work to be done consists of furnishing all materials and labor required for constructing in a good workmanlike manner all concrete work as more fully shown on the accompanying plans and hereinafter specified.

The Contractor is to note that this building is to be constructed adjoining the wall of present buildings.

MATERIALS: Materials in general to be used in this work shall consist of cement, sand, rock or gravel, and form lumber. All materials must be the best of their respective kinds, and will be subjected to rigid examination; and if found defective, undersized, or otherwise unsuitable will be condemned, and must be immediately removed from the work.

CEMENT: All cement shall be made in accordance with the latest Standard Specifications of the American Society for Testing Materials, and will be "Calaveras" or Santa Cruz Plastic Cement. All cement must be shipped in good sacks containing ninety-four (94) pounds of cement, and must be stored in a properly ventilated and watertight place. No damaged or lumpy cement shall be used.

CONCRETE AGGREGATE: Sand or fine aggregate shall consist of well-graded sand, crushed stone, or gravel screenings, or a combination of these. It shall be hard, dense, clean, and free from organic or other deleterious matter, and shall not contain more than five per cent (5%) silt by volume after being shaken in water and allowed to settle for an hour. It shall not contain more than three per cent (3) mica by volume.

Crushed rock or coarse aggregate shall consist of hard, durable, dense, drushed rock or gravel. It shall be free from soft, flat, or elongated particles, free from loam or organic matter, and contain not more than five per cent (5%) silt by volume after being shaken in water and allowed to settle for an hour. It shall be well graded from a minimum size that

will be retained in a 1/4" screen to a maximum size of one-inch (1").

WATER: The water used in mixing concrete must be fresh, clean, and free from all earth, dirt, sewage, or other impurities liable to be injurious to concrete. Water to be furnished by the Contractor.

FORMS: The General Contractor shall provide and set all necessary wood forms, they shall be complete and of such strength and construction as to prevent any spreads, shifting or settling of same when the concrete is deposited therein, and tight enough to avoid any leakage or washing out of cement or sand from the concrete. Carefully from Cantilever Canopy over front. Place proper molds in forms to produce design of front as shown on the plans.

CONCRETE: All concrete shall be mixed in the proportion of one (1) part cement to two (2) parts sand and fine aggregate, and four (4) parts crushed rock or course aggregate. To be measured by voluma, and on the basis of one bubic foot of cement weighing ninety-four (94) pounds.

The mix shall be made by a "Batch" machine, and each batch shall be run long enough for two conglomerate to become a homogeneous mixture a minimum of one-minute after last aggregate has been place in the mixer. All batches shall be of uniform color and consistency. Concrete shall be wet enough to flow easily, but shall not be so wet as to allow separation of concrete in pouring.

No concrete shall be deposited which has begun to set, and in no case if it has been mixed for a period longer

than half an hour. All concrete work shall be wet down every morning and night for a period of ten (10) days after being laid. Concrete for all fl ors shall be of thickness shown on the plans.

Place blocks in Balcony slab for fastening wood brackets.

Bed in all wall plates, and anchor to concrete footings.

Form balcony slab as shown, leaving openings for anchoring wrot iron railing.

FLO R REINFORCING: The floor slab is to be reinforced by placing electrically welded mesh 6" x 6" with No. 10 x 10 wire 1" up from bottom of slab. All sides and ends la ped.

REINFORCING STEEL: Note: Reinforcing steel furnished and set by the Owner.

The front, one side and rear walls of this building shall be reinforced as detailed. All steel to be new and free from rust and oil. All steel carefully placed and securely wired in position. All bends shall be made cold, and all splices shall lap not less than twenty-four inches (24"), and corners shall be placed as detailed. Steel shall be placed to give concrete coverage as detailed. Special care shall be exercised on the footings and front wall. All steel to be placed by experienced steel men.

Place nailing blocks for base and wood frames as detailed. Where wood partitions join masonry walls, place 1/2" anchor bolts in the concrete at four-foot (4'0") O.C. vertically.

Build in anchors for all roof construction.

SIDEWALK REPAIR: Upon completion of the job, the Contractor will carefully repair the sidewalk that has been damaged in placing the footings, and will also carefully finish the present sidewalk up to the new building line.

The sidewalk hose bibb boxes are to be buried in the sidewalk, finishing the tops flush with the finished sidewalk grade.

W R O T I R O N

Furnish and install around the front balcony a Wrot Iron Rail as shown. This to be carefully fabricated, and must be securely set in concrete floor slab, and to the building at the ends.

STEEL SASH

In the rear wall and front wall where shown furnish and install "Fenestra" or equal stock sash. These sash to be built into the concrete.

All sash to be calked and made watertight at sides and bottom.

These sash to be operated with crank adjusters.

STRUCTURAL STEEL

Furnish and set the steel beam as shown. This to be new steel of size marked, and will be bedded on concrete walls.

CARPENTER WORK

SCOPE OF THE WORK: The Carpenter will be required to make all necessary connections on his work with the work of other Contractors. At completion of the building all doors and the building left in first-class condition.

TIMBERS AND FRAMING: All structural lumber shall be No. 1 Common Oregon Pine S4S. All lumber shall be grade-marked and be free from large or loose knots or sap or pitch in quantities, or other defects that would impair their strength. All timber to be substantially framed, well spiked, set true and level and plumb. All sizes to be as shown on the plans; ceiling joists set crown side up, blocked and braced as shown.

SHEATHING: Cover all second floor joists and roof rafters with 1" x 6" No. 2 Common O.P. Each board to be nailed twice to each bearing with 8-d commons. Form lumber may be reused if in sound condition and free of all cement and foreign particles. No split sheathing shall be used. All light courts and exterior studd walls to be diagonally sheathed with 1" x 6" sheathing nailing twice to each studd.

Form with headers the o enings for skylights with proper curbs. Roof to have cant strips and roofs to pitch to drain to front. Place crickets back of skylight curbs.

Frame with double headers the stair openings.

Construct roof framing for tile roof in front of the building. This to be sheathed solid. Form wood backing for galvanized iron ornaments as shown.

FLOORING: On the second floor, all finish flooring will be No. 2 Common Oak.

Under all floor marked Linoleum, finish flooring to be No. 2 T & G Pine flooring.

Under all second floor flooring place heavy weight building felt.

The first floor concrete slab will be trwoelled smooth and even for the installation of asphalt tile. This tile will be furnished and installed by the owner. The floor slab of the Kitchen will be trowelled smooth, ready for "Magnasite" flooring. This flooring will be furnished and installed by the owner, but the Contractor is to recess this floor to a sufficient depth so that the "Magnesite" flooring will finish flush with the adjoining floor. This floor slap be pitch to drain to the floor drain as shown.

All wood floors are to be sanded and scraped to a smooth even finish. All Oak floors to be given a coat of filler a coat of schellac and two coats of wax polishing between each coat.

Make samples for finish for approval of the Owner.

M I L L W O R K

SCOPE OF THE WORK: Furnish and install all finish shown on the plans, or called for in the specifications. The Contractor will note that the show window has a beck to the window, as marked and detailed on the plans.

All interior trim shall be clear vertical grain Fine. All exterior trim shall be clear Redwood.

All cabinets to have ply wood backs.

All details shall be followed as well as such full-size details as are supplied from time to time.

The counter and the sixteen Booths are not included in this contract.

DOORS: Entrance doors to the store and to the second floor will be Philippine Mohogany, executed according to details, having loose molds securing plate glass panels. These doors to be full 1-3/4" thick. Door posts to be clear O.P. These to be cased in with molded Philippine Mahogany trim on the exterior and interior. Door to furnace room to be metal covered.

The rear doors to be 1-3/4" thick of Pine.

All interior doors will be stock 1-3/8" three-panel O.P. doors.

All trim to be 5/8" x 3-1/2" molded, stock trim, with miter joints.

All stores and rooms to have flush base finishing with face of plaster. No base shoe on first floor but base shoe on all second floor rooms.

WAINSCOTE: In the Cafe, place wainscote as marked on plan. No plaster back of wainscote.

BRACKETS: Furnish the sawn R.W. brackets; these to be cut from three-inch (3") stock.

SASH: All sash to be Fenestra set in wood frames. Sizes as marked on plan. Sections shown screens to have inside metal frame screens and will be equipped with screw adjusters, heavy type.

STAIRWAYS: Furnish and erect the stairs as shown. These to be

supported on 2" x 12" rough carriegas, and will have 1-1/8" vertical Pine treads with 7/8" pine risers. Stairs to be carefully constructed and put together with glue and wedges. Provide round Pine hand rails on each side of rear stairway; the front stairway to have mahogant handrails; these to be carried on metal brackets securely anchored into walls.

Around the stair well on second floor place turned pine spindels with Pine Newel post and Mahogany rail and cap to Newal.

BOOKCASES: In the Den where shown place Bookcases having open adjacent shelves.

KITCHEN CABINETS: In the Kitchen where shown finish and install the flush panely lipped doors. Cabinets below to have drawers and doors as marked. Provide tow (2) cultry boards and three (3) metal lined drawers. All to be equal to Peerless De Lux type.

Medicine Cabinet: Medicine cabinets to be metal with 16" x 26" plate glass mirror.

CLOSETS ETC: Where shown provide cabinets. The Bed Room closets to have shelf, pole and shoe rack at floor line.

WARDROBES: Furnish and install the wardrobes as shown. These to have sliding doors, shelf, pole and drawers.

G L A S S

The store will have plate glass front. This plate glass to be set in "EXTRUDALITE" White Metal Bars. Pattern No. 150 bar, and #312 lip member extending over tile. This to be as manufactured by "Libbey-Owens-Ford".

All plate glass is to be 1/4" thick polished plate.

Entrance Doors are to have plate glass panels as shown.

Upon completion, glass is to be left whole and sound, and thoroughly cleaned off. All angles in show windows will be beveled edge, and are to have metal clip reienforcing.

The Contractor shall be responsible for all breakage of glass until the building has been accepted by the Owner.

Steel sash to be glazed as marked on plan, and glass set in steel sash putty.

All skylights are to be glazed with "Pittsburg" or equal rough wire glass set in Mastic, and puttied on top with short lead putty, making a watertight job.

T I L E R O O F I N G

Over the sloping roof on the front of the building place "Gladding-McBean" Small Mission Tile. This to be anchored with copper wire nailed to sheathing. Use starter tiles at eaves. Place ridge tile as shown, cemented in place. Submit samples to Owner for Approval. This tile roof to match the present adjoining roof.

C O M P O S I T I O N R O O F

Over the entire flat roof area of the building, and in Light Courts, there is to be applied a built-up roof. This to be a fifteen-year (15 yr) "Johns-Manville" or equal, containing not less than the following weights per square;

One Layer "Johns-Manville" 35 Roofing Sheet - - 40-lbs.

Two layers "Johns-Manville" Split-sheet Mineral Surface - - - - - - - - - - - - - - - 100-lbs.

Solid mop with "Johns-Manville" 170-R. Asphalt - 50-lbs.

Total weight of roofing - - - - - - - - - - - - 190-lbs.

All roofing to extend up the fire walls. This must be flashed where roofing adjoins the vertical wall surfaces, with "Bestile" or equal flashing. All angles are to be reinforced with additional sheet of roofing. Where drains are to be placed, the Roofer is to consult the Sheet Metal Contractor.

Roofing is to be installed in strict accordance with the Manufacturer's directions, and under the supervision of his representative.

A written agreement of maintaining the roof in a watertight condition will be required from the Roofing Contractor before this work is accepted. This maintainance agreement will be for fifteen years (15-yr).

The following brands may be used: "Certainteed", "Carey", or "Pioneer".

LATHING AND PLASTERING

EXTERIOR LATHING: Where the exterior walls of the building are frame and also in all light Courts the Plastering Contractor will place "Brownskin" building paper; this to be applied horizontally starting at the bottom, giving each course not less then a two-inch (2") lap. Over all building paper tightly stretch one-inch (1") stucco mesh; this to be fastened with "Hold Fast" or equal nails eight-inches (8") centers each way. All laps to be laced together. Ceiling of Balcony Entrances to be lathed with galvanized metal lath securely nailed in place.

EXTERIOR PLASTERING: Portions of the front concrete wall are to be plastered. This will have three (3) coats of cement plaster, to be composed of one (1) part "Calaveras" Plastic or "Santa Cruz" Plastic Cement, mixed approximately one (1) part cement to 3-1/2 parts screened sharp sand.

First coat dashed on to form a solid secure key, and roughed up to receive second coat.

Second coat to be trowelled on, and

Third coat is to have a smooth steel-trowel finish. This finish is to be carefully worked, and left smooth for painting.

The Plastering Contractor is to carefully execute the molds and arrases as shown on the plans; these are to be square cut, and in true even lines.

The walls of Light Courts of this building will have two (2) coats of cement plaster, trowelled on, and finished with a smooth float finish. Care must be taken to avoid splattering the adjacent wood work.

Exterior frame wall to have only Scratch Coat.

WALLACE AMTYE

Second coat in the Toilets and Baths to be finished with a white coat composed of four (4) parts Stiff Lime Putty, and one (1) part Plaster of Paris. This finish is to be trowelled smooth and even.

The Plastering Contractor is to carry the plaster up the full height of all sky-light wells.

Plaster must be watched to keep it from drying out too rapidly. All work that is checked or cracked, due to faulty material or work, shall be removed and then replastered at the Contractor's expense.

All materials for this work is to be mixed in strict accordance with the Manufacturer's directions.

At completion of the building, any plaster that may be soiled or damaged, is to be replaced to the entire satisfaction of the Architect.

F I N I S H H A R D W A R E

The General Contractor will furnish all rough hardware, but he will include in his bid the sum of TWO-HUNDRED AND FIFTY &00/100 DOLLARS (250.00) for the purchase of Finish Hardware. The Owner will select this hardware, but the Contractor will install all hardware.

furnish and install all Sheet Metal and Galvanized Iron as shown.

Along the front of the projecting tile roof provide a molded metal gutter. This gutter must have all joints carefully made and laps removed; making where possible butt-joints. This gutter is to be of galvanized iron, and will be carried in true, even lines, of design as shown on the plans. Provide Down Spouts.

On side of the building at the roof line, the Sheet Metal Contractor is to construct copper sump-box to receive the cast iron down-spouts and drain. This sump to be twelve-inches (12") square, and will extend over the roof sheathing a distance of ten-inches (10") under the roofing. Provide Down Spout with cast iron drain as shown.

Provide ornamental roof finials to match adjoining building.

Place screened vents where shown on the plans.

Flash rear of balcony with Galvanized iron.

Provide screened metal louvers.

Provide ducts as shown on plan.

SKY-LIGHTS: Furnish and install the sky-lights as shown on plans. These are to have heavy 24-gauge galvanized iron ribs formed with condensation gutters on the bottom and drainage from these gutters to the roof with weep-holes properly placed.

All sky-lights to be reinforced as shown on the details, and as required by the Building Code. In large kitchen skylight provide metal ends sections with vents extending above the roof as shown.

The sky-light construction shall extend over the

wood curb, and must be securely anchored to the curb construction.

The sky-lights will be glazed with wire-glass, as specified under "Glass and Glazing".

Construct of 26-Gauge galvanized iron the ornamental Roof finials. These to be carefully executed to detail, and securely attached to wood backing.

Furnish and install the metal canopy over the second floor entrance.

Furnish and install the Galvanized iron canopy over the awning box; this to have a molded edge and strap braces.

P L U M B I N G

The first floor of this building will have seperate gas and water supply from second story. Each floor will have water and gas meter.

It is intended that the Plumbing Contractor will joint to the City Water Supply, and connect the sewer system to the City Sewer. This work will cover a complete installation of supply, drainage, and fixtures. This contractor is to pay for all permits and inspections; also pay for any street or sidewalk that is necessary to be removed. This work is to be in strict accordance with the Rules of the Board of Health of the City of Salinas, and as called for by Local Ordinances.

The gas lines will be carried to various locations as shown on plans.

The Plumber is to do allnecessary cutting and re-closing in concrete work.

All pipes are to be perfectly plumb and concealed be-

tween wall studding, and connections to all piping are to be in exact position for direct connections to fixtures and fittings without bends, offsets, etc.

No pipes are to run in or across any space intended for heating pipes, ducts, registers, electric outlets, etc. Any pipes so run must be rectified at this contractor's expense.

The arrangement of all sewer, drain, soil, waste, and vent pipes must be as direct as possible, and all unnecessary offsets must be avoided. All changes in the direction of pipes must be made with proper branches and bends, and cleanouts to be placed at each angle of the line.

All soil, waste, and vent pipes shall be run undiminished size through roof and one foot above. Where pipes carry through roof, flash same and put on lead sleeves and leave all work watertight.

The stack, waste, and vent lines as required by Ordinance are to be Extra Heavy Iron with caulked and leaded joints. To be run in approved manner, given proper pitch, connected with proper fittings and provided with brass screw cleanouts. All pipes shall be fastened and secured with wrought iron straps and hooks.

The house sewer outside the building to be four-inch (4") Standard Cast Iron pipe of the best quality and free from all defects. All sewers to have a grade of 1/4" to the foot.

FIXTURES: Each and every fixture to be properly trapped, wasted, and vented. All plumbing to be left open, and all exposed pipe and fittings to be Chromium Plated. All fixtures to have wheel handle shut-off valves. All to have eighteen-inch (18") long air chambers, and to be connected to water supplies and sewer.

Where "Standard" plate numbers are shown, "Mohler" or "Crane" fixtures may be used, if written approval is given by the Owner.

TOILETS: The toilets on first floor and in rear Bath room to be P-2186 with white seats and covers. The toilet in main second floor bath room to be P-2040 with open front "Church" seat and cover.

URIN L: Furnish and install hwere shown one P-6981 stall urinal.

LAVATORIES: In the two toilets on the first-floor, furnish and set lavatories P-4205 RZ complete.

In rear second floor bath room furnish and set cast iron lavatory P-4100 S size 22" x 19".

In main bath on second floor, lavatory to be P-5668-ST size 22" x 19".

BATH TUBS: In rear second floor Bath, furnish and set enamel iron recess bath tub P-2217-W.

In main Bath on second floor, furnish and install "Neo-Angle" enamel recess Bath tub P-s100-K complete with B-295 shower rod, piers and curtain.

SINKS: In pantry on first floor run hot and cold water and sewer connections--no fixtures.

In second floor kitchen, furnish and install a two compartment sink 22 x 32 cid-risisting; and will have duo strainers in each compartment. Install a swing spout faucet with soap dish over sink.

DRINKING FOUNTAIN: Furnish and install 7-a Hawe Drinking Fountain in Dining Room where shown.

KITCHEN OUTLETS: Where shown on the plans place Hot and Cold water outlets with sewer connections. These to be capped ready for fixture installation by the Owner.

HOT WATER HEATER: Furnish and install where shown on plans, one, fifty-gallon (50-Gal) Automatic Storage hot water heater for the first floor fixtures and, one, thirty-two (32) gallon Automatic Storage hot water heater for the second floor fixtures.

These water heaters to be Hoyt or equal and to have five-year (5-yr) guarantee. Make connection to cold water supply, and run hot water to all fixtures except toilets and urinal. Connect to gas supplies and to vents.

RANGE VENT: Furnish gas supply to kitchen range and install a Terra Cotta vent for range. All vents to be flashed and made watertight at roof line.

ROOF DRAIN: Furnish four-inch (4") cast iron drain from roof; this to be as shown on plans.

LIGHT COURT DRAINS: In the bottom of all light courts the plumbing Contractor will install drains with gratings, trap, and connect to sewer. These drain lines to be cast iron of size required by Ordinance.

GAS LINES: Seperate meters to be installed on gas line to first and second story. On second story run gas lines to Kitchen range, hot water heater and to Hot air furnace. On first floor run gas line with 10 outlets to range location and to the hot water heater. Range outlets to be spaced as directed by Owner. Provide shut-off valves to each equipment outlet, one to range outlets.

Ample size pipe must be installed to furnish full

supply of gas. All piping to be tested and made gas tight.

P A I N T I N G

All exterior painting to be done in dry but not dusty weather. All damage from dust or rain to be made good by the Painter. All exterior woodwork of the building is to be primed with white within forty-eight (48) hours of delivery at the building; afterwards finished with two (2) coats of pure prepared "Sherwin-Williams", "Dupont", "Mass-Buster" exterior paint.

Do all necessary puttying of cracks or defects of wood after first coat has been applied.

All exterior and interior hardwood to be given a coat of filler, coat of stain, and glazed; and then given one (1) coats of Spar Varnish, rubbing down each coat.

All galvanized iron will be given coat of red lead and two coats of metal paint.

All exteior steel sash and skylights to be given thin coats of lead and oil paint.

INTERIOR WORK: All plaster walls and ceilings of the toilets, Bath Rooms and the Kitches on both floors to be given three coats of "Sherwin-Williams", or equal, washable wall paint . The final coat to be stippled.

All wood work throughout the building to be given three coats of pure prepared interior paint, "Moroweer", Sherwin-Williams", or equal. The final coat in the Baths, Toilets, and Kitchen to be gloss enemel, all other sections to be semi-gloss. Send between each coat. All doors to be given

a coat of schellac after the prime coat.

All materials used in painting and finishing shall be the same as herein specified. All material shall be delivered at the building in original packages with seals unbroken and labels attached.

ThePainter shall examine all woodwork, or other surfaces before first coating, and if such is not in the required suitable condition to paint or finish, he will report to the Architect, and secure his instructions before applying the first coat.

Cover all sap, knots, and defects in woodwork which is to be painted, with a good coat of pur denatured alcohol shellac before priming.

The exterior steel sash and metal-covered doors are to be covered three (3) coats.

EXTERIOR STUCCO PAINT: A portion of the front of the building will be cement plaster. This area will be given a coat of primer and sealer and two (2) coats of Stucco paint. This exterior stucco paint will be "Sherwin-Williams" Stucco and Concrete paint, or an approved equal.

The first coat is to be of color selected by the Owner, and thinned with "Sherwin-Williams" Stucco and Concrete Mixing Sealer; the second coat to be "Sherwin-Williams"Stucco and Concrete Paint; third coat to be "Sherwin-Williams" Stucco and Concret Paint. All applied in strict accordance with the label direction.

The Painting Contractor will note that there are some ornamental bands on the front of the building, and that there will be different colors between the various bands, and colors must be approved before this work is started.

E L E C T R I C W O R K

These specifications are intended to cover all labor and material necessary for the installation of all wiring for lighting, conduit for telephone, and the preparation of Neon Sign wiring for the Stores.

The Electrical Contractor will include in his bid the sum of three-hundred and fifty & no/100 dollars (350.00) for the purchase of electric fixtures by the Owner, but Contractor will install all fixtures.

RULES: All this work must be executed in strict accordance with the National Electric Code together with any amendments that may have been made by the Salinas Department of Electricity, and the Safety Electric Utilization Orders issued by California State Accident Commission.

When wiring is completed but exposed, contractor is to notify the Architect, who is to inspect it.

Service and metering arrangement shall conform to the requirements of the Public Service Corporation's service department.

SYSTEMS: Service for this building will be extended from the present adjoining building, and the Electric Contractor is to make the necessary provisions and changes necessary to run the service to the new panel boards.

It is the intention that the first floor and the second floor be on seperate meters.

Electrician must so lay out the system that no

lighting circuit is loaded in excess of 660-Watts. Receptacle outlets shall be based on 180-watts with eight (8) on a circuit of No. 12 wire, unless otherwise indicated.

OUTLET BOXES: All fixture outlets to be equipped with "Sprague" 6380 galvanized three-inch (3") outlet boxes complete with galvanized malleable iron studs fastened to boxes by stove bolts. All switch and receptacle boxes to have Union sectional. All outlet boxes must be held in place by adjustable approved outlet box hangers.

WIRES: All wire, except for bell work, to be "General Electric Co's." latest code or approved equal. All wires shall bear the tag of the National Instpection Bureau.

No wire smaller than #14 B & L gauge shall be used. Splices shall be made both mechanically and electrically perfect, and the proper thickness of rubber and friction tape shall then be applied.

The Owner is to be consulted as to location of all outlets. Where outlets are installed on fixtures, the Electrical Contractor is to do this after fixtures are in place.

All outlets shall be centered with regard to panelling, furring, trim, etc., and any outlet which is improperly located on account of failure to take account of above condition must be corrected at the Contractor's expense; the Contractor shall therefore study Architectural details, and at all times cooperate and coordinate his work with the General Contractor's and other Subcontractors'.

Meter to be located on the rear of the building.

Extend separate circuit to the sign outlet in front.

The Electrical Contractor shall extend subfeeders to light panels. Light panels shall be located as directed.

All panels shall be a Circuit-breaking center, "General Electric" or "Trumbull", with all circuit breakers based on a 30-amp base. Feeder to same shall be computed on the basis of seventy-five per cent (75%) of total connected load.

The Electrical Contractor will lay out the system of wiring for the show window lights and the circuit to the sign outlet, so that Electric Time Clocks may be installed at any time by the tenants.

Wire to all outlets shown on the plans, furnishing all wire, switches, plugs, and show window reflectors complete in every detail, leaving the work ready for the installation of fixtures.

The contractor will note that certain wiring occurs in the concrete wall. He is to install the outlets shown in conduit before this work is ready to be poured.

ANNUNCIATOR: The Electrical Contractor is to furnish and install a call system from each of the booths and the desk. Providing a drop annunciator of twenty-four (24) drops in the Kitchen. Each booth to be provided with "Bake-lite" push button. These to be located as directed by the Owner.

MOTORS: Electric Contractor is to run wiring for the ventilating fans shown, and is to provide electric outlet in the Furnace room for the blower on the furnace.

This work must be done in conjuction with the Heating Contractor.

PHONE: The Electric Contractor is to install conduit leading to phone located at the counter in the Cafe, and to two (2) outlets located on the 2nd floor, as directed by the Owner.

This conduit to be stubbed out as directed by the Telephone Company.

SWITCHES: All switches to be "Perkins & Bryant" or "General Electric" to be flush type with ivory colored Bakelite cover plates.

RECEPTACLES: All outlet utility receptacles to be duplex, and will be "General Electric" or equal, with ivory finish Bakelite plates. All visible finish fittings to be submitted to the Owner for approval before installation.

BELL: Electric Contractor is to furnish and install a bell at the Second story Entrance. There will also be provided for this door, a door opening device, which will be operated from the Second floor hallway.

Exact location determined by the Owner.

MUSIC BOX: There will be installed a music box which is to be connected by wiring to each of the booths located, and five (5) locations on the Mezzinine floor.

The musim box and coin receptacles are ~~not~~ not to be included in this Contract, but the Electrical Contractor is to provide all wiring necessary.

GUARANTEE: All work is to be guaranteed in writing for a period of one (1) year against defects in material and workmanship.

H E A T I N G

SCOPE OF THE WORK: The contractor doing this work is to familiarize himself with the General Conditions of the General Specifications, as these General Conditions are made a part of the Heating Specifications.

Furnish and install in the Heater Room where shown on the plans one "Sunbeam", or equal Pressure Heavy-Duty Gas-Fires Hot-Air Furnace. This furnace to have 150,000 B.T.U. input, and will be enclosed in a single jacked and will be complete with ducts, stacks, register shut-offs, and gas supply, to be equipped with automatic electric pilot. The gas valve will be "Minneapolis Honey-well" or equal. This furnace to be completely equipped with safety shut-off. In the Entrance Hall where directed install a Room Thermostat; this to be "Honey-well" type.

All electric connections required with this installation will be done by the Heating Contractor. The Electrician will bring an outlet to furnace location only.

The Heating Contractor is to note that this heating system is to be arranged for heating bath on the first floor, cafe and the second floor. This plant will be located on the second floor and the system of hot air ducts is to extend to the attic and be provided with a shut-off damper equipped so that the damper may be thrown for use of either the hot air furnace or the cooling plant.

The Heating Contractor is to consult with the Carpenter Contractor as to the erection of necessary supports for the ducts and the dormer supplying fresh air to this equipment.

Before this work is started the heating contractor is to submitt a complete lay-out of ducts and returns to the Architect for approval.

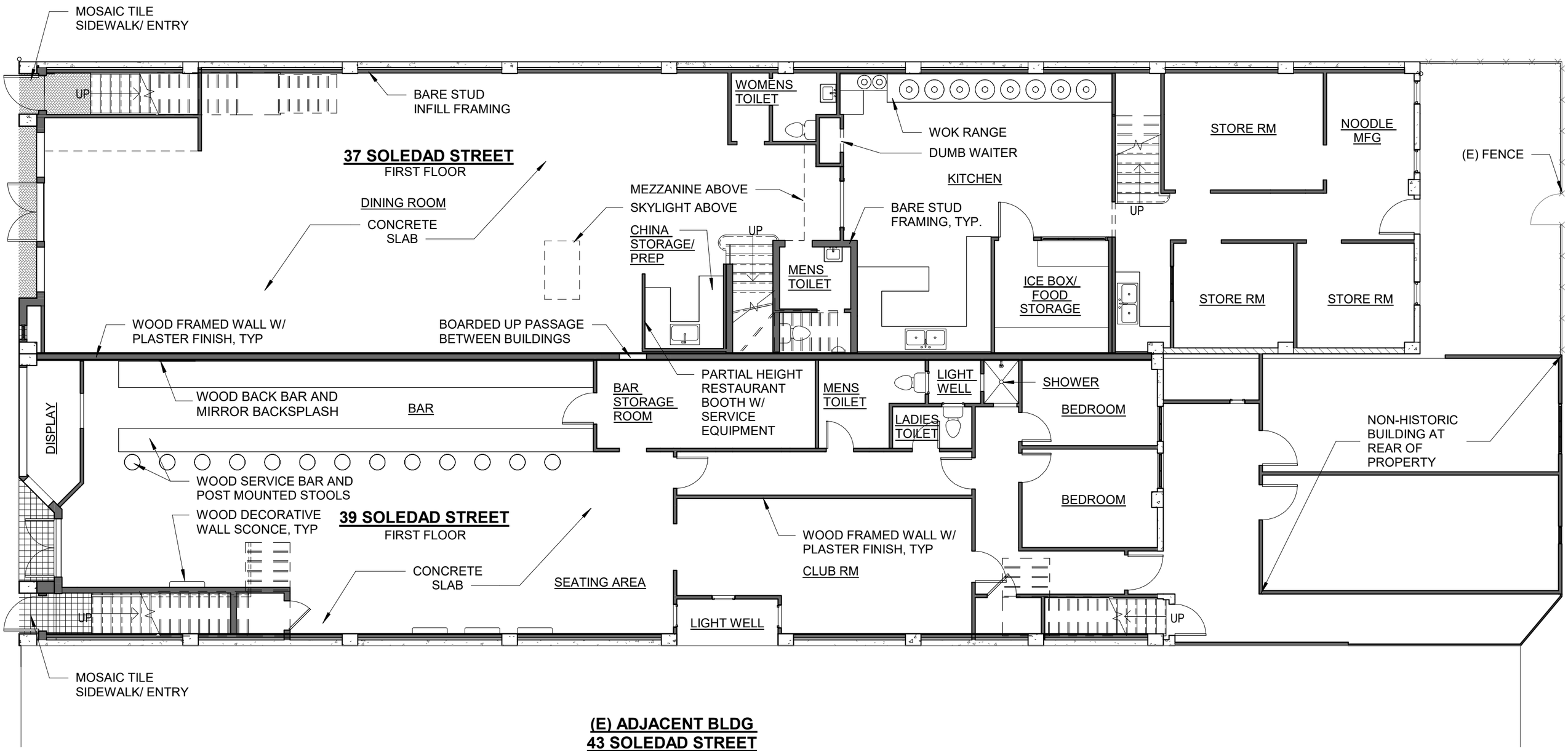
FRESH AIR RETURN: The intake ducts will be located in the walls of the front hall in the Bed Room Hall-way, and will have a by-pass for bringing fresh air from outside of the building. The grills for these return ducts will be Oak, and shall be placed on the wall, these ducts must have a total free air capacity equal to total capacity of warm air pipes plus ten per cent (10%); cold air ducts to be constructed of 24-gauge galvanized iron. The wood grill must be constructed so that the free air capacity equals the duct to which is attached.

WARM AIR DUCTS: All warm air ducts to be made of tin, all joints to be made with drive-clip after pipe is in, then it must be covered with cell pipe insulation. Each branch line is to be equipped with a "Butterfly" damper and quafrant.

REGISTERS: All registers are to be "Tuttle & Bailey" or equal with adjustable grills, wall type with a free air capacity of not less than the pipe to which they are attached. Finish of all registers to be prime coat. Before the heating contractor installs any of these registers, he is to consult with the Owner as to the location. The Cafe will have two ceiling outlets with heat fire fixtures. All rooms on second floor to have heat outlets.

GUARANTEE: The Manufacturer of the furnace for this work will submitt to the Architect a complete and detailed design of the entire plant for his approval. The above heating plant must be covered by a written guarantee from the Heating Contractor. This to guarantee to heat the house uniformly to a temperature of seventy-degrees (70) F., then the outside temperature is thirty-degrees (30° F.)

WALLACE AMYX



(E) ADJACENT BLDG
43 SOLEDAD STREET
NIC

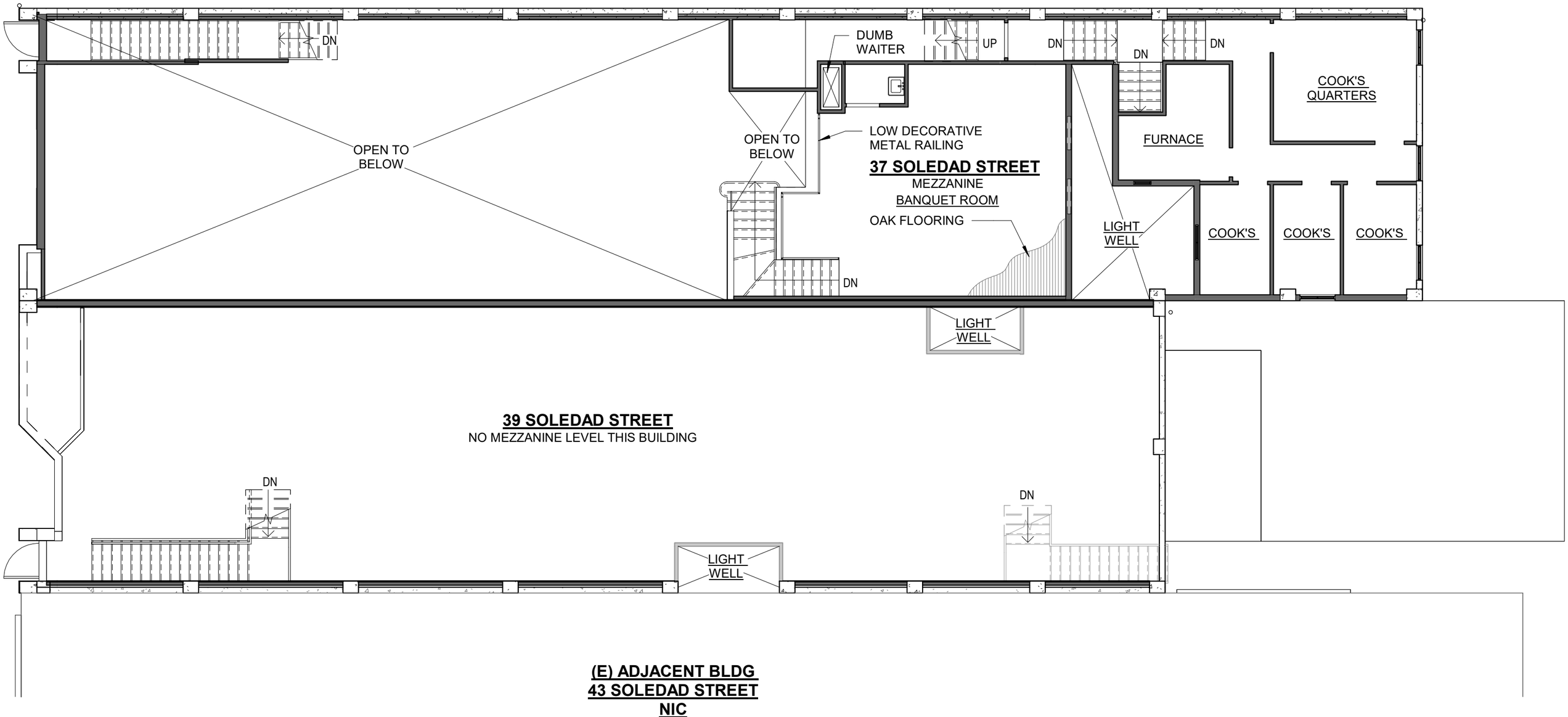
Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
Existing L1
02/17/26

HSR1

Appendix H: Existing Drawings - 37 & 39 Soledad

TEF



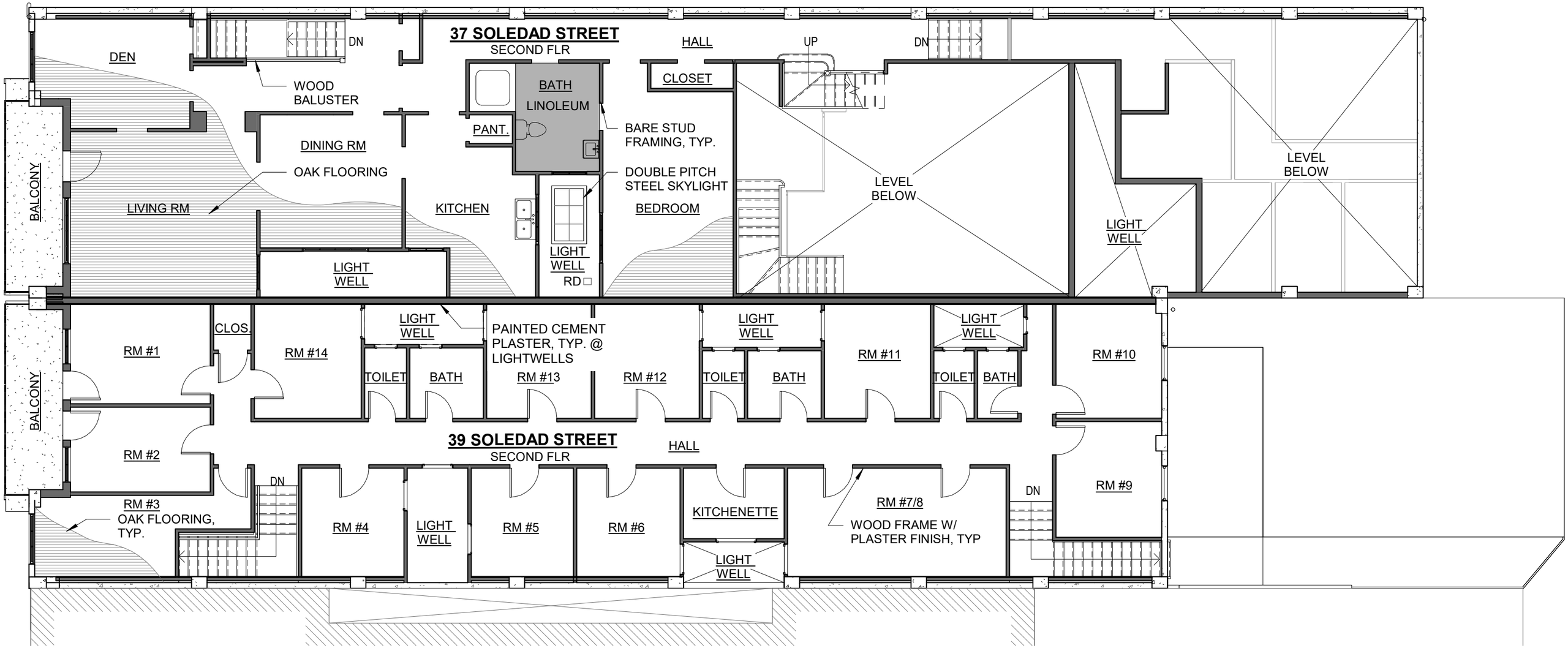
Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
EXISTING L MEZZ.
02/17/26

HSR1.5

Appendix H: Existing Drawings - 37 & 39 Soledad

TEF



(E) ADJACENT BLDG
43 SOLEDAD STREET
NIC

(E) ADJACENT BLDG ROOF TERRACE
43 SOLEDAD STREET
NIC

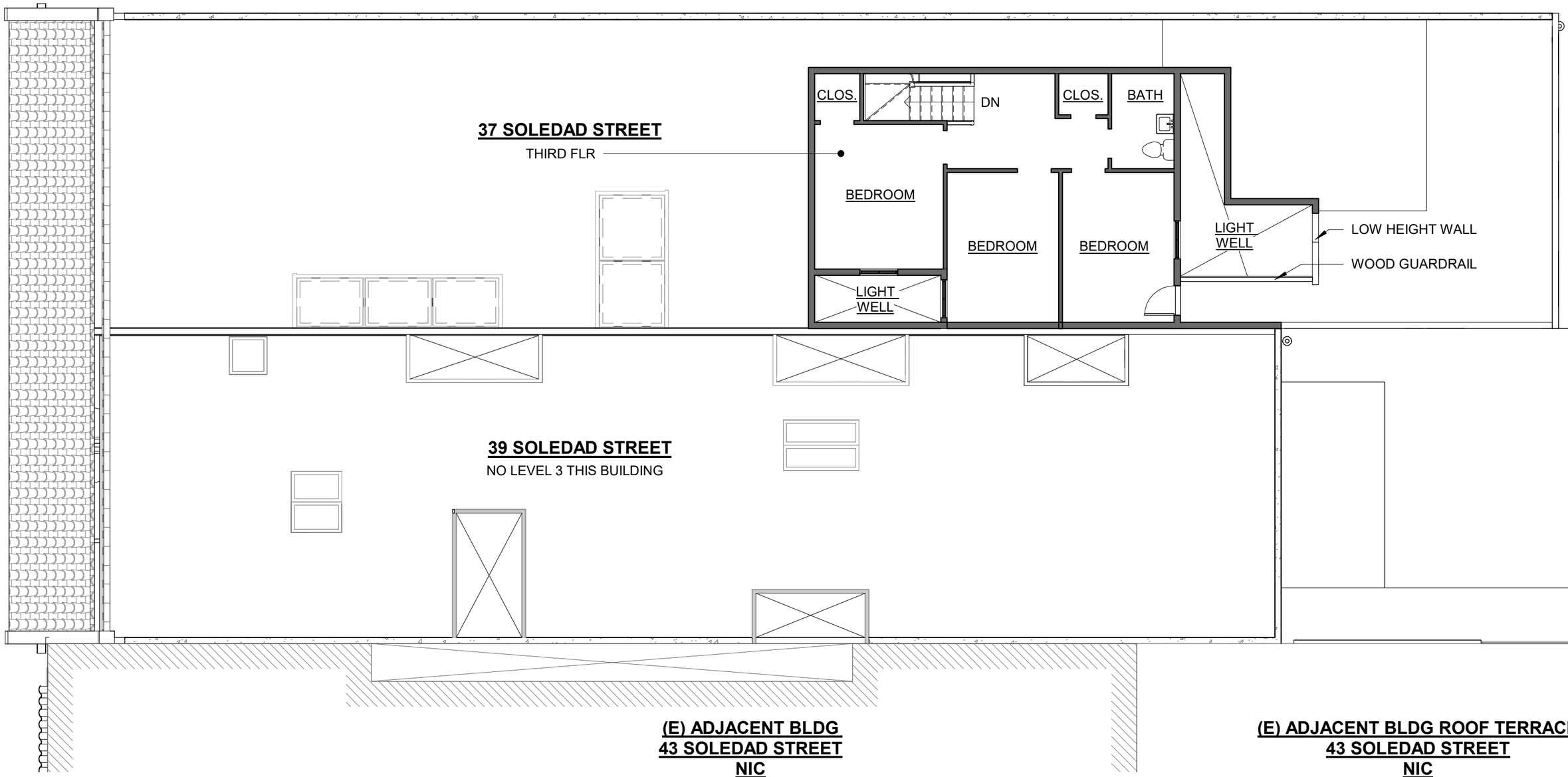
Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
EXISTING L2
02/17/26

HSR2

Appendix H: Existing Drawings - 37 & 39 Soledad

TEF



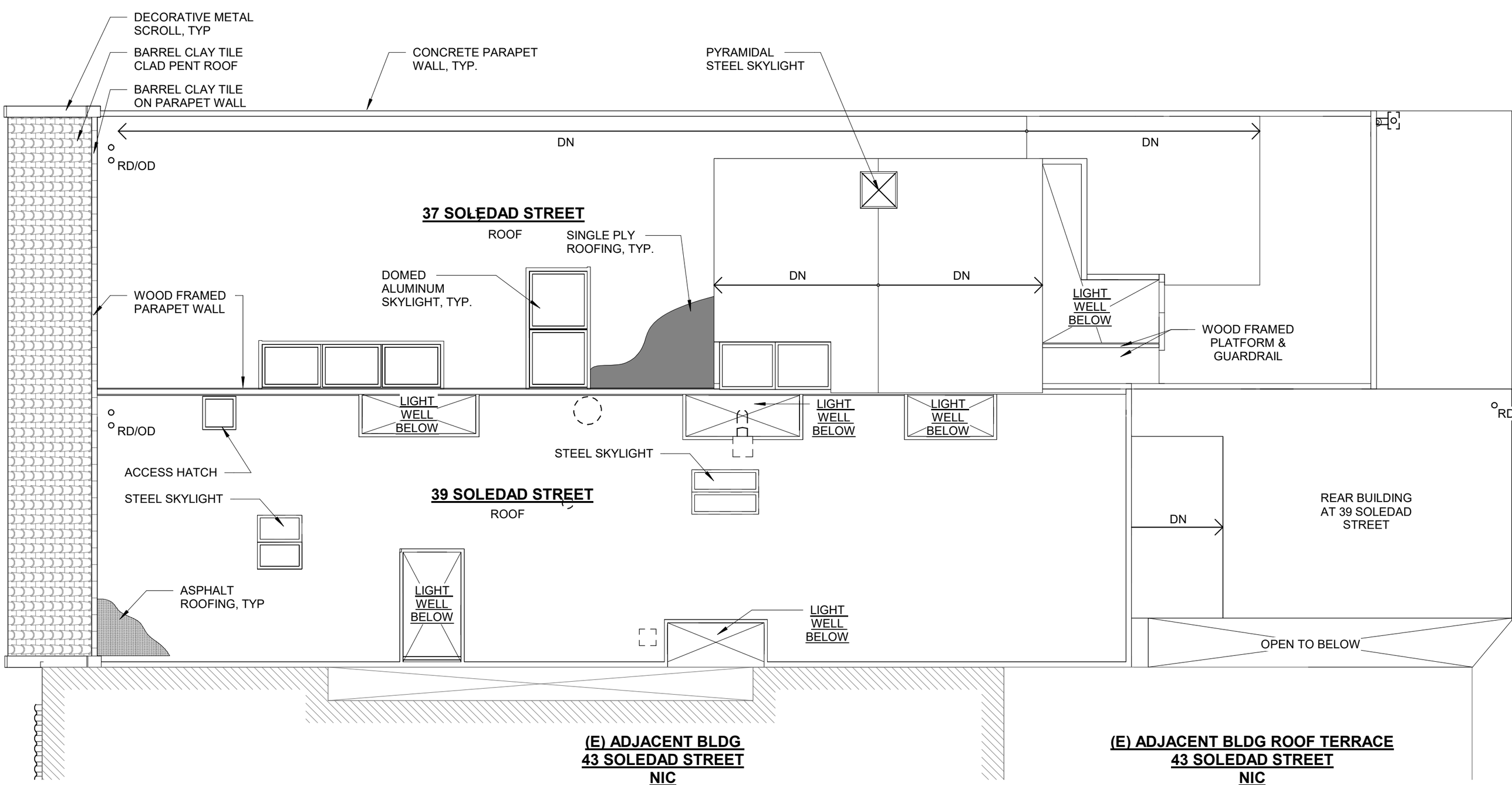
Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
EXISTING L3
02/17/26

HSR3

Appendix H: Existing Drawings - 37 & 39 Soledad

TEF



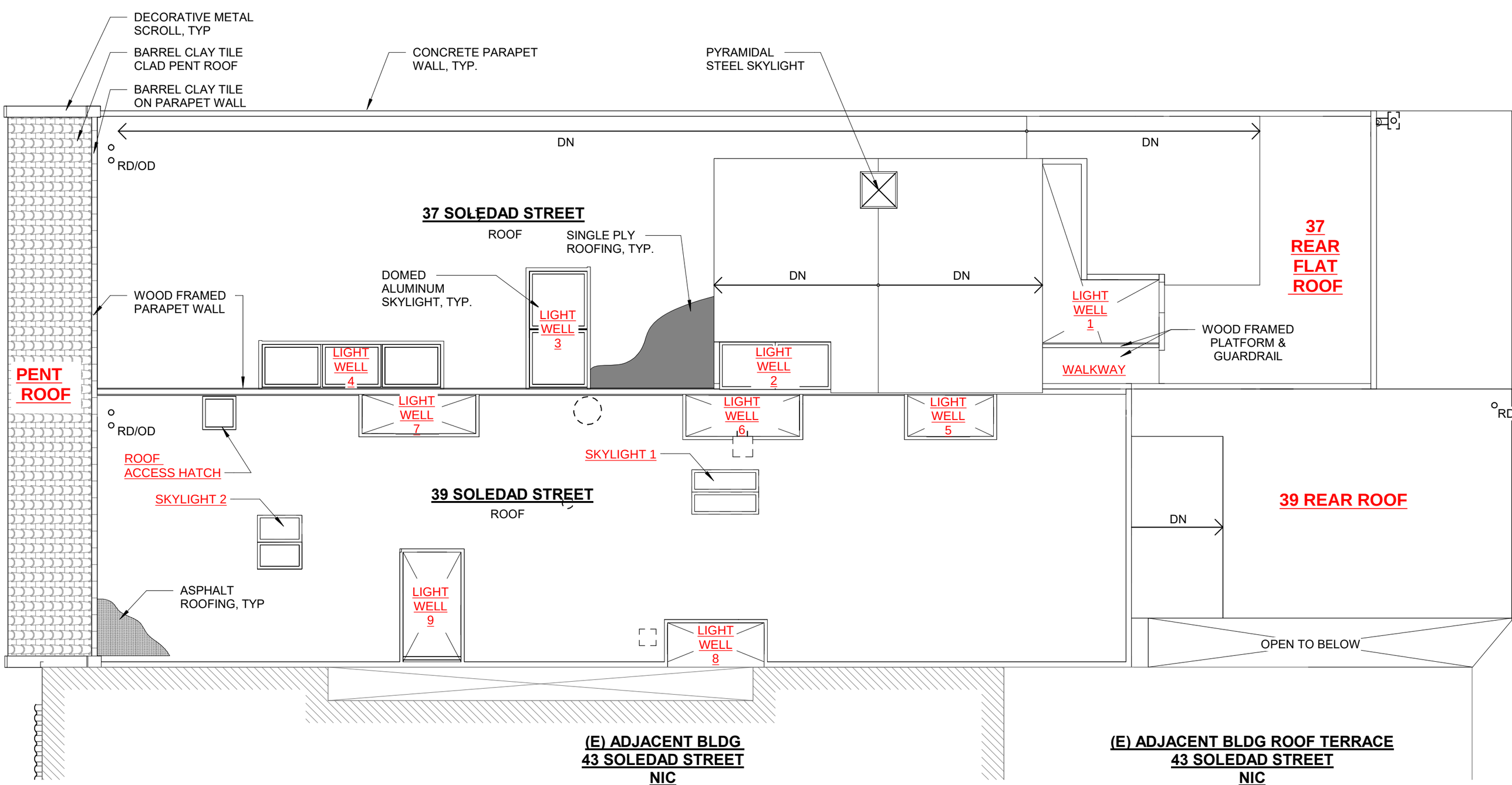
Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
EXISTING ROOF
02/17/26

HSR4

Appendix H: Existing Drawings - 37 & 39 Soledad

TEF



Scale 1/8" = 1'-0"

37-39 SOLEDAD STREET STABILIZATION
EXISTING ROOF
02/17/26

HSR4

Appendix I: Roof Diagram

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