



# **HISTORIC STRUCTURE REPORT**

# **38 Soledad Street**

**March 2025**

TEF Design  
Groundwork Preservation, LLC  
Howard Carter Associates, Inc.



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# Executive Summary



# Executive Summary

## Summary of Findings:

38 Soledad Street 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 1949 to 1980.

The subject building is generally in poor condition due to over forty years of deferred maintenance, damage, and deterioration. The roof has failed critically and caused significant damage to the interior finishes and to structural wood framing members. 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, 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 and 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 38 Soledad Street are restoration and rehabilitation as further detailed below:

- Restoration to reinstate character-defining features of the primary east facade that have been compromised through neglect;
- 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 east façade in order to reestablish many of 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 for 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, 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. Where possible, the alternatives also explore ways to restore character-defining features of the subject building or reinstate detailing that is compatible with its historic character.

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





# 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 38 Soledad Street 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. The subject property is eligible for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion 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, with a period of significance from 1949 to 1980. 38 Soledad Street also qualifies for listing as a Salinas Historic Resource under local Criteria a and c.

Wallace AhYTE and Bow Chin constructed numerous buildings on Soledad Street in the early 1940s, including buildings on the subject lot: the P.I. Market grocery store building at 34 Soledad Street (extant), a restaurant owned by Kiyokichi Matsushita at 36 Soledad Street (extant), and the AhYTE & Chin Shell Service Station at 48 Soledad Street (non-extant). The subject building at 38 Soledad Street was constructed by AhYTE and Chin between 1948-1949 and included a commercial space on the ground floor and an apartment on the second floor. The buildings on the subject parcel were rented out by AhYTE and Chin to local businesses, including a grocery store, inn, restaurants, and bars.

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 and integrity, provides an assessment of existing architectural and structural conditions, and presents treatment alternatives to address the primary east 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.

This HSR is confined to the subject building and does not provide recommendations for any other buildings located on the subject parcel.

## Methodology

Staff from TEF Design (architect), Groundwork Preservation LLC (architectural historian), and Howard Carter Associates (structural engineer), completed a site visit to 38 Soledad Street on September 25, 2024 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 east facade are obscured by plywood. Assessment of the storefront exterior was limited to the components visible from the interior of the building. The second floor is also largely inaccessible due to the building's deteriorating condition. Photographs were taken from the second-floor stair landing to observe typical room and finish conditions.

Background information on the history and development of 38 Soledad Street is included from the following key studies (see Related Studies section for full citations): 1989 DPR-523 Form, 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 of one of the building's owners and one of the first residents. A citation for this resource is 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.

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, whom were unable to provide access due to ongoing renovation of their facilities. The Asian Cultural Experience of Salinas (ACES) organization was also consulted. They provided an email interview with a descendant of the original property owners that provided background information on the subject property. ACES also consulted researchers to obtain Blanche Chin Ah Tye's memoir.

Available building permits for Assessor's Parcel Number (APN): 002-194-029 were compiled from the City of Salinas Permit Center, which yielded twelve permits associated with the subject lot, which includes three separate buildings. 34, 36 and 38 Soledad Street. *See Appendix A for a full list and descriptions of compiled permits.* Two of these addresses are now associated with the adjacent buildings on the lot. Research confirmed that the address of the subject building and surrounding properties changed over time. Five of the permits appear to be for the subject building based on the description of work. The seven other permits were considered in research but could not be confirmed as pertaining to the subject building. The two other buildings located on the parcel (34 and 36 Soledad Street) are briefly discussed in the report due to their association with the same owners and the context they provide for the subject property, but these buildings are excluded from the evaluation.

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

It should be noted that historical documentation for the subject building is limited. As such, relatively little is known about the historic construction methods, materials, appearance, and structure of the subject building. Conclusions about the subject building and alterations made over time are made based on limited historical photographs and maps, 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 property 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 38 Soledad Street is a mixed-use building located on the east side of Soledad Street between East Lake Street and Market Way in the Chinatown neighborhood of Salinas, California. The building is situated on Assessor Parcel Number (APN): 002-194-029, which also includes two adjacent commercial buildings at 34 and 36 Soledad Street. The subject building at 38 Soledad Street is currently vacant and originally contained a commercial unit at the ground floor and a residential apartment above (historically addressed as 38-40 Soledad Street, but referred to as 38 Soledad Street herein for clarity). The subject building operated as a pool hall on the ground floor with an apartment on the second floor.

## Current Ownership

City of Salinas Acquisition: December 29, 2022

## Historic Status

38 Soledad Street was determined to be eligible for listing on the California Register of Historical Resources (CRHR) and as a Salinas Historic Resource (SHR) in 1989. The historic evaluation was documented on a California Department of Parks and Recreation Series 523 (DPR-523) form. The property was subsequently 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 CRHR Criteria 1, 2, 3, 4, and SHR Criteria a, b, c, d, e, and f as a significant structure in Salinas' Chinatown and for its Chinese-inspired design influences that reference an "important ethnic population in Salinas."<sup>1</sup> However, arguments were not provided to justify the property's significance under CRHR Criteria 2 and 4. This HSR re-evaluates the property's eligibility for the National Register of Historic Places (NRHP) and CRHR. It concludes that the subject property qualifies under NRHP Criteria A and C and under CRHR Criteria 1 and 3 for its association with well-known and longstanding ethnic minority and immigrant businesses that contributed to the commercial and recreational nature of the diverse community on Soledad Street and for its architectural references to the Chinese population that founded the neighborhood. This HSR determines that the property qualifies under Criterion A/1 in addition to Criterion C/3 due to housing the various businesses that embodied the multi-cultural community that was an important feature of Salinas'

proliferation of ethnic minority and immigrant-owned businesses in the neighborhood. 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.<sup>2</sup> Utilizing the SHR criteria updated in 1995, this evaluation concludes that 38 Soledad Street also qualifies for listing as a SHR under Criteria a and c.

## Period of Significance

1948 - 1980

The period of significance begins in 1948, the date the building was constructed, and extends to 1980, the last year that Mariano Arre operated his prominent community pool hall on the property.

## Related Studies

A DPR-523 form for 38 Soledad Street was completed in 1989 that informed the property's listing as a historic resource on the *1989 Historical and Architectural Resources Survey and Preservation Plan* for the City of Salinas. Additionally, studies on Salinas' Chinatown neighborhood were utilized while developing the neighborhood context for the subject property, including a 2011 NRHP nomination of the Republic Cafe at 37 Soledad Street, which is directly across the street from the subject property and originally owned by the same owner. 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 17-year career to working on 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.

Csilla M. Foss is a Licensed Structural Engineer and the President of Howard Carter Associates Inc. Structural Engineers. She received her education from one of the top Architectural Engineering programs in the United States and brings experience in commercial, residential, industrial, government, plan checking, agricultural, school and hospital building design. Csilla is a skilled expert witness and has extensive experience with the rehabilitation and seismic retrofit of existing structures as well as in structural design using construction materials such as concrete, masonry, steel, wood, prefab elements, etc.

## Endnotes

<sup>1</sup>Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey, May 2, 1989, 2.

<sup>2</sup>City of Salinas, *A Codification of the General Ordinances of the City of Salinas, CA: Beginning with Supp. 209, Supplemented by Municipal Code Corporation*, Salinas, California, last updated August 14, 2024, [https://library.municode.com/ca/salinas/codes/code\\_of\\_ordinances?nodeId=SAMUCO1995](https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=SAMUCO1995).



## CHAPTER 1

# Historical Background and Context



# Historical Background and Context

## 1.0 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.<sup>3</sup> 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.<sup>4</sup> 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.<sup>5</sup> 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.<sup>6</sup>

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).<sup>7</sup> 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.<sup>8</sup>

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.<sup>9</sup> 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.<sup>10</sup>

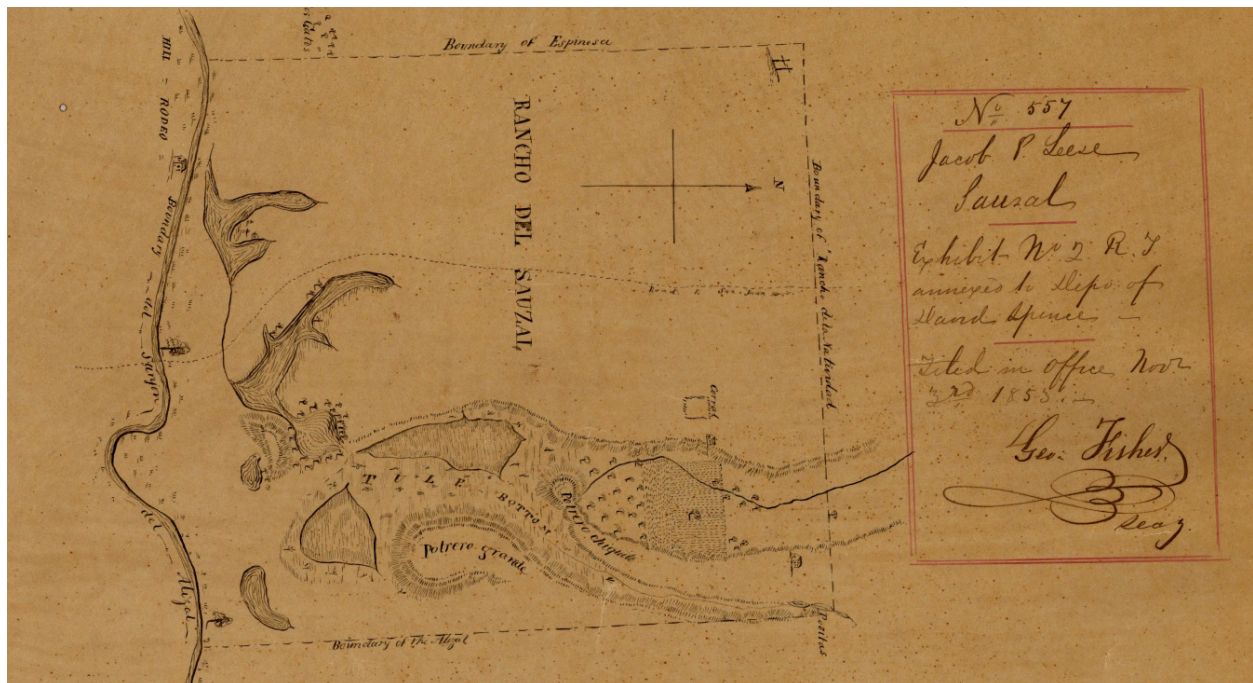


Figure 1.1  
 "Diseno of Rancho Sausal, GLO No. 264, Monterey County, California," California State Univeristy, Monterey Bay, Hornbeck Collection of Early California Maps/Disenos, 1820.

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.<sup>11</sup> 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.<sup>12</sup>

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.<sup>13</sup> 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.<sup>14</sup> 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.<sup>15</sup> 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.<sup>16</sup>

## 1.1 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.<sup>17</sup> 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. In 1873, 10% of Salinas' population was Chinese.<sup>18</sup>

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.<sup>19</sup> According to Sanborn Maps from 1886, the subject property was occupied by a wood-framed grain warehouse known as "City Warehouse" for the Empire Mills Grain Warehouse.<sup>20</sup> It is possible some of residents of Chinatown worked in this warehouse due to their experience with agriculture and their proximity to the warehouse, 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 (Figure 1.2).<sup>21</sup>

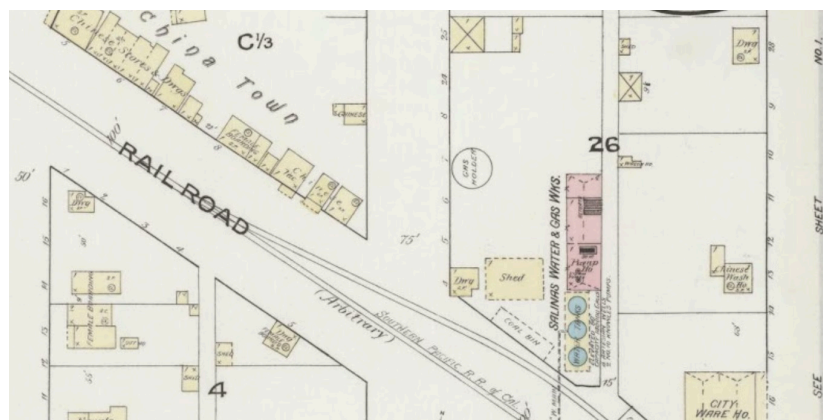


Figure 1.2  
1886 Sanborn Map, Library of Congress. Note the subject property at far lower right corner and the "Chinese Wash House" just north of the subject property. Also note the original "Chinatown" two blocks to the west, including Chinese stores and drug stores, and female boarding houses.

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.<sup>22</sup>

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.<sup>23</sup> Additionally, a fire in 1893 burned most of Chinatown's wood framed buildings. After the fire, Chinese merchants re-established their operations on Soledad Street, just south of Lake Street, shifting the location of Chinatown to the street where the subject property is located.<sup>24</sup> 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.<sup>25</sup>

## **1.2 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.<sup>26</sup> In 1900, Sanborn Maps indicated that the city warehouse was still located at the subject property and known as 48 Soledad Street. Soledad Street was identified as "Chinatown" and featured numerous Chinese businesses and homes on the north end of the street (Figure 1.3).<sup>27</sup>



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.<sup>28</sup> 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.<sup>29</sup> However, Sanborn Maps indicated that in 1925 the subject property was still occupied by a city warehouse owned by the Mitchell Silliman Company and known as 66 Soledad Street (Figure 1.4).<sup>30</sup>

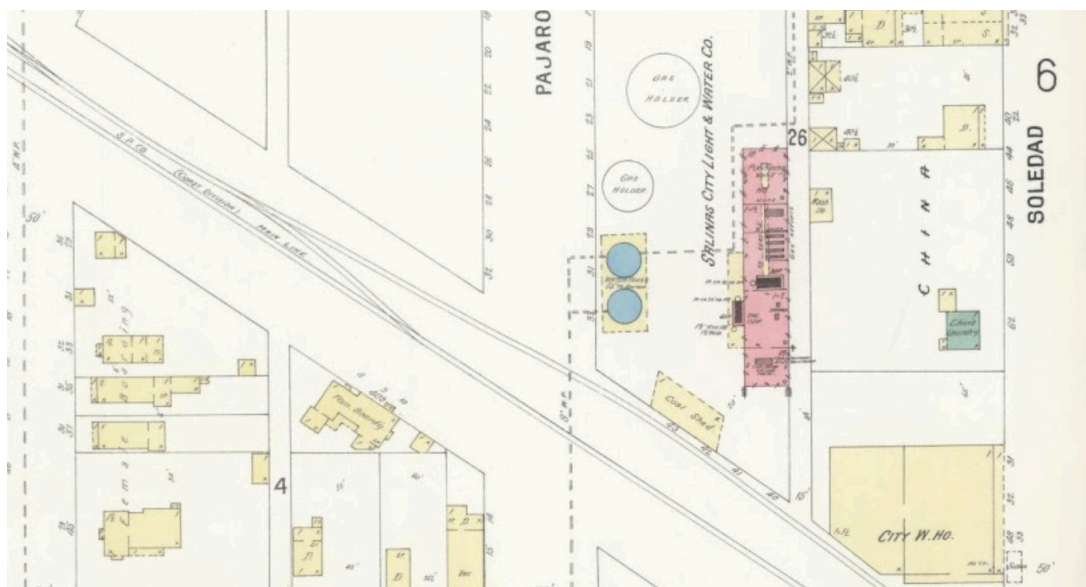


Figure 1.3 1900 Sanborn Map, Library of Congress. Note: subject property at far lower right corner and "Chinese Laundry" to the north. Chinatown has also moved to the subject block by this time.

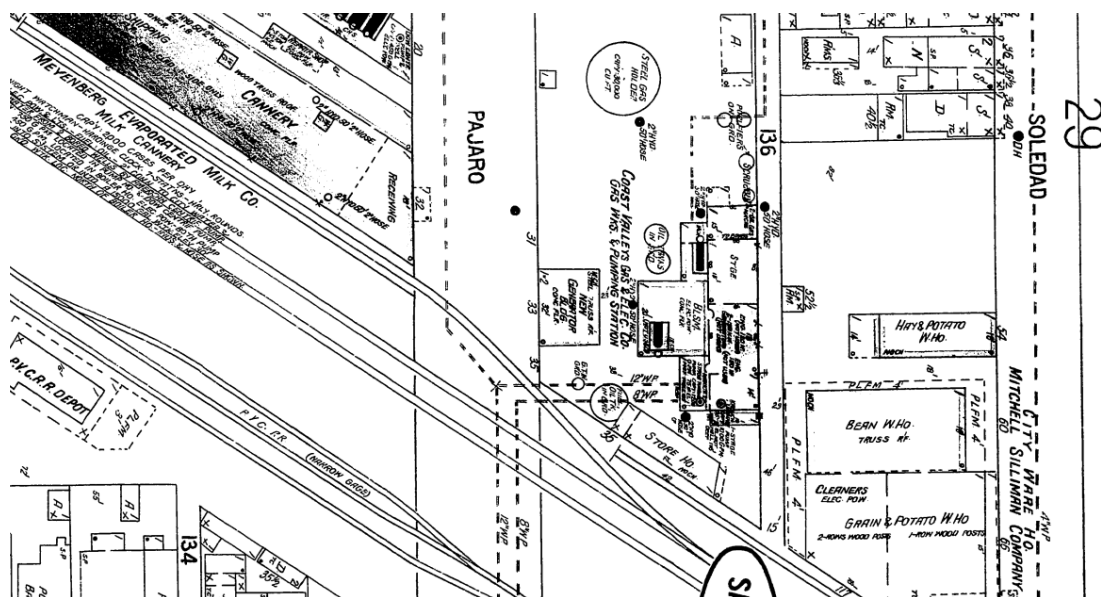


Figure 1.4 1925 Sanborn Map, San Francisco Public Library.



Figure 1.5 Chin Bow (right) and father Hing Bow (left) after arriving in America, Ca. 1906, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* by Blanche Chin Ahyte, 3.



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 Ahyte, 12.

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 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. Both of these immigrant groups settled in Salinas' Chinatown, 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.<sup>31</sup>

The exact date of construction of the subject property is unclear due to the multiple addresses historically associated with the property.<sup>32</sup> Both the primary two-story structure (currently known as only 38 Soledad Street) and the two attached one-story buildings (currently known as 34 and 36 Soledad Street) were constructed by 1949 by Chinese-American businessmen Wallace Ahyte and Bow Chin.



Wallace AhYTE was a second-generation American whose grandfather, Ye AhYTE, immigrated to Plumas County from China before 1872 and the passage of the Chinese Exclusion Act.<sup>33</sup> Bow Chin immigrated to San Francisco with his father Hing Chin in 1906 when he was 20 years old (Figures 1.5 and 1.6).

Hing Chin was a merchant in the Canton Province in China, which made him eligible to move himself and his two sons to the United States after the death of his wife.<sup>34</sup> According to the Chin family, it is possible that Hing Chin moved to the United States in the 1870s and lived as a laborer in San Jose before returning to China and having Bow Chin, but there is no documentation of this.<sup>35</sup> Wallace AhYTE and Bow Chin met in San Francisco and moved to Salinas in the 1910s to find business opportunities away from San Francisco's crowded Chinatown. AhYTE and Chin entered into many joint business ventures together in Salinas, and AhYTE bought the two properties since Chin was not a citizen and could not legally buy property.<sup>36</sup> Both were well-known community members by the end of their lives due to their prolific business operations and participation in community organizations. Both were members of the Chinese Benevolent Association, and AhYTE was also a member of the Suey Sing Association and the Chinese American Citizens Alliance, which were important local associations in the Chinese community.<sup>37</sup>

In 1939, Chin and AhYTE 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 Street (non-extant), a hotel and gambling house.<sup>38</sup> By 1940, AhYTE and Chin bought land and built the Lotus Inn at 39 Soledad Street (extant). By 1941, the two businessmen had bought all of the remaining parcels of land on the east and west sides of the southern portion of Soledad Street before it intersects with Market Way. By the end of this year AhYTE and Chin constructed the Republic Cafe at 37 Soledad Street (extant), which is listed on the National Register of Historic Places (Figure 1.7), the P.I. Market grocery store building at 34 Soledad Street (extant) (Figure 1.8), a restaurant owned by Kiyokichi Matsushita at 36 Soledad Street (extant), and the AhYTE & Chin Shell Service Station at 48 Soledad Street (non-extant).<sup>39</sup>



Figure 1.7 The Republic Cafe and Lotus Inn, 1943, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* by Blanche Chin AhYTE, 46.

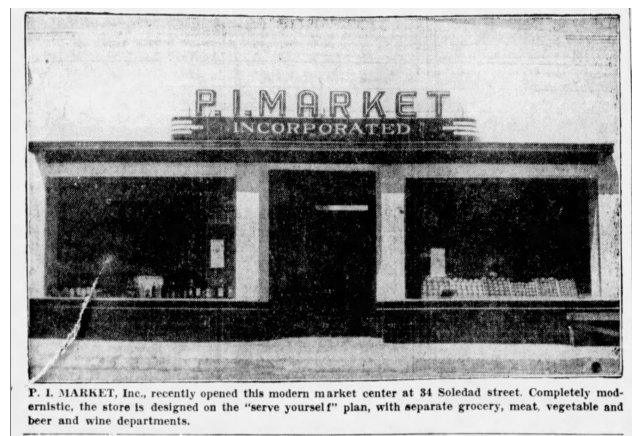


Figure 1.8 P.I. Market at 34 Soledad Street, *The Californian*, May 22, 1941.



Figure 1.9 1941 aerial of Soledad Street.  
Note: the subject building is not yet constructed and its future location is indicated by a red arrow, November 22, 1941, UC Santa Barbara Cartwright Aerial Collection



Figure 1.10 1947 aerial of 38 Soledad Street.  
Note: the subject building is not yet constructed and its future location is indicated by a red arrow, March 22, 1947, UC Santa Barbara Cartwright Aerial Collection.



Figure 1.11 1954 aerial of 38 Soledad Street, building indicated by red arrow, July 1, 1954, UC Santa Barbara Cartwright Aerial Collection.



Figure 1.12 Diagram showing the historic addresses of Soledad Street properties owned by Ahyte and Chin, Google Earth, edited by authors, 2024



By 1947, Ahyte and Chin also constructed a two-story stucco building between the Lotus Inn and the Republic Hotel at 43 Soledad Street (extant). 1941 and 1947 aerial photographs show that the subject building was not yet constructed (Figure 1.9 - 1.10). A 1954 aerial confirms that the building was constructed by this time (Figure 1.11). See Figure 1.12 for a diagram showing the locations of each of these properties on Soledad street overlaid on a current aerial photograph.

Aerials, city directories, and newspaper articles indicate that Ahyte and Chin were in the process of constructing 38 Soledad Street in 1948. In addition, a historic photograph looking north down Soledad Street captures the construction of the building in 1948 (Figure 1.13). The subject property was definitively completed by 1949 and included a commercial space on the ground floor (addressed as 38 Soledad Street) and an apartment on the second floor (addressed as 40 Soledad Street) (Figure 1.14).<sup>40</sup> Three buildings were constructed by Ahyte and Chin on the subject parcel by this time, 38 Soledad Street (the subject building located closest to the corner of Soledad Street and Market Way), and 36 Soledad Street and 34 Soledad Street to the north of the subject building (see Figure 1.12). All three buildings were rented out by Ahyte and Chin to



Figure 1.13 Soledad Street Looking North, 38 Soledad Street Under Construction in the Background, Ca. 1948, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* by Blanche Chin Ahyte, 48.



Figure 1.14 38 Soledad Street, Ca. 1950s, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* by Blanche Chin Ahyte, 58.

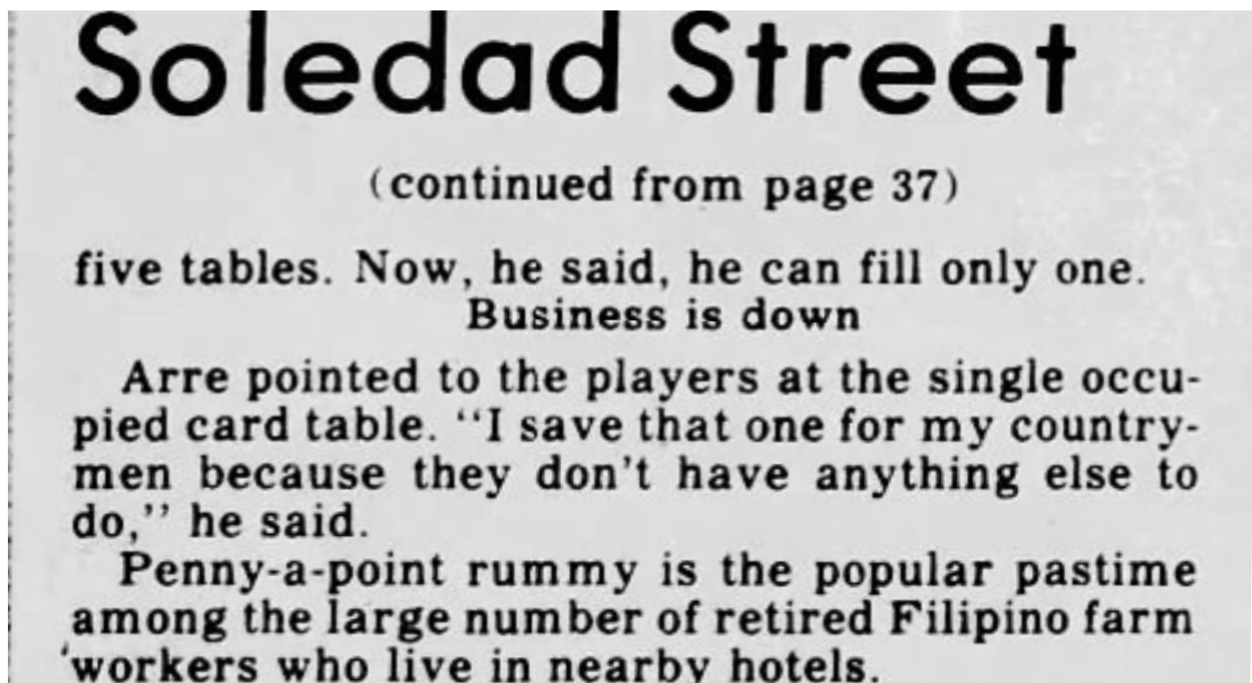


Figure 1.15 Newspaper Article with Interview Mariano Arre, *The Californian*, May 24, 1980.



## 1.3 Immigrant and Ethic Minority Businesses at 34-40 Soledad Street

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. Members of the Ahyte and Chin families remained the owners of the subject property until 2022, and the businesses in each unit were operated by various individual business owners over time.<sup>41</sup>

From the 1940s to the 1980s, 34 and 36 Soledad Street housed multiple long-standing immigrant businesses, such as the Filipino-owned grocery store P.I. Market, the African American owned C&M Inn, and Filipina-owned restaurants Loretta's Cafe and Caberto's Cafe.<sup>42</sup>

38 Soledad Street operated as a community pool hall from about 1949 until 1980. It was first operated as Ray's Pool Hall by Ray T. Chin, an immigrant from China who was possibly an extended family member of Bow Chin, from around 1949 to 1955.<sup>43</sup> From 1956 to 1957, the pool hall operated as Pat's Pool Hall, and in 1957 one of the co-owners of Pat's Pool Hall, Mariano Quipotla Arre, became the sole business owner and operated the business under the name Manilla Pool Hall (1957-1977) and later as Arre's Pool (1977-1980).<sup>44</sup> Arre was born on April 12, 1910 in Caoayan, Ilocos Sur, Philippines and immigrated to the United States on August 26, 1928 at 18 years old (Figure 1.15).

Arre became a permanent resident of the United States in San Francisco two years later and arrived in the East Salinas neighborhood of Alisal by 1940.<sup>45</sup> According to Arre in a newspaper article in 1980, his business thrived for 23 years until the final year of its existence. Patrons at Arre's played pool and cards, for which Arre would reserve one card table for his Filipino "countrymen," to drink and simply gather as a community,<sup>46</sup> (Figure 1.13) Arre died on November 24, 1980. *See Appendix B for a complete list of businesses at 38 Soledad Street.*

The second floor of 38 Soledad Street, initially addressed as 40 Soledad Street, originally served as an apartment that housed the Chin family after its construction. It was a large apartment with a kitchen, living room, den, five bedrooms, and two full bathrooms. A laundry room was located in the rear with a door that opened to the roof.<sup>47</sup> After the Chin's moved out by 1956, owners of businesses on the parcel occupied the apartment. This included Mayme Stroud Spencer, the African American businesswoman and a local NAACP leader who owned the restaurant C&M Inn at 34 Soledad Street from 1959 to 1963, and Mariano Arre from 1964 to 1980. *See the Appendix B for a complete list of residents at 40 Soledad Street.*

## 1.4 Decline and Present-Day Revitalization Efforts in Chinatown

Despite the presence of several longstanding businesses at the subject property, divestment from federal, state, and local government officials during the Urban Renewal movement of the 1950s and 1960s led to a decline in economic conditions on Soledad Street. Under the Federal Urban Renewal Program many wooden structures in Chinatown were deemed “blighted” and “unsafe” and were subsequently torn down, which caused many residents to move away from Chinatown. Chinatown, and Soledad Street in particular, became associated with crime in Salinas and institutions such as bars, bordellos, and gambling houses.<sup>48</sup> Many business owners associated with the subject property, such as AhYTE’s wife Lily, Mariano Arre, and Rufina Caberto, owner of the restaurant at 36 Soledad Street, told local papers that they were less concerned with crime and more concerned with their lack of business. Mariano Arre, owner of Arre’s Pool Hall at the subject property, stated in a May 1980 newspaper article that 1980 was his first year he operated at a loss.<sup>49</sup> Arre passed away in late 1980, and one or two restaurants, such as Los Amigos Bar, occupied 38 Soledad Street until 1983. No businesses or persons have occupied 38 Soledad Street since 1983.<sup>50</sup>

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. By 1988, even AhYTE and Chin’s popular community restaurant, the Republic Cafe, permanently closed.<sup>51</sup>

Community services for the homeless relocated to Soledad Street in the 1980s as well, which led to an increase in the area’s homeless population, while long-time residents continued to leave. By 1983, 38 Soledad Street was vacant, and in 1988, the AhYTE and Chin families closed the Republic Cafe, one of the most well-known businesses in the area. A pool hall was recorded at 36 Soledad Street in 1991, but after this no other businesses are recorded on the subject parcel.<sup>52</sup> 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 that hope to bring businesses and residents back to Chinatown while honoring the diverse cultural history of the community.<sup>53</sup> In 2022, the AhYTE and Chin family descendants who owned the property in a trust 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.<sup>54</sup>

## Endnotes

<sup>3</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 1.

<sup>4</sup>"Who We Are - Rumsen Ohlone Tribal Community," Rumsen Ohlone Tribal Community, accessed August 19, 2024, <https://www.rumsenohlone.com/who-we-are>; "Where We Come From - Rumsen People & The Land," Rumsen Ohlone Tribal Community, accessed August 19, 2024, <https://www.rumsenohlone.com/where-we-come-from>.

<sup>5</sup>"Native Peoples of the East Bay: Past to Present," East Bay Regional Park District, accessed April 17, 2024, [https://www.ebparks.org/sites/default/files/Native\\_Peoples\\_Map\\_Brochure\\_2020.pdf](https://www.ebparks.org/sites/default/files/Native_Peoples_Map_Brochure_2020.pdf).

<sup>6</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 1.

<sup>7</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 1.

<sup>8</sup>Gary S. Breschini, "Expeditions Against the Central Valley Indians," Monterey County Historical Society, 1996, <https://mchsmuseum.com/local-history/mexican-era/expeditions-against-the-central-valley-indians/>.

<sup>9</sup>Gary S. Breschini, "Expeditions Against the Central Valley Indians," Monterey County Historical Society, 1996, <https://mchsmuseum.com/local-history/mexican-era/expeditions-against-the-central-valley-indians/>.

<sup>10</sup>"Native Peoples of the East Bay: Past to Present," East Bay Regional Park District, accessed September 20, 2024, 5 [https://www.ebparks.org/sites/default/files/Native\\_Peoples\\_Map\\_Brochure\\_2020.pdf](https://www.ebparks.org/sites/default/files/Native_Peoples_Map_Brochure_2020.pdf).

<sup>11</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 1.

<sup>12</sup>"Rancho Sausal," Monterey County Historical Society, accessed August 21, 2024, <https://mchsmuseum.com/local-history/historic-places/rancho-sausal/>.

<sup>13</sup>"Rancho Sausal," Monterey County Historical Society, accessed August 21, 2024, <https://mchsmuseum.com/local-history/historic-places/rancho-sausal/>.

<sup>14</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 2.

- <sup>15</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 2.
- <sup>16</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 2.
- <sup>17</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-1.
- <sup>18</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 3.
- <sup>19</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-1.; City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 3.
- <sup>20</sup>*Sanborn Fire Insurance Map from Salinas, Monterey County, California*, Sanborn Map Company, August 1886, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g008021886](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g008021886); "Social Events," *Oakland Tribune*, October 13, 1883, Newspapers.com.
- <sup>21</sup>*Sanborn Fire Insurance Map from Salinas, Monterey County, California*, Sanborn Map Company, August 1886, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g008021886](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g008021886).
- <sup>22</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-2.; "Chinese Exclusion Act (1882)," National Archives, last revised January 17, 2023, <https://www.archives.gov/milestone-documents/chinese-exclusion-act>.
- <sup>23</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-2.
- <sup>24</sup>City of Salinas, *Chinatown Revitalization Plan Second Review Draft*, Salinas, California, December 2019, 29.
- <sup>25</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 9.

<sup>26</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 4.

<sup>27</sup>*Sanborn Fire Insurance Map from Salinas, Monterey County, California*, Sanborn Map Company, April 1900, Library of Congress, [https://www.loc.gov/resource/g4364sm.g4364sm\\_g008021900/?sp=5](https://www.loc.gov/resource/g4364sm.g4364sm_g008021900/?sp=5).

<sup>28</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 1.

<sup>29</sup>City of Salinas, *Chinatown Revitalization Plan Second Review Draft*, Salinas, California, December 2019, 30.

<sup>30</sup>*Sanborn Fire Insurance Map from Salinas, Monterey County, California*, Sanborn Map Company, December 1925, Sanborn Fire Insurance Map Collection, San Francisco Public Library.

<sup>31</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 6-7.

<sup>32</sup>According to a 1989 DPR-523 form completed on the property, 38 Soledad Street was constructed before 1925, but all available evidence listed above and correspondence with the non-profit Asian Cultural Experience of Salinas indicates that the building (as well as 34 and 36 Soledad Street) was not constructed until the late-1940s. References: Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey, May 2, 1989, 1.; *Sanborn Fire Insurance Map from Salinas, Monterey County, California*, Sanborn Map Company, 1925, San Francisco Public Library.; "Flight X-1, 1: 19,800 Photograph," Salinas, CA, February 1, 1931, Cartwright Aerial Surveys Collection, University of California, Santa Barbara Library, Santa Barbara, California, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).; Email Correspondence with Larry Hirahara from the Asian Cultural Experience of Salinas, September 7, 2024.

<sup>33</sup>"Rich Chinese, Well Known In District, Dies," *Appeal-Democrat*, June 3, 1930, Newspapers.com.

<sup>34</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 2.

- <sup>35</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 25.
- <sup>36</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-2.
- <sup>37</sup>"Bow Chin, 71, Taken By Death; Rites Pending," *The Californian*, May 11, 1957, Newspapers.com.; "Wallace J. Ahyte Sr.," *The Californian*, December 16, 1967, Newspapers.com.
- <sup>38</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 45.
- <sup>39</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), Additional Documentation-8.; Polk's City Directory Co., *Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1941*, San Francisco, CA, 1941, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 1.
- <sup>40</sup>"Flight C-7254, 1: 20,000 Photograph," Salinas, CA, November 22, 1941, Cartwright Aerial Surveys Collection, University of California, Santa Barbara Library, Santa Barabara, California, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).; "Flight C-11252, 1: 24,000 Photograph," Salinas, CA, March 22, 1947, Cartwright Aerial Surveys Collection, University of California, Santa Barbara Library, Santa Barabara, California, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).; Polk's City Directory Co., *Polk's Salinas, Monterey Pacific Grove, and Carmel City Directory 1941*, San Francisco, CA, 1941, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Polk's City Directory Co., *Polk's Salinas (California) 1946*, San Francisco, CA, 1946, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Polk's City Directory Co., *Polk's Salinas (California) 1949*, San Francisco, CA, 1949, U.S., City Directories, 1822-1995 Collection, Ancestry.com. "Permit Issued for Grocery Building," *The Californian*, February 12, 1941, Newspapers.com.
- <sup>41</sup>Monterey County Assessor's Office, "Ownership Inquiry Report," August 20, 2024.; Email Correspondence with Larry Hirahara from the Asian Cultural Experience of Salinas, September 7, 2024.



<sup>42</sup>Polk's City Directory Co., Polk's Salinas (California) 1941, San Francisco, CA, 1941, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; "Pio M. Makiling," Ventura County Star, April 25, 1970, Newspapers.com.; "Modern Market Center," The Californian, May 22, 1941, Newspapers.com.; Polk's City Directory Co., Polk's Salinas (California) 1955, San Francisco, CA, 1955, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; "Mayme S. Spencer, Gonzales Resident," The Californian, December 16, 1994, Newspapers.com.; Polk's City Directory Co., Polk's Salinas (California) 1959, San Francisco, CA, 1959, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; "Rigunay," The Californian, February 8, 1968, Newspapers.com.; Treasury Department United States Customer Services, "Manifest of In-Bound Passengers (Aliens): Magdalena Rigunay," September 21, 1948, California, U.S., Arriving Passengers and Crew Lists, 1882-1959 Collection, Ancestry.com.

<sup>43</sup>Email Correspondence with Larry Hirahara from the Asian Cultural Experience of Salinas, September 7, 2024. Polk's City Directory Co., Polk's Salinas (California) 1952, San Francisco, CA, 1952, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; "Pool Balls Stolen," The Californian, January 11, 1955, Newspapers.com.; "Ray T. Chin," The Californian, October 11, 1972, Newspapers.com.

<sup>44</sup>"Notice of Intention To Engage In Sale of Alcoholic Beverages," The Californian, August 31, 1957, Newspapers.com.; "Notice of Intention To Engage In Sale of Alcoholic Beverages," The Californian, August 13, 1958, Newspapers.com.; Jim Barrett, "Soledad St.," The Californian, May 24, 1980, Newspapers.com.; Polk's City Directory Co., Polk's Salinas (California) 1959, San Francisco, CA, 1959, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Polk's City Directory Co., Polk's Salinas (California) 1977, San Francisco, CA, 1977, U.S., City Directories, 1822-1995 Collection, Ancestry.com.

<sup>45</sup>United States Department of Justice Immigration and Naturalization Service, "United States Petition for Naturalization: Mariano Quipotla Arre," ca. 1961, California, U.S., Federal Naturalization Records, 1888-1991 Collection, Ancestry.com.; Polk's City Directory Co., Polk's Salinas (California) 1957, San Francisco, CA, 1957, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Polk's City Directory Co., Polk's Salinas (California) 1964, San Francisco, CA, 1964, U.S., City Directories, 1822-1995 Collection, Ancestry.com.; Polk's City Directory Co., Polk's Salinas (California) 1979, San Francisco, CA, 1979, U.S., City Directories, 1822-1995 Collection, Ancestry.com.

<sup>46</sup>Jim Barrett, "Soledad St.," The Californian, May 24, 1980, Newspapers.com.

<sup>47</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 55.

<sup>48</sup>City of Salinas, Chinatown Revitalization Plan Second Review Drafts, Salinas, CA, December 2019, 30.

<sup>49</sup>Jim Barrett, "Soledad St.," *The Californian*, May 24, 1980, Newspapers.com.

<sup>50</sup>"Notice of Public Hearing Salinas Planning Commission," *The Californian*, September 10, 1988, Newspapers.com.

<sup>51</sup>Yi-Ching Hwang, "Republic Cafe," National Register of Historic Places Nomination Form, (Washington D.C., U.S. Department of the Interior, National Park Service, 2011), 8-3.

<sup>52</sup>"Transient reports morning beating with pool cue, knife, tray and board," *The Californian*, August 8, 1991, Newspapers.com.

<sup>53</sup>City of Salinas, Chinatown Revitalization Plan Second Review Drafts, Salinas, CA, December 2019, 30.

<sup>54</sup>Email Correspondence with Larry Hirahara from the Asian Cultural Experience of Salinas, September 7, 2024.; City of Salinas, Chinatown Revitalization Plan Second Review Drafts, Salinas, CA, December 2019, 63.



## CHAPTER 2

# Physical Description



# Physical Description

## 2.0 Architectural Description

The subject building (38 Soledad Street) is located on an irregularly shaped parcel at the northwest corner of Market Way and Soledad Street in the city of Salinas' Chinatown. The building is located in the center of the parcel and faces east. The southern portion of the parcel is vacant and the northern portion is occupied by two adjacent buildings (36 and 34 Soledad Street, also vacant). The primary facade of the subject building faces east towards Soledad Street and the adjacent sidewalk. The rear (west) facade faces a grass yard. To the south is an empty lot with a concrete slab denoting the previous location of Ahyte and Chin's Shell Gas Station. A contemporary metal fence surrounds the west and south sides of the parcel (Figure 2.1).

The subject building is two-stories tall with a rectangular plan. The building is composed of two, two-story volumes: a large unadorned rectangular-shaped volume at the rear and a shorter and highly ornamented rectangular shaped volume at the front. The rear portion of the building is capped by a flat roof that is surrounded by a parapet wall with a simple metal cap. Two lightwells at the south elevation extend down to the second floor to provide additional light to the apartment interior. The shorter, more decorative east facade has a projecting, barrel-clay-tile-clad hipped roof.



Figure 2.1 View from corner of Market Way and Soledad Street, TEF Design, 2024.

## 2.1 Building Exterior

### 2.1.1 Primary (East) Facade

The primary (east) facade (Figure 2.2) faces Soledad Street and is arranged asymmetrically. The ground story is completely obscured by plywood boards; however, a historic photograph (Figure 1.12) indicates that there is a tile bulkhead across the base of the facade. There are two architectural bays on the ground floor. The left bay contains one original flush wood door with a circular window that is recessed into the facade at a slight diagonal. The door had a metal kick plate according to a historic photograph, although it is unknown if it is extant. A metal panel marquee with concave grooves and ridges mimics the clay tile roof and is affixed to the facade above the entryway, which served as the primary entry to the apartment on the second floor. Historically, it had a metal trim with horizontal grooves and decorative wood scrolls. These were removed in 2018. The north bay features a storefront with one central pair of wood glazed storefront doors and a wood hopper transom above, most of the glazing missing. The doors are flanked by two large, presumably wood framed, storefront windows above a low concrete stem wall. The doors appear to be original. The entryway is recessed, with the window walls angled inward towards the doors. Angled storefronts were a common feature of commercial buildings in Salinas after the 1930s.<sup>55</sup> A horizontal metal reveal is affixed to the soffit above, distinguishing the projecting second story above from the recessed storefront below.

The second story projects slightly over the ground story and is also arranged asymmetrically, with two distinct architectural bays. The south bay contains a multi-paned steel sash industrial window, broken into six sash across the front and one sash facing north towards the recessed balcony in the north bay. Although currently obscured by plywood, hardware projects beyond the covering at each sash, indicated that each is likely an operable casement window. Pictures from 2011 show that the glazed window panes are broken. The adjacent north bay is recessed from the primary facade with a projecting concrete balcony and an associated painted (red) metal railing. The design of the metal railing is Chinese inspired with repeating and symmetrical geometric motif. The underside of the balcony contains five scrolled wood brackets, one of which is currently missing and another that is fully detached and hanging off of the building. A door and window provide access to the balcony and are set within the deep recess. These openings are currently obscured by plywood. Historic photographs indicate that the door is a five lite, glazed wood door adjacent to a steel sash window with five sash (presumably all operable similar to the adjacent). A light fixture is set flush mounted in the ceiling of the recessed bay. A roughly Z-shaped red metal sign with the words "Arre's Pool," in white, is affixed to the upper north side of the facade.





Figure 2.2 East facade of 38 Soledad Street looking west, Groundwork Preservation, LLC, 2024.

A hipped roof, clad in clay barrel tile, spans the facade and projects over it. A decorative wood cornice is attached at the roof eave, and is comprised of a decorative, wood, running trim punctuated with scrolled wood brackets. A custom profile k-style copper gutter with associated down spouts is located below the cornice. K-style gutters historically have a flat bottom with curved edges above achieving an effect similar to crown molding. A small, round, through-wall scupper with no conductor head is extant at the north side of the plaster wall above the clay tile roof. Water presumably falls directly on the clay tile hipped roof below. A decorative metal, wave motif parapet cap projects above the east facade parapet wall and is painted red (Figure 2.3).

### 2.1.2 North Facade

The north facade abuts the adjacent building at 36 Soledad Street, which obscures most of the north facade at the ground story of the subject building (Figure 2.3). The visible upper portion of the facade is clad in stucco and covered in graffiti. At the east elevation, the hipped portion of the clay tile roof is visible from the north, and the detailed wood cornice continues below the roof line to abut the taller wall behind. Here the roof steps up to the flat roof beyond. Above 36 Soledad Street and towards the rear of the facade, is a partially visible opening which may serve as a door to the adjacent roof.

The back portion of the facade steps up at the roof line where it aligns with the rear of 36 Soledad Street and appears to be finished in a different stucco application, possibly indicating an alteration or addition. There is a doorway and square window opening at the second floor that are covered by plywood. This doorway served as a second means of egress from the apartment as evidenced by the ghost outline of an exterior staircase that once led from this door to the rear yard. The staircase descended towards the rear and wrapped around the corner of the building towards the west facade (Figure 2.4). A steel shutter door is located on the first floor and is bolted shut. The stucco around this door is stripped away, revealing concrete behind. Multiple rectangular frames constructed of flat stock steel are mounted to the inside face of the roof parapet wall and project above the roof line. They were used as laundry drying racks for tenants in the second story apartment.<sup>56</sup>





Figure 2.3 Front of north facade as seen from Soledad Street, 38 Soledad Street looking southwest, TEF Design, 2024.



Figure 2.4 Rear of north facade, 38 Soledad Street looking southeast, Groundwork Preservation, LLC, 2024.

### 2.1.3 Rear (West) Facade

The rear (west) facade (Figure 2.5) faces a small yard and a contemporary metal fence, with a paved alley and industrial yard beyond the fence to the west. The facade is clad in stucco. The ground floor contains one door opening, located in the approximate center of the facade. The door is flanked by two large window openings, with two smaller window openings located to the left side of the facade. All of the openings are obscured by industrial steel shutters bolted directly to the building. From the interior, the two larger rectangular windows are visible and are steel sash like those on the primary facade. The second story contains three rectangular windows: two multi-paned wood-frame double hung windows located on the left side, and a steel sash casement window on the south side that is missing its glazing. Above, at the east end of the parapet wall, a metal conductor head and associated discontinuous downspout sit below a metal through wall scupper. Centered in the facade, a small rooftop penthouse with a shed roof projects beyond the parapet wall. It is clad in stucco with wood fascia boards at the roof line. The penthouse contains a north-facing exterior doorway that is visible from the ground (visible in Figure 2.4).

### 2.1.4 South Facade

The south facade (Figure 2.6) faces an empty lot that extends to Market Way. The facade is clad in stucco. Photos from 2007 indicate that the facade originally did not have any openings on the ground floor; only one window at the second floor and the two large lightwell openings previously described. Today, two non-historic industrial steel shutter doors are located in the center of the facade on the ground floor and are bolted shut. Two small, narrow, horizontal openings are located above and to either side of these doors, both covered in plywood and with a minimal sheet metal awning above. One, apparently original, narrow wood-framed, vertical window frame remains on the second story below the hipped roof and decorative cornice at Soledad Street. The window sash is missing.

One lightwell is located in the approximate center of the facade and one towards the rear of the facade. Both are covered by rusted steel grates overhead. The lightwells appear to be accessible to the second story apartment via multiple door or window openings which are covered by plywood. The central lightwell has one metal multi-pane window on the east wall. Google Maps photographs from Market Way in May 2011 show that the majority of the openings were metal, multi-pane, possibly casement, windows. However, this is difficult to confirm due to the quality of the photographs and the distance at which they were taken from the subject property.<sup>57</sup> It is unknown if any of this fenestration is still present beneath the plywood. The two lightwells have a portion of flat roof that are likely occupiable. These roofs appear to drain via through-wall metal scuppers in the parapet wall of the lightwell on the east facade.



Observation of the exterior facades indicates that the flat roof at least partially drains via oversized holes cut through the parapet wall on the south facade and at walls facing the lightwells. Some of these appear to have a metal louver installed over them; the majority do not. It is possible these holes were added later in the life of the building to serve as ad-hoc overflow scuppers or may serve as the primary method for drainage. There is no sign of drainage lines or outlets at the interior of the building or the base of exterior walls to indicate the use of interior drain lines.



Figure 2.5 West facade of 38 Soledad Street looking east, Groundwork Preservation, LLC, 2024.



Figure 2.6 South facade of 38 Soledad Street looking north, note lightwells at roofline, Groundwork Preservation, LLC, 2024.

## 2.2 Building Interior

The interior of the subject property is in poor condition and has been vacant for over forty years. The ground floor (Figure 2.7) is primarily a large rectangular room that contains a storefront at the east end (Figure 2.8), a small bathroom at the northwest corner, and an interior stairway to the second floor located at the southeast corner. Underneath the stairwell is a storage closet. The rear entrance is located at the west side of the building (Figure 2.9). The floor is composed of concrete and the interior walls are clad with plaster and gypsum board on the ground floor. Portions of the second-floor framing are fully visible from the ground floor where the ceiling has deteriorated and fallen. An opening on the north interior wall provides access between the subject building and 36 Soledad Street to the north. A series of concrete pilasters with a continuous beam above articulate bays along the north interior wall. A metal HVAC vent runs along the top of the south interior wall and a large HVAC unit and portion of ducting has fallen to the ground on the west side of the south wall.



Figure 2.7 38 Soledad Street, ground floor interior looking east towards storefront, Groundwork Preservation, LLC, 2024.





Figure 2.8 38 Soledad Street, ground floor interior, detail of storefront looking east, Groundwork Preservation, LLC, 2024.

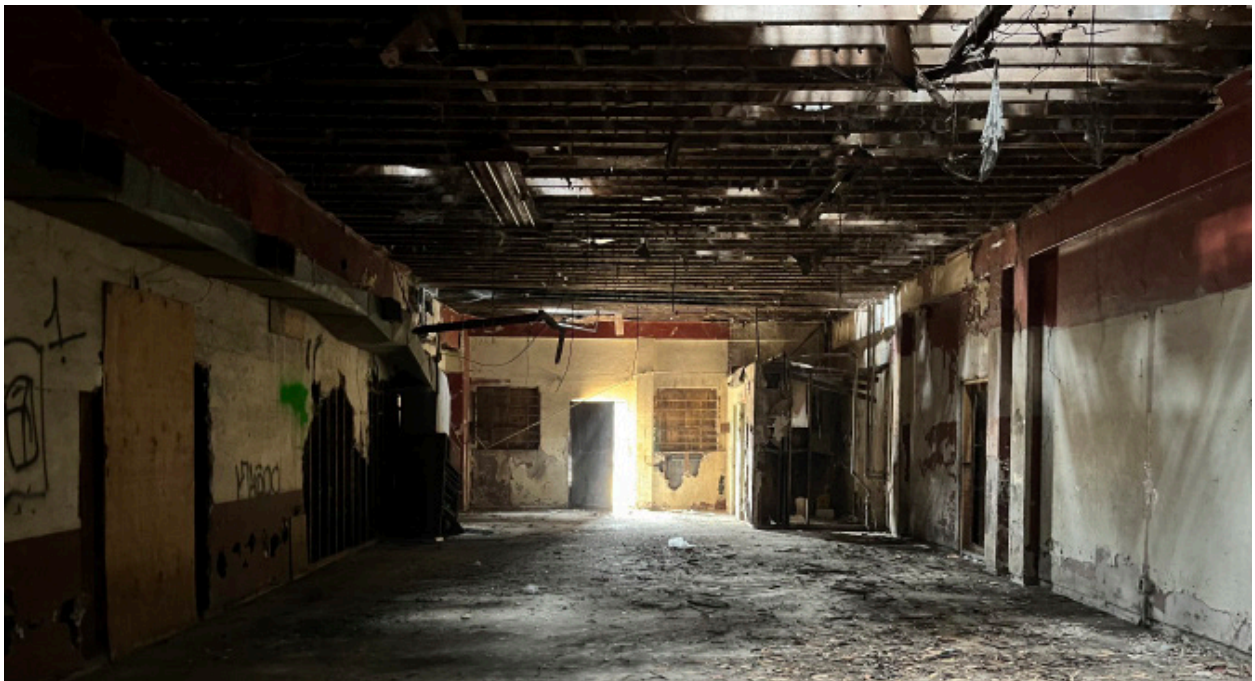


Figure 2.9 38 Soledad Street, ground floor interior, looking west towards rear entry, Groundwork Preservation, LLC, 2024.





Figure 2.10 38 Soledad Street, second floor interior, view from stair landing looking north, City of Salinas, 2024.



Figure 2.11 38 Soledad Street, second floor interior, view from stair landing looking towards kitchen, City of Salinas, 2024.

The majority of the second floor is inaccessible due to a lack of structural integrity; however, limited visibility from the stairway landing provides some insight into the condition (Figure 2.10). Several rooms are visible, including a kitchen with many of the wood cabinets and tile backsplash extant but in extremely poor condition (Figure 2.11), a winding hallway, and at least two rooms. The floor and ceiling finish appears to have been plaster and some floors may have been wood. Historic accounts state that the second floor contained a kitchen, living room, den, five bedrooms, and two full bathrooms. Additionally, there was access to the roof from the second floor where tenants dried their laundry on the metal drying racks visible at the north façade. It is also possible that doorways in the lightwells provided exterior access between different rooms on the second floor, although this can't be confirmed. Much of the plaster finish has deteriorated from water damage, revealing the wood wall framing behind. Portions of the roof are severely damaged and/or have failed. The building also experienced a fire in the second-floor apartment in 2018 that caused an unknown amount of damage.<sup>58</sup>

## 2.3 Architectural Style: Chinese-Inspired Design and Art Moderne Style

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.<sup>59</sup>

The subject property is also influenced by the Art Moderne style, which was a popular style for commercial buildings between 1920 and 1940, including in Salinas where it was popular in new construction after 1930. Influenced by the Art Deco and Modernism movements, Art Moderne style buildings feature smooth walls, often covered with stucco, flat roofs, horizontal grooves or lines in walls, horizontal balustrade elements, rounded corners and curved glass, and bands of windows with a horizontal emphasis.

38 Soledad Street featured prominent Chinese architectural detailing, characterized by the hipped tile roof, extended and upturned projecting eaves, decorative wave motif parapet cap, projecting balcony, and railing on the second story balcony with Chinese design motifs (Figure 2.12). The design also incorporates elements from Art Moderne, including the flat roof, stucco exterior finish, window bands that create horizontal emphasis, and entryway walls angled inwards toward the door.

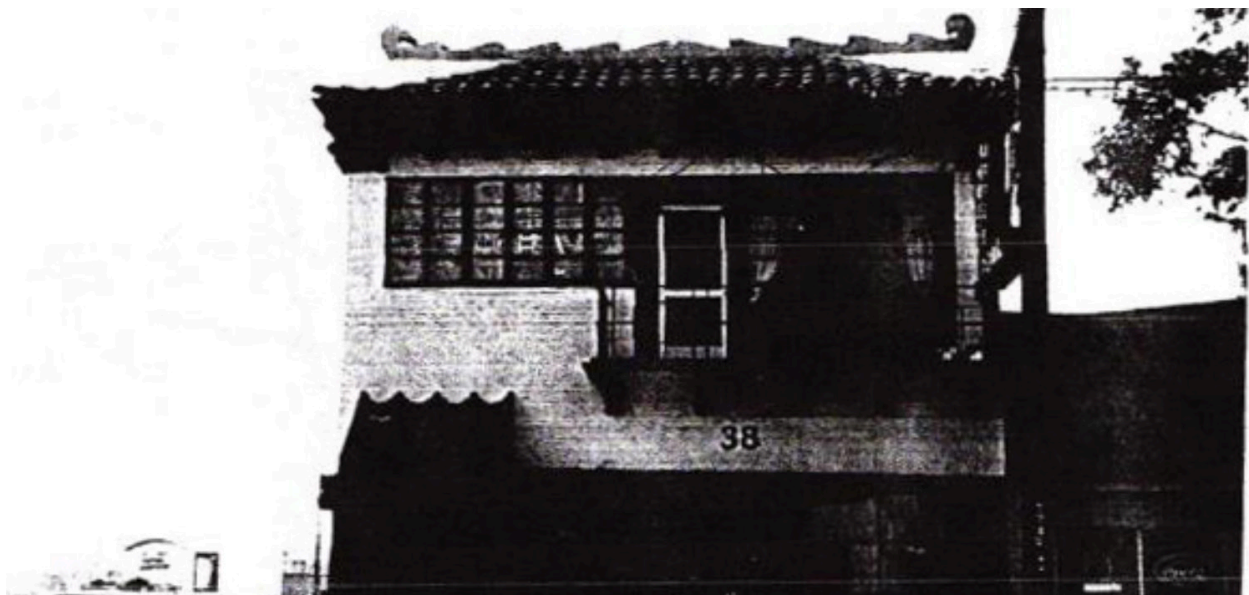


Figure 2.12 38 Soledad Street, 1985, Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," 1.

## 2.4 Major Alterations

Since the addresses of the subject property and adjacent buildings have either changed or been confused for each other in the past, the exact chronology of alterations to 38 Soledad Street is unclear. Originally, the subject property was addressed as “34 Soledad Street” in city records. Permits related to this address are considered in the table below as possible alterations made to the subject building at 38 Soledad Street. In addition, visible alterations, as evidenced during the site visit and in review of historic photographs, are also noted below. *For a full description of all available permits for all addresses on the subject parcel, see Appendix A.*

## 38 Soledad Street Alterations Chronology of Development

Year	Alteration	Source
November 29, 1948	Permit to build a store and apartment (34 Soledad Street)	City of Salinas Permit Center
November 12, 1953	Remodel Restaurant (34 Soledad Street)	City of Salinas Permit Center
August 22, 1963	Minor Interior Remodel (34 Soledad Street)	City of Salinas Permit Center
November 1, 1973	Repair fire damage and upgrade to "H&S" - No plans (34 Soledad Street)	City of Salinas Permit Center
Circa 1977	Installation of "Arre Pool" Sign	1977 Salinas City Directory
Pre-1989	Replacement of plate glass windows on primary facade	Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," May 2, 1989.
October 18, 2013	Dumpster Installation (38 Soledad Street)	City of Salinas Permit Center
July 2011 - May 2019	Removal of laundry racks on roof visible from south facade	Google Maps
October 7, 2018	Fire in 40 Soledad Street, unknown extent of damage	Cristal Hamer, "Vacant building catches fire in Salinas' Chinatown," KSBW News.
September 2018 - September 2023	Plywood affixed to ground floor of primary facade	Google Maps
September 2018 - September 2023	Removal of metal cornice from metal marquee on ground floor of primary facade	Google Maps
September 2018 - September 2023	Installation of two doors with steel shutter type doors on south facade	Google Maps

## Endnotes

<sup>55</sup>City of Salinas, *1989 Historical and Architectural Resources Survey and Preservation Plan*, by Monterey County Historical Society, September 1989, 7.

<sup>56</sup>Blanche Chin Ah Tye, *Full of Gold: Growing Up in Salinas Chinatown Living in Post War America* (North Charleston: CreateSpace Independent Publishing Platform, 2015), 55.

<sup>57</sup>"38 Soledad Street," Google Maps, July 2011, [https://www.google.com/maps/@36.6781124,-121.6524764,3a,75y,355.25h,94.85t/data=!3m7!1e1!3m5!1stPAmo9h6unVVj53T8aHpYA!2e0!5s20110701T000000!7i13312!8i6656?coh=205409&entry=tту&g\\_ep=EgoyMDI0MDkzMC4wIjXMDSoASAFQAw%3D%3D](https://www.google.com/maps/@36.6781124,-121.6524764,3a,75y,355.25h,94.85t/data=!3m7!1e1!3m5!1stPAmo9h6unVVj53T8aHpYA!2e0!5s20110701T000000!7i13312!8i6656?coh=205409&entry=tту&g_ep=EgoyMDI0MDkzMC4wIjXMDSoASAFQAw%3D%3D).

<sup>58</sup>Cristal Hamer, "Vacant building catches fire in Salinas' Chinatown," KSBW, October 7, 2018, <https://www.ksbw.com/article/vacant-building-catches-fire-in-salinas-chinatown/23632397>.

<sup>59</sup>David Chuenyan Lai, "The Visual Character of Chinatowns," *Places* 7, no. 1 (1990): 29, <https://escholarship.org/uc/item/6km8h5m3>.



## CHAPTER 3

# Evaluation



# Evaluation

## 3.1 Current Historic Status

38 Soledad Street was determined to be eligible for listing on the California Register of Historical Resources (CRHR) and as a Salinas Historic Resource (SHR) in 1989. The historic evaluation was documented on a California Department of Parks and Recreation Series 523 (DPR-523) form. The property was subsequently 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 CRHR criteria 1, 2, 3, 4, and SHR criteria a, b, c, d, e, and f as a significant structure in Salinas' Chinatown and for its Chinese-inspired design influences that reference an "important ethnic population in Salinas."<sup>60</sup> However, arguments were not provided to justify the property's significance under CRHR criteria 2 and 4.

This HSR re-evaluates the property for the National Register of Historic Places (NRHP) and the CRHR and concludes that the subject property 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.<sup>61</sup> Under the 1995 update, this evaluation concludes that 38 Soledad Street qualifies for listing as a SHR under criteria a and c.

## 3.2 Significance Criteria for the National Register of Historic Places and the California Register of Historical 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 1989 DPR-523 Form did not justify its eligibility under all four criteria of the CRHP. 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 38 Soledad Significance Evaluation**

The evaluation of 38 Soledad Street is summarized below. The subject property is eligible under 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, with a period of significance from 1949 to 1980. See below for more details.

#### **3.3.1 Criterion A/1 (Events)**

38 Soledad Street is significant under Criterion A/1 for its contributions to the local history of the city of Salinas' Chinatown neighborhood. The building was a part of the complex of buildings that the influential AhYTE and Chin families built in Salinas' Chinatown in the 1940s. These buildings, including the subject building, housed prominent ethnic minority and immigrant business owners, such as the AhYTE's, Chin's and Mariano Arre. These business owners operated well-known and longstanding businesses at the subject property that contributed to the commercial and recreational nature of the diverse community on Soledad Street. The various businesses embodied the multi-cultural community that was an important feature of Salinas' Chinatown from the late-nineteenth century to the 1980s and demonstrated the proliferation of ethnic minority and immigrant-owned businesses in the neighborhood. 38 Soledad Street first housed the Chin family's pool hall and residence from 1949 to 1955. Subsequently, Mariano Arre, a Filipino immigrant, ran his pool hall in 38 Soledad Street under the names "Pat's Pool Hall," "Manilla Pool Hall," and "Arre's Pool," from 1956 to 1980 and lived in the upstairs apartment at 40 Soledad Street. Arre's business especially catered to the local Filipino population, a large immigrant group in mid-century Chinatown and the business helped cultivate the strong ethnic minority and immigrant character of the neighborhood.

His 24 years in business at 38 Soledad Street exemplifies the longevity and support the business had from the local community and showcases the importance of recreational businesses like pool halls 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 in their official guide on nominating properties for the NRHP.<sup>62</sup>

38 Soledad Street is eligible for listing on the NRHP at the local level under Criterion A and the CRHR under Criterion 1 due to its history of housing 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.

### 3.3.2 Criterion B/2 (Persons)

The subject property is not associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion B/2, the property must be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. During its history, the subject property was owned by Bow Chin and Wallace Ahyte Sr., two prominent business owners in the Chinatown community. While Chin and Ahyte were active members in the Chinese American community in Salinas, there is no evidence that either made significant contributions to their community or significant contributions that would be associated with the subject building.

While Mariano Arre was a tenant and owned a longstanding business in the subject property, there is no evidence that Arre was an individually a significant community member in Salinas' Chinatown, and the influence of his business is best reflected above under Criterion A/1.

38 Soledad Street does not appear to qualify for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

### 3.3.3 Criterion C/3 (Design)

38 Soledad Street was determined eligible for listing on the California Register of Historical Resources (CRHR) and designated 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."<sup>63</sup> 38 Soledad Street was constructed in ca. 1948-1949 and was designed by an unknown architect.<sup>1</sup> However, it is an architecturally distinctive example of Chinese-inspired architecture due to its clear architectural detailing, including a hipped tile roof, extended and upturned projecting

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<sup>1</sup> Local historians indicated that the building may have been designed by Charles E. Butner, a prominent Salinas architect. However, after reviewing all available archival sources and documentation, the association could not be confirmed.



eaves, projecting balcony, and railing on the second story balcony with Chinese design detailing. The Chinese-inspired architectural design is also notable for its incorporation of other regionally popular architectural styles, and 38 Soledad Street reflects this with its incorporation of characteristics of the Art Moderne style, which was a popular style for new construction in Salinas after 1930.

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. 38 Soledad Street 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, 38 Soledad Street 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.

### **3.3.4 Criterion D/4 (Information Potential)**

38 Soledad Street 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 Period of Significance**

The period of significance for 38 Soledad Street begins in 1948 when the building was constructed. The period of significance extends to 1980, when Mariano Arre passed away and Arre's Pool permanently closed. The closure of Arre's Pool ended the subject building's role in housing prominent local immigrant and ethnic minority businesses in Chinatown. One or two short-term restaurants occupied the building from 1981 to 1983, although no information was uncovered about these businesses, and they do not appear to have had a significant community presence. Additionally, Chinatown's own significance in the region began to dwindle in the early 1980s, with divestment from the city and poor infrastructure changes destroying its business community. Soledad Street especially suffered from long-time residents and businesses leaving the area due to it being physically cut off from Downtown Salinas. By 1983, 38 Soledad Street was vacant, and in 1988, the Ahyte and Chin families closed the Republic Cafe, one of the most well-known businesses in the area. Chinatown's overall decline in regional significance in the early-1980s also contributes to 38 Soledad Street's period of significance ending in 1980.

## 3.5 Character-Defining Features

The character-defining features of the subject building that reflect its significance under NRHP/CRHR Criteria A/1 and C/3 are:

- Rectangular-shaped plan with two lightwell shafts along south facade
- Two-story massing with large rectangular volume at the rear and smaller ornamented volume at the front
- Flat roof with perimeter parapet wall
- Hipped barrel clay tile roof with projecting and flaring eaves (and associated metal gutter) at east facade
- Rectangular penthouse at back of second story at the rear facade
- Wood frame and concrete construction
- Painted stucco exterior finish without control joints
- Location and dimension of original window openings on all façades, even where missing glazing or covered with plywood. The door openings on the south facade are contemporary and not character-defining.
- Multi-light steel sash windows
- Asymmetrical organization of the primary (east) facade with a recessed storefront on the ground floor and projecting second floor with recessed balcony.
- Projecting concrete balcony with Chinese-inspired geometric detailing on east facade
- Angled storefront windows over concrete sill wall with central pair of wood glazed storefront doors and wood hopper transom window above
- Tile bulkhead
- Flush wood door with a round glazed window pane recessed in diagonal wall at south side of east facade
- Glazed, wood, five panel door on the second story balcony of east facade (Did not have access to door, need to confirm materials)
- Grooved, metal concave marquee with metal trim and wood scrolls above pedestrian door
- Parapet wall with metal wave motif parapet cap at east facade
- Cornice with wood running trim and wood scrolled brackets applied below hipped roof of east facade
- Metal clothes drying racks at flat roof
- “Arre’s Pool” sign

## 3.6 Evaluation of Integrity

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 a historic property <sup>64</sup>

38 Soledad Street 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 ca. 1948-1949.

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 two-story building with a Chinese-inspired architectural design. Historic photographs show the addition of two doors to the south façade in the 2010s; these do not alter the overall integrity of design, as these elements are located on a secondary facade and do not detract from the Chinese-inspired architectural detailing.

The setting of the building has slightly changed with the decline of Chinatown's regional significance and demolition and deterioration of some nearby buildings in the neighborhood. However, many key historic buildings on Soledad Street, such as the Republic Café and Lotus Inn, remain located across the street from the subject building and reinforce the street'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 the early 1980s, including the removal of window glazing, the bulkhead tiles at the storefront, and loss of some areas of the stucco siding and a portion of the south facade wall, metal window frames and mullions; 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 east 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 design and materials, especially the Chinese-inspired projecting eaves, the metal wave and wood scrolled cornice and bracket detailing, and geometric metal balcony railing design. The workmanship clearly reflected Chinese-inspired design styles and influences during the period of significance, and most of these details remain. The removal of scrolled cornice detailing around the metal marquee apartment entrance on the east facade is notable, but this is the only significantly-altered Chinese-inspired feature on the building.

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

The subject property has been vacant since the early 1980s and no longer houses any businesses in Chinatown, which slightly 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 Arre's Pool 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 and C, and CRHR Criteria 1 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 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 1949 to 1980.

## 3.7 Evaluation Summary

38 Soledad Street 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.”<sup>65</sup> This HSR concurs that the subject building is significant under CRHR Criterion 3 as a fully expressed example of Chinese-inspired architectural design, and is also eligible at the local level under NRHP Criterion C.

Further research has concluded that not only was the subject property an architectural reference to Salinas’ Chinatown, but that prominent ethnic minority and immigrant business owners, such as the Ahyte’s, Chin’s and Mariano Arre, operated well-known and longstanding businesses at the subject property that contributed to the commercial and recreational nature of the diverse community on Soledad Street. The various businesses embodied the multi-cultural community that was an important feature of Salinas’ Chinatown from the late-nineteenth century to the 1980s and demonstrated the proliferation of ethnic minority and immigrant-owned businesses in the neighborhood. This significance is best understood under NRHP/CRHR Criterion A/1.

Based on this evaluation, 38 Soledad Street is eligible for listing on the NRHP under Criterion A and C and the CRHR under Criterion 1 and 3 due to its contributions to the diverse, ethnic minority, and immigrant community on Soledad Street in Salinas’ Chinatown and as a fully expressed example of Chinese-inspired architectural design. The subject property would also qualify as an SHR under Criterion a and Criterion c since local historic designation criteria mirror the CRHR’s.



## Endnotes

- <sup>60</sup>Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey, May 2, 1989, 2.
- <sup>61</sup>City of Salinas, *A Codification of the General Ordinances of the City of Salinas, CA: Beginning with Supp. 209, Supplemented by Municipal Code Corporation*, Salinas, California, last updated August 14, 2024, [https://library.municode.com/ca/salinas/codes/code\\_of\\_ordinances?nodeId=SAMUCO1995](https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=SAMUCO1995).
- <sup>62</sup>National Park Service, *National Register Bulletin Number 16: How to Complete the National Register Registration Form*, Washington D.C., U.S. Department of the Interior, 1997, 20-23, <https://www.nps.gov/subjects/nationalregister/publications.htm>.
- <sup>63</sup>Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey, May 2, 1989, 1.
- <sup>64</sup>National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, Washington D.C., U.S. Department of the Interior, 1995, 45, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).
- <sup>65</sup>Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey, May 2, 1989, 1.



## CHAPTER 4

# Structural Components: Description and Deficiencies



# Structural Components: Description and Deficiencies

## 4.0 Overview

On September 25, 2024, Howard Carter Associates, Inc. was on site at 38 Soledad Street to provide a limited visual observation to assess the structural condition of this historic building and to identify deficiencies that may affect its reuse.

Present at the site were Grant Leonard from the City of Salinas, Lindsey Moder of TEF Design, and Gretchen Boyce and Ettienne LeFebre of Groundwork Preservation, LLC.

## 4.1 Structural Assessment Approach

The structural assessment of the building is based on visual observations only and was limited to the areas of the building that are currently accessible. The following items were outside the scope of our assessment and are not included in this report:

- Destructive and non-destructive materials testing and inspection
- Detailed analysis of the existing building components for conformance to past or current building code requirements
- Review of original plans as none were available

The evaluation focuses on the primary structural elements; the walls, second floor, roof and lateral stability, and goes into more detail about each of these elements and any observed deficiencies.



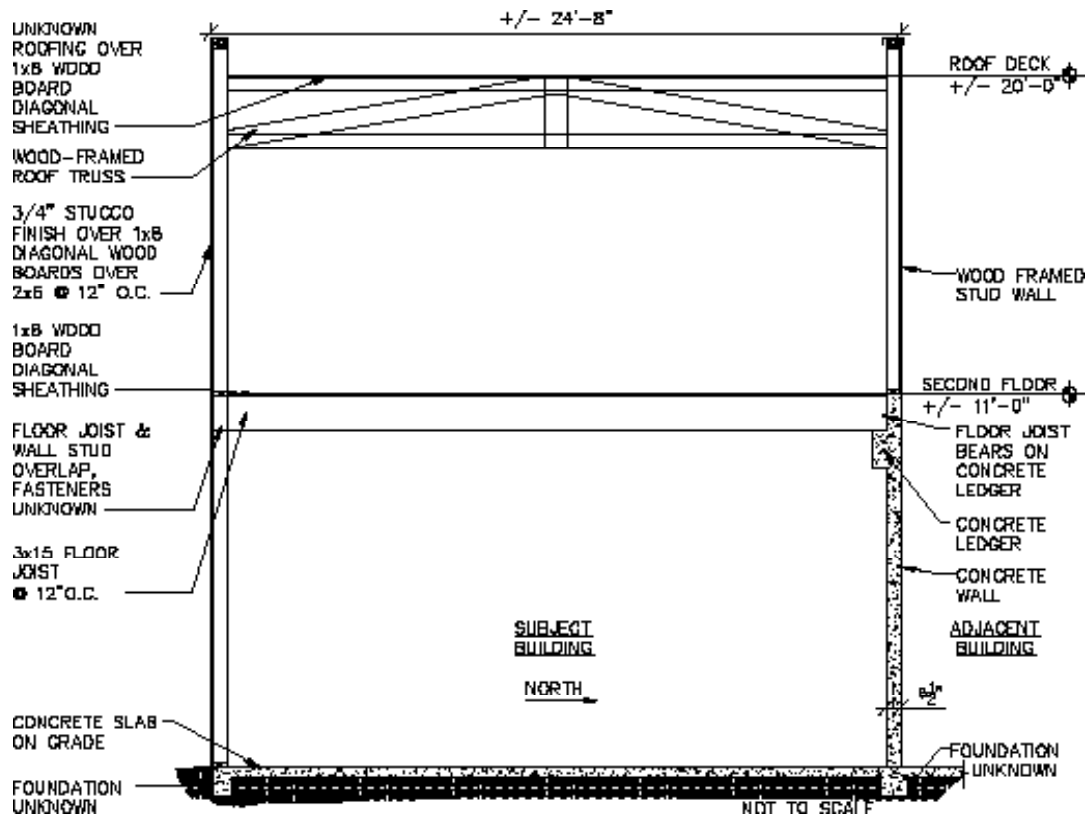


Figure 4.1 Sketch of typical building section looking westward, Howard Carter Associates, Inc, 2024.



Figure 4.2 Photo of minor damage to the concrete floor slab near the north wall, Howard Carter Associates, Inc, 2024.



Figure 4.3 Photo of wood floor joist connection to wood wall framing at the south wall, Howard Carter Associates, Inc, 2024.

## 4.2 Description of Building Construction

The building at 38 Soledad Street is a two-story wood and concrete structure, (approximately 25ft x 100ft), thought to have been built around 1948 (Figure 4.1). The ground floor is a large, open space built on a concrete slab on grade. There is a staircase at the east and a bathroom at the west. The east, west, and north walls of the building are constructed of concrete. The south wall of the building is wood framed. The second floor and the roof are framed with wood members that span across the short dimension of the building, the north/south direction. The upper floor has a smaller enclosed plan area than the first floor because it has two small lightwells that may provide patios for the upstairs apartment. The front of the building has a balcony that projects out from the building and appears to be built out of concrete with large wood corbels underneath. The balcony has a decorative steel railing and is protected by a projecting hipped clay tile roof with decorative wood cornice below. Behind the balcony's projecting roof is a parapet wall that is topped with a wave shaped metal cap. The other three sides of the building also have parapet walls with scuppers for roof drainage. The exterior of the building has a stucco finish on all sides.

There was no obvious evidence that the building ever underwent changes to the structural components or room layout during its lifetime. There was previously an external staircase at the back northwest corner of the building.

## 4.3 Structural Components and Deficiencies

### 4.3.1 Ground Floor

The ground floor is a concrete slab on grade; the thickness and reinforcing of the slab on grade are unknown. The slab has joints running in the north/south direction and joint spacing at approximately 28 feet. It is unknown if there is a perimeter footing or turned down slab edge forming the foundation.

Overall, the slab appears to be in good condition. There is evidence of slab movement at one location along the north wall with a crack in the slab on grade and a small displacement of the slab upward (Figure 4.2).

### 4.3.2 Wood Wall Framing

The exterior wall on the south side of the building consists of 2x6 wall studs @ 12" on center on both the upper and lower levels. The wall studs are approximately 11' tall on the lower level and 9' tall on the upper level. The connection of the lower-level wall base to the slab was not visible. The connection at the second floor consisted of the wall studs being directly fastened to the floor joists (Figure 4.3). The upper-level walls were built on top of the second-floor framing. The connection at the roof consists of the

upper-level wall studs fastened directly to the roof framing. The wood species of the wall studs is unknown. The exterior wall sheathing consists of 1x8 boards installed diagonally. None of the fasteners in the connections were visible. There is extensive damage to the wall studs at the west side of the south wall due to an earlier fire. There are multiple studs that do not have drywall on the inside. There are locations where the wall studs are no longer fully braced in the weak axis (parallel to the wall plane) direction due to damaged exterior sheathing and stucco. This could cause the studs to buckle.

### 4.3.3 Concrete Walls

The north wall is constructed of concrete; a portion of it is shared with the adjacent building. The concrete wall is 6 1/2" thick and has multiple piers (columns that are integral but project out from the wall and appear as pilasters). The wall and pier reinforcement are unknown, as well as the compressive strength of the concrete. There is a wide doorway in the concrete wall to access the adjacent building. The foundation under this wall is unknown. The concrete wall has an integral ledger directly below the floor level to support the floor joists (Figure 4.4).

The concrete walls at the east and west of the building have multiple openings in them which will affect their in-plane shear capacity. The piers in these walls may have been designed as a concrete frame for resisting lateral loads. Overall, there are too many unknowns to perform a meaningful analysis of the concrete components of the building. It is possible that additional reinforcement will be required. Additional testing and analysis is recommended.



Figure 4.4 Photo of wood floor joist connection to concrete ledger at the north wall, Howard Carter Associates, Inc, 2024.



### 4.3.4 Floor Framing

The second-floor framing consists of 3x15 joists @ 12" on center which span from north to south, across the short dimension of the building.

The floor sheathing consists of 1x8 boards installed diagonally. At the south end, the joists are directly fastened to wood wall studs. At the north end, the joists bear on a concrete ledger. There does not appear to be any blocking between the floor joists where they bear on the ledger.

The floor joists show extensive fire damage at some locations. Several of the joists are no longer bearing on the concrete ledger and are hanging unsupported. There are large regions of the floor with missing sheathing. There is also evidence of water exposure due to fire damage at the exterior walls and large portions of missing roofing.

Structural calculations show that the vertical load capacity of the second-floor joists and wall studs would be adequate for the loads specified by current code if the wood members were undamaged by fire and weather. However, the actual strength of the floor framing is unknown. Visual observation from a distance is inadequate to determine the reduced structural capacity of the wood. It is estimated that approximately 50% of the floor joists will require replacement due to fire or weather damage.

### 4.3.5 Roof Framing

The roof framing is built up of multiple members to form a shallow flat truss running in the north/south direction. As viewed from below, the roof truss appears to include 3x8 members for the top and bottom chords, with 2x8 diagonal framing and a 2x10 vertical member at the mid-point of the truss (Figure 4.5). The trusses appear to bear on the wood walls on the south end and on the concrete wall on the north end. The roof sheathing is 1x8 boards installed diagonally. The wood species of the framing is unknown.



Figure 4.5 Photo of roof wood truss framing and failing roofing above, Howard Carter Associates, Inc, 2024.

In order to maintain the existing roof trusses in place, additional reinforcement would be required. There is no evidence of metal straps or bolting at the truss joints. Professional experience tells us that with the given spans and roof loads, trusses typically require significant reinforcement. A majority of the diagonal board roof sheathing also requires replacement due to fire and weather damage.

## 4.4 Lateral Considerations

Lateral analysis refers to the design of the building structure to resist horizontal loads from earthquakes (seismic) and wind loads. The controlling lateral load at 38 Soledad Street is seismic in both directions due to the weight of the concrete walls and the building geometry. A number of lateral insufficiencies are evident in this building.

There is no evidence of steel lateral ties between the concrete walls and the floor or roof framing to resist out of plane loads. In an earthquake event, the walls could pull away from the building and cause the roof, floor, or walls themselves to collapse. Already, there is evidence of the concrete walls pulling away from the wood walls where they intersect at the east and west corners, as evidenced by a full height vertical crack at the west joint (Figure 4.6). Additionally, wood framed shearwalls are insufficient to act as bracing for concrete walls for out of plane loads, due to the large difference in the stiffness of the materials.

A full seismic retrofit is recommended for this building. At a minimum, this would include:

- Installation of horizontal ties to the floor and roof from the concrete walls
- Reinforcement of the floor and roof diaphragms with new plywood sheathing at both levels
- Design and installation of steel lateral resisting elements and associated footings in the south wall line. Alternatively, reconstruct the south wall in concrete with positive connections to the east and west walls.
- Possible upgrade of the existing building foundations



Figure 4.6 Photo of full height crack in stucco at southwest junction of concrete wall and wood framed wall, Howard Carter Associates, Inc, 2024.





## CHAPTER 5

# Conditions Assessment



# Conditions Assessment

## 5.0 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.

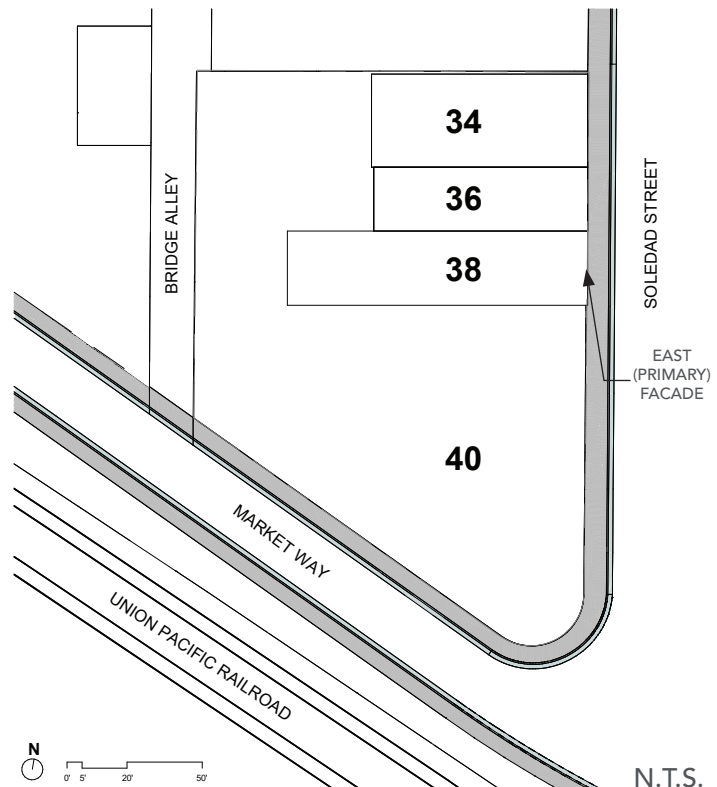


Figure 5.1 Site map of current parcel of which 38 Soledad is a part, TEF Design, 2024.



Figure 5.2 View of second floor framing and open roofing above from ground floor interior, TEF Design, 2024.

## 5.1 Roof and Roof Drainage

Overall, the majority of the roof and drainage elements are in extremely poor to poor condition with multiple elements having likely failed and thus requiring immediate attention.

- The primary low slope roof of the building was inaccessible during the site visit and not visible from the ground. A Google Maps aerial view of the building from 2024 indicates that the roof is in extremely poor condition and that it is littered with debris. In addition, the extensive deterioration of the second floor wood sheathing and floor joists, and the ability to see daylight from the ground floor is evidence of catastrophic roof failure (Figure 5.2). The roof assembly is unknown.
- The roof drainage appears to be through a series of through-wall scuppers at the south facade, as previously described. The varied metal components are generally rusted and in poor condition. These scuppers are very likely clogged (Figures 5.2 and 5.3).
- At the lightwells, the condition of the roof deck is unknown but has very likely failed. The steel grates mounted on the parapet walls above each lightwell are rusted and also in poor condition.





Figure 5.3 Large rectangular openings through the parapet wall of the south facade and lightwell walls may provide drainage for the flat roof of the building, TEF Design, 2024.



Figure 5.4 The metal through wall scupper seen here serves as drainage to the deck of the lightwell, typical of both lightwells, TEF Design, 2024.





Figure 5.5 Oblique view of the upper portion of the west facade, Groundwork Preservation, LLC, 2024.

- The conductor head and downspout at the west façade are rusted and the downspout is incomplete. With no evidence of water staining below the downspout, it is likely that the scupper is clogged (Figure 5.5).
- The condition of the scupper above the clay tile roof on the east facade is unknown (Figure 5.6).
- The parapet caps applied at the north, south and west parapet walls of the roof and at the lightwell east parapet walls are rusted and missing or detached in many locations. It is unclear if the cap is sloped to drain towards the roof (Figure 5.4).
- The paint on the wave motif parapet cap mounted atop the east parapet wall appears faded, however the metal is intact and is generally in fair condition.
- The roof at the south penthouse structure is likely a simple rolled asphalt roof with metal edge trim. Although inaccessible, it is very likely in extremely poor condition (Figure 5.5).



Figure 5.6 A small, round through wall metal scupper presumably drains water from the main roof to the hipped clay tile roof at the east facade, TEF Design, 2024.



Figure 5.7 The barrel clay tile roof on the east facade is in poor condition. The decorative metal gutter is missing a large portion and has many plants growing from it, TEF Design, 2024.

- The hipped, barrel, clay tile roof at the east facade appears to be in poor condition (Figure 5.7). A number of tiles are missing from the east facing eave and the tiles are generally excessively dirty. At the southern hipped portion, tiles appear to have shifted. Many tiles may be loose or broken and require further inspection.
- A large portion of the k-style custom profile copper gutter serving the clay tile roof is missing at the east eave. The edge of the gutter is bent down in several locations and the entirety of the gutters are blocked, with many plants growing (Figure 5.7). Round metal downspouts at the north and south hipped eaves are rusted, (the south pipe having a large hole) and both return into the building (Figures 5.6 and 5.8).





Figure 5.8 On the south side of the clay tile hipped roof, tiles are broken and shifted. The downspout at this facade is rusted with a large hole, TEF Design, 2024.



Figure 5.9 View of primary residential entry door at the east facade, TEF Design, 2024.



Figure 5.10 View of east facade storefront from interior, Groundwork Preservation, LLC, 2024.

## 5.2 Exterior Walls

### 5.2.1 East (Primary) Facade

The architectural components of the more decorative east façade are generally in poor condition. Additional investigation is required to determine the precise conditions of various components. (See Recommended Further Investigations section in Chapter 8)

- The single flush wood door is in fair condition. The circular window is missing (Figure 5.9).
- The metal panel marquee is in fair condition.
- The wood storefront is generally in poor condition. The primary wood frame components may be salvageable, and the hopper window is still intact. Both leaves of the doors appear to have been cut through, with the abutting stiles and portions of the rails at each leaf missing. The storefront windows appear to be entirely removed (Figure 5.10).
- Paint has failed on the majority of wood components on the building and the wood appears weathered. The brackets below the balcony, in particular, are in poor shape. One bracket hangs off the building haphazardly and presents a fall risk to the public (Figure 5.11).
- The decorative metal railing at the balcony is weathered but in fair shape. It is approximately 32 inches high (Figure 5.12).





Figure 5.11 Close up view of east facade second floor balcony, TEF Design, 2024.



Figure 5.12 The decorative metal railing at the balcony is only 32 inches high, TEF Design, 2024.





Figure 5.13 Portions of the stucco at the west end of the north facade are missing where previously attached architectural components have been removed, TEF Design, 2024.

### 5.2.2 North Facade

The stucco over the north and west facade concrete walls is in fair to poor condition.

- The majority of stucco on the north facade is extremely dirty and may have bio growth. It also has been graffitied in various locations.
- The stucco at the west portion of this façade (beyond the wall of 34 Soledad Street) is less visibly dirty than the stucco further east. Large portions are missing where components previously attached to the building (stairs and adjacent shed roof of 34 Soledad Street) have been removed and make visible the board form concrete behind (Figure 5.13).
- Bolts embedded in the wall (previous means of attachment) project from the concrete in locations where components have been removed.
- A portion of stucco at grade (two feet long by 6 inches high) has failed and is missing.
- A hairline crack runs horizontally at what is likely the line of the second floor framing along the north and west facades.
- Graffiti, overpaint, and holes from previous attachments are prevalent.





Figure 5.14 View of the lower portion of the west facade, Groundwork Preservation, LLC, 2024.

### 5.2.3 West (Rear) Facade

The stucco finish of the west facade is in fair condition, however many components have been attached through the facade directly through the stucco.

- Various defunct light fixtures and wall mounted wiring remain.
- The wall is graffitied and there are numerous holes at locations of previous attachments (Figure 5.14).
- At the parapet wall above and at the wall of the penthouse above, the stucco is particularly dirty (Figure 5.5).
- The steel shutters installed over windows and doors on this facade are attached directly to the concrete walls and will leave additional holes when removed.
- At the north side of the west facade, holes at consistent intervals run vertically along the façade height. They appear to be reinforcement rebar of the north wall that have been cut or ground off.





Figure 5.15 The stucco has pulled away from the wall and reinforcement protrudes at the south west corner, TEF Design, 2024.



Figure 5.16 Detail view of stucco deterioration at the south facade, TEF Design, 2024.



Figure 5.17 Close up view of boarded opening at the west end of the south facade, TEF Design, 2024.



Figure 5.18 View of south facade boarded opening as seen from the building interior, Groundwork Preservation, LLC, 2024.

## 5.2.4 South Facade

For various reasons, the wall framing at the south facade is in poor condition, leading to the extremely poor condition of the stucco finish.

- Separation of the concrete wall from the wood framed wall at the west corner has caused the stucco to pull away from the wall. A large vertical crack appears in this location. At this corner, varying lengths of rebar project out from the end of the concrete wall at consistent intervals down the length of the building (Figures 5.15 and 4.6).



Figure 5.19 This view of the east end of the south facade reveals many additional areas of failing stucco, TEF Design, 2024.

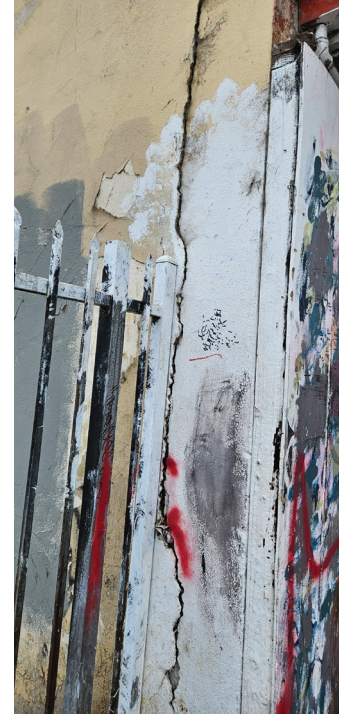


Figure 5.20 Detail view of cracking in exterior stucco at the east end of the south facade, TEF Design, 2024.

- The stucco on the south façade is in extremely poor condition. It does not appear to be over metal lath or wallpaper but applied directly to the diagonal wood sheathing behind (Figure 5.16).
- An area of wall roughly 10 feet wide by 10 feet tall has been cut through, patched, and is not in plane with the rest of the wall (Figure 5.17). In a six foot by six foot area of this cut portion, the stucco and wall sheathing is missing all together and the hole is covered by plywood. The wall framing behind this opening has also been removed (Figure 5.18). Given that a fire occurred in this area of the building in 2018, this opening was possibly made by the Fire Department in gaining access to the building.
- Rows of stucco at the upper façade appear stained in areas where posters were previously pasted to the wall (as seen in Google Street view from 2019).
- Large cracks emanate from the parapet walls of both light wells and extend down the south façade. Smaller hairline cracks are also extensive.
- Following grade along the length of the façade the stucco has failed and is crumbling. In two locations at the building base, large portions (12 inch by 12 inches) of missing stucco are likely due to impact (Figure 5.19).
- A large vertical crack, approximately one-half inch wide, extends up the majority of the façade height at the east of this façade, with the stucco pulling away from the wall (Figure 5.20).



## 5.3 Building Interior

The building interior is in extremely poor condition. A combination of water intrusion, neglect, pests and intruders have rendered the interior an unsafe space to enter. Stray cats (and associated fleas) occupy the building, and there are multiple cat carcasses.

- The floor is strewn with dirt, leaves, ceiling finish that has failed and fallen, and trash (Figure 5.21).
- The ceiling finish has deteriorated almost entirely and fallen from the ceiling. Some light fixtures and appurtenances remain attached to the underside of the wood floor framing (Figure 5.22).
- A remaining HVAC duct and unit along the south wall is not secure and hanging unsupported (Figure 5.18).
- Gypsum board along the south wall has been damaged (Figure 5.23).
- The stair to the second floor is in poor shape and inaccessible due to decay and a lack of structural integrity (Figure 5.24). There are multiple floor joists at the stair landing that are damaged and/or are no longer bearing on a ledger, and there is a significant quantity of missing floor sheathing.



Figure 5.21 Trash and detritus has particularly accumulated at the northeast corner of the ground floor, Groundwork Preservation, LLC, 2024.





Figure 5.22 View of ground floor interior looking west, Groundwork Preservation, LLC, 2024.



Figure 5.23 Large sections of gypsum board have been damaged along the south elevation, Groundwork Preservation, LLC, 2024.





Figure 5.24  
The landing at the stair to the second floor is unsupported at the outer corner. The framing is deteriorated from water intrusion, TEF Design, 2024.



Figure 5.25  
View of second floor interior, TEF Design, 2024.

## CHAPTER 6

# Historic Preservation Treatment Approaches





# Historic Preservation Treatment Approaches

## 6.0 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 38 Soledad Street are restoration and rehabilitation as further detailed below:

- Restoration to reinstate character-defining features of the primary east 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





# Requirements for Work

## 7.0 Codes, Regulations and Applicable Laws

Applicable laws, codes, regulations and other requirements must be considered before any rehabilitation work can begin on 38 Soledad Street. 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 38 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





# Treatment Recommendations

## 8.0 Overview

The Treatment Recommendations for 38 Soledad are organized into four categories. First, recommendations are made to remediate critical life-safety hazards evident at the building. These repairs should be completed as soon as possible. Second, recommendations are made for a series of additional investigations that are required to better understand and thus address the advanced state of building deterioration. Third, 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. Finally, additional short-term recommendations are made that address the material deficiencies noted in Chapter 5.

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

## 8.1 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:

- At the east façade, there is an unsupported wood bracket that appears to be caught on a small pipe. It does not have an obvious means of support and presents a fall hazard to the public. Remove the bracket from the façade.
- On the south facade at the west end, remove the delaminated stucco and install plastic sheeting over the wood board wall sheathing.
- Access to the upper floor should be restricted. The staircase to the upper level employs multiple floor joists that are damaged and/or are no longer bearing on the ledger, and there is a significant quantity of missing floor sheathing.

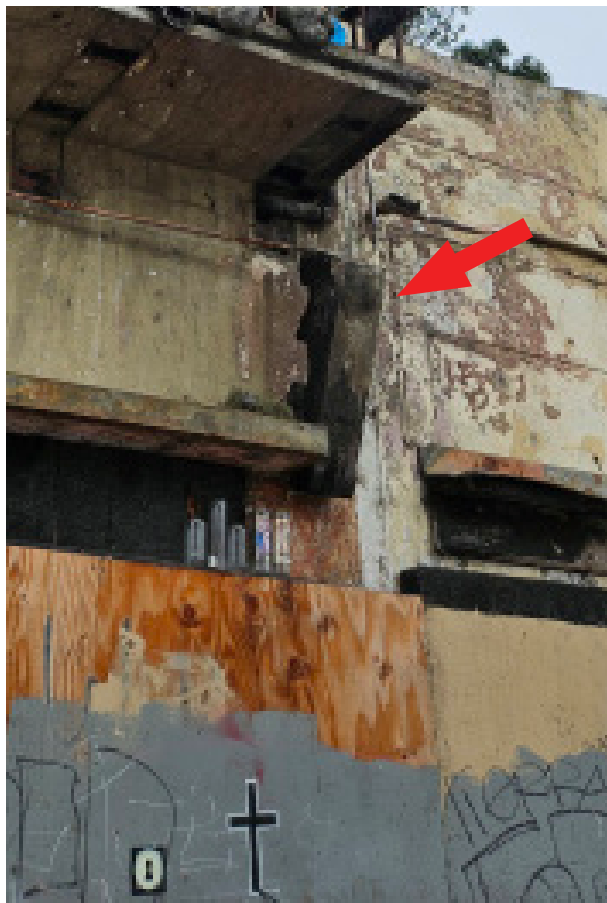


Figure 8.1 A wood corbel below the east facade second floor balcony is detached and presents a fall hazard, TEF Design, 2024.

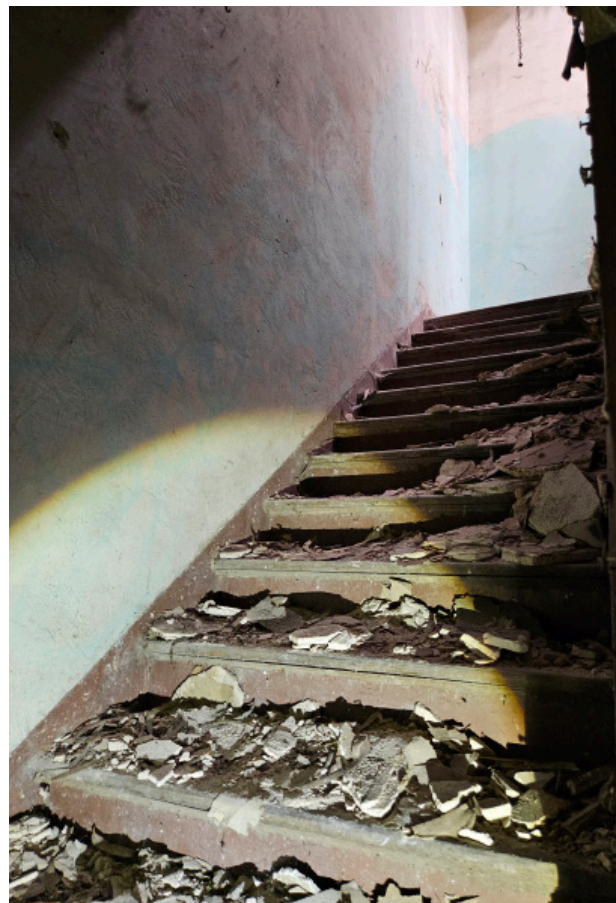


Figure 8.2 View of the stairs in poor condition leading to the second floor, TEF Design, 2024.

## 8.2 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 watertight envelope for the building as soon as possible. This will prevent further deterioration and, ultimately, keep the building from further collapse.

### Structural Investigation (Critical)

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

- Roof framing
- Floor framing
- Balcony
- Concrete Reinforcement
- Footings
- Lateral elements and connections

### Roofing Investigation (Critical)

Engage a licensed roofing contractor to further investigate the condition of the roof trusses and parapet walls prior to installation. Repair or replacement of wall and/ or roof framing is likely required.

Additionally, further consideration of the current roof drainage is needed to determine if the existing system is adequate as designed.

- Condition of roofing, roof sheathing and structural members
- Adequacy of existing roof slope
- Height of parapet wall
- Specific conditions of door thresholds in relation to roofing (if extant)

### East Facade Investigation (Recommended)

Engage a licensed architect or general contractor to remove all plywood from the facade to investigate conditions of components behind. Determine if components retain adequate level of intact finishes to complete paint analysis (see optional study below).

### Pipe Investigation (Recommended)

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

### Historic Paint Analysis (Optional)

Hire a qualified materials conservator to perform a historic paint analysis. Samples should be taken of all character-defining features at the east facade to determine their original paint colors.



## 8.3 Recommended Historic Preservation Treatment Approaches

### 8.3.1 Restoration to Maintain Chinese-Inspired Design

The overall composition, decorative components, and original materiality of the east façade are all crucial to expressing the Chinese-inspired 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. Please note that the repair terminology used herein has specific definitions and is specific in its use. See *Appendix C for Treatment Definitions*.

Restore the original tile bulkhead. Use historic photographs to approximate the original, size, type, color, and pattern of the tiling.

- Repair the flush door at the residential entry and install a new metal circular window and kick plate to match the historic condition. Install code compliant hardware. Paint door to match original color.
- Restore the metal panel marquee over the residential entry and reconstruct the decorative metal trim and wood scrolls below it to match the historic condition. Paint to match original color.
- Replace in kind the existing pair of glazed wood storefront doors. Rehabilitate wood hopper transom window above. Install code compliant hardware. Paint to match original color.
- Verify condition of wood storefront frame. Reconstruct and paint the wood storefront to match original color.
- Repair or replace in kind second floor steel sash windows. New windows to have code compliant hardware. Exterior window finish to be dark to original color.
- Repair or replace in kind five lite wood door and frame at the second floor. Install code compliant hardware. Paint to match original color.
- Replace in kind decorative wood brackets below balcony. Remove and salvage existing brackets for replication. Paint to match original color.
- Verify structural capacity of the concrete balcony and clean concrete. Paint in light color similar to match original color.

- Prep and paint decorative metal balcony in a red color to match original. If the balcony is to become occupied, design a non-obtrusive code compliant railing behind existing balcony.
- Install unobtrusive recessed light fixture at recessed balcony ceiling.
- Clean stucco with low-pressure, warm water spray, repair cracks and paint in light color similar to match original color.
- Repair or replace in kind the custom k-style copper gutter below the clay tile roof. Replace downspouts and ensure that interior piping is intact and working properly (if extant). Paint to match original color.
- Repair or replace in kind the decorative wood cornice below the hipped clay tile roof. Paint cornice in dark color to match original color.
- Remove and salvage barrel clay tiles that are not broken at east hipped roof. Assess roof underlayment and sheathing and replace as required. Clean and reinstall salvaged clay tiles. Match existing tile layout. Replace in kind any tiles that are cracked, damaged or visibly stained after cleaning.
- Prep and paint the decorative metal parapet cap over the east parapet wall red to match historic condition. Additional investigation should be completed to confirm that the cap is adequately secured to the wall and is watertight.
- Restore the "Arre's Pool" sign. Ensure it is adequately secured to the building.
- Recreate steel sash window at south facing return of east facade. Exterior window finish to be dark to match original color.
- Paint facade and components in color scheme more in keeping with the original, with light colored walls and dark colored accents.

These actions need not be undertaken immediately but should be implemented with a future large scale rehabilitation of this building. Critical items to be completed for this facade are delineated in the Rehabilitation – Maintenance section.

### 8.3.2 Rehabilitation - Future Work

The City of Salinas, working together in strategic partnerships, is actively working to revive Salinas' Chinatown. The City recently constructed a low-income housing development in the neighborhood and has plans to rehabilitate the Republic Café, a National Register Landmarked building across the street from the subject building.

A primary intention of this work is to draw new life to the area in the form of residents and commercial tenants. Historically, 38 Soledad Street has served both of these user types, however conversion to a new use may also be suitable.

A new addition to this building and construction on adjacent lots are likely to be considered and should take into account the character-defining features of 38 Soledad Street. Should an addition be considered, it should prescribe especially to two of the *Secretary of Interior Standards for Rehabilitation*:

- New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will 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 neglect, 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 east facade, as previously established, comprises the building's primary contribution to the expression of the surrounding diverse immigrant community. The east facade should be maintained in place and restored. Any new work should be deferential to this façade by being held back from the east 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.

In addition, the overall rectangular form with flat roof and parapet walls should remain legible, and to the extent that new work does not infill the lot south of the building at 40 Soledad Street, the distinctive rectangular recesses created in the south facade by the lightwells should be maintained. Should a building be constructed on the adjacent property, the lightwells will remain a crucial means of providing natural light to second floor users. Additionally, consideration should be given to removing the steel shutter doors at the south facade. These openings should be infilled and finished with stucco to match facade to re-establish the character-defining blank south wall.

At the interior, consideration should be given to maintaining the exposed concrete of the north wall by incorporating the pilasters and beam into the design of the building interior.

Any future design work or repair specification developed for 38 Soledad Street should be undertaken by a licensed architect who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture.

### 8.3.3 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:
  - Stucco exterior finish
  - Wood framed storefront components
  - Decorative wood cornice and bracket
  - Clay tile roof and copper gutter
  - New roof drainage at flat roof and lightwells

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

## 8.4 Structural Conclusions and Recommendations

The building at 38 Soledad Street was generally well built. Over time and due to fire, the structure has sustained significant damage to the wall studs, floor joists, stairs, roof framing and sheathing. A lack of repair following the fire has caused continued deterioration of the exposed wood framed building elements.

Overall, the building at 38 Soledad Street is in poor structural condition. A majority of the existing framing is extensively damaged and requires replacement to bring it to current design standard and building code requirements. The building is severely lacking in lateral restraint and could potentially collapse during a large seismic event. Additional testing of materials and thorough structural analysis according to the California Historic Building Code is recommended. A full structural stabilization of this building is achievable with significant intervention.



## 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 flat roof in its entirety and all related components. Assume repair of roof trusses and full replacement of roof sheathing, sloped insulation, roof membrane(s), and roof drainage. (*See Recommended Further Investigations section*)
- Replace roof decks and all related components at lightwell roof decks. Assume repair of floor rafters and full replacement of sheathing, sloped insulation, roof membranes, and roof drainage. (*See Recommended Further Investigations section*)
- Replace existing metal parapet cap with kynar-coated galvanized steel parapet cap sloped to drain.
- Remove existing roof and install rolled asphalt roofing over rear penthouse structure. Inspect roof sheathing and roof framing; replace as required.

#### RECOMMENDED:

- Remove and discard the steel grates above each lightwell. Patch and paint remaining holes to match adjacent stucco.

*See Restoration to Maintain Chinese-Inspired Design section for additional recommendations for east facade hipped roof and related components.*

## 8.5.2 Exterior Walls

*Note: Replacement of the roof, roof drainage and parapet caps is paramount to ensuring that the exterior walls remain free of water infiltration and should be completed prior to any stucco repair.*

## 8.5.3 North and West Facades

*Note: General stability of the west wall and a positive connection of the wall to the north and south walls should be established prior to repair of stucco. See structural recommendations section.*

*It may be determined that large scale replacement of wall framing ( and associated exterior sheathing and stucco finish) is necessary following further structural evaluation of this building. In that case, recommended stucco repairs herein may be irrelevant.*

### CRITICAL:

- Short term: Provide new windows and/ or doors in existing façade openings that are open or cover openings with watertight coverings. Patch holes in stucco with stucco to match existing to prevent further water intrusion. Seal cracks in stucco.

### RECOMMENDED:

- Long term: Replace in kind windows and doors to match existing/historic at all openings.
- If the second floor will be re-inhabited, determine a second means of egress.
- Long term:
  - Cut and grind off bolts protruding from concrete/stucco and patch stucco to match adjacent.
  - Clean the facade with a low-pressure water spray to remove bio growth and dirt. If cleaning and repairs result in undesirable stucco appearance, consider applying a parge coat tot he entire facade in stucco to match existing.
  - Remove appurtenances and patch holes.
  - Paint over graffiti. Prep and paint with graffiti resistant coating.
  - Remove stucco at base of wall to provide 2" minimum code clearance from concrete and 4" minimum from grade. Provide proper weep screed at base of stucco.

## 8.5.4 South Facade

*Note: Verify the structural capacity of the south wall wood framing, wall sheathing and that there is an adequate connection of wall framing to concrete walls, floor and roof framing prior to any stucco repair. See structural recommendations section.*

*It may be determined that large scale replacement of wall framing ( and associated exterior sheathing and stucco finish) at the south wall may be necessary following further structural evaluation of this building. In that case, recommended stucco repairs herein may be irrelevant.*

### CRITICAL:

- Short term: Replace missing and damaged wall framing and wall sheathing where appropriate. Remove portions of stucco that have delaminated and are pulling from the wall. Patch all holes with stucco to match adjacent and seal cracks.

### RECOMMENDED:

- Long term: Cut and grind off rebar at west wall. Remove stucco in its entirety from the south facade. Salvage a large portion of the stucco for replication. Remove steel shutter doors and infill openings. Repair wall framing and replace or provide additional wall sheathing as required. Provide new stucco assembly with code required clearances to grade. New stucco to match texture, and to extent possible, make up of the original stucco. Note that the new stucco should not have control joints, in keeping with the original stucco application.

*See Restoration to Maintain Chinese Inspired Design section for additional recommendations for window at this facade.*

## 8.5.5 East Facade

### CRITICAL:

- Short term: Maintain secure, watertight coverings over façade openings. Install covering over window at south facing return of east facade.

*See Restoration to Maintain Chinese-Inspired Design section for additional recommendations for this facade.*

## 8.5.6 Building Interior

### CRITICAL:

*Note: Verify the structural capacity of the second-floor floor framing prior to completing any work on the second floor.*

- Remove hanging HVAC ducting and unit(s) from ceiling along south wall at first floor in their entirety
- Remove live and dead cats and rodents and secure building from reentry
- Remove all detritus from building interior
- Remove all remaining built-ins, furniture, appliances or other appurtenances from second floor and roof

### RECOMMENDED:

- Maintain the exposed concrete at the north wall by incorporating the pilasters and beam into the future design of the building interior





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# Appendices



## Appendix A: Building Permits

### 38 Soledad Street Permit Table

Year	Permit	Source
October 1, 1941	Permit to build a restaurant	"Construction Here \$33,261," <i>The Californian</i> , October 1, 1941
Expired June 11, 2019	Expired CE 1810-0033: install bracing along 3-exterior walls	City of Salinas Permit Center
October 18, 2013	Dumpster Installation	City of Salinas Permit Center
November 16, 2018 Expired August 5, 2018	Installation of chain link fence on 60' of sidewalk	City of Salinas Permit Center
November 29, 2019 Expired May 29, 2019	Installation of Hydrant #CX	City of Salinas Permit Center

### 34 Soledad Street Permit Table (included as reference)

Year	Alteration	Source
November 29, 1948	Permit to build a store and apartment	City of Salinas Permit Center
November 12, 1953	Remodel Restaurant	City of Salinas Permit Center
August 22, 1963	Minor Interior Remodel	City of Salinas Permit Center
November 1, 1973	Repair fire damage and upgrade to "H&S" - No plans	City of Salinas Permit Center

### 36 Soledad Street Permit Table (included as reference)

Year	Alteration	Source
February 12, 1941	Permit to build a grocery store	"Permit Issued for Grocery Building," <i>The Californian</i> , February 12, 1941.
January 15, 1990	Remodel and bathroom addition	City of Salinas Permit Center
January 17, 1990	Water heater installation	City of Salinas Permit Center
January 26, 1990	Reroofing	City of Salinas Permit Center
May 27, 1988	Tear off existing roofs/nail over glass cover with 72 LB CLA	City of Salinas Permit Center



## Appendix B: Owner/Occupant Tables

### 38 Soledad Street Ownership Table

Year(s)	Name	Source
Ca. 1941 - Ca. 1958	Wallace Ahyte Sr., Lily Ida Ahyte, Bow Chin	"Permit Issued for Grocery Building," <i>The Californian</i> , February 12, 1941.; Blanche Chin Ah Tye, <i>Full of Gold: Growing Up in Salinas Chinatown Living in Post War America</i> .; "Funeral Notices," <i>The Californian</i> , May 24, 1957.
October 22, 1958 - Ca. 1967	Wallace Ahyte Sr., Lily Ida Ahyte, Lue Shee Chin	Monterey County Recorder's Office
Ca. 1967 - Ca. 1979	Lily Ida Ahyte, Lue Shee Chin	"Wallace J. Ahyte Sr.," <i>The Californian</i> , December 16, 1967.
Ca. 1979 - Ca. 1996	Lily Ida Ahyte, Hughes Chin, Frank S. Chin, David W. Chin, Henry Chin, Parker Chin, Blanche C. Ahyte, Mary C. Lee, Martha Chin Jone, Nancy Chin Mar	"Lue Shee Chin," <i>The Californian</i> , March 26, 1979.; Monterey County Recorder's Office.; Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," May 2, 1989.
Ca. 1996 - November 5, 2015	Warren Ahyte, Wallace Ahyte Jr., Hughes Chin, Frank S. Chin, David W. Chin, Henry Chin, Parker Chin, Blanche C. Ahyte, Mary C. Lee, Martha Chin Jone, Nancy Chin Mar	"Lily Ida Ahyte," <i>The Californian</i> , December 24, 1996.; Monterey County Recorder's Office

November 5, 2015 - December 29, 2022	Jan Chin, Estate of Parker Chin, Julie Ahyte Yee, Julie Lynn Yee, Wallace J. Ahyte & Peggy, A. Ahyte Trust Agreement, Ahyte Family Revocable Trust	Monterey County Recorder's Office
December 29, 2022 - Present	City of Salinas	Monterey County Assessor's Office

### 38 Soledad Street Occupant Table

Year(s)	Business	Owner	Source
1949 - 1955	Ray's Pool Hall	Ray T. Chin	Email Correspondence with Larry Hirahara from the Asian Cultural Experience of Salinas.; "Pool Balls Stolen," <i>The Californian</i> , January 11, 1955.
1956 - 1957	Pat's Pool Hall	Patricio S. Seville and Mariano Quipotla Arre	1956-1957 Salinas City Directories.; "Notice of Intention To Engage In Sale of Alcoholic Beverages," <i>The Californian</i> , August 31, 1957.
1957 - 1980	Manilla Pool Hall (1957 - 1977) and Arre's Pool Hall (1977 - 1980)	Mariano Quipotla Arre	"Notice of Intention To Engage In Sale of Alcoholic Beverages," <i>The Californian</i> , August 31, 1957.; 1959-1980 Salinas City Directories.
1980	Unknown restaurant	Manual G. Garcia	"Public Notice," <i>The Californian</i> , August 6, 1980.
1981	Unknown		

Year(s)	Business	Owner	Source
1982	Unknown restaurant	Refugio Chavez and Antonio Lopez	"Public Notice," <i>The Californian</i> , March 2, 1982.
1983	Los Amigos Bar	Unknown	1983 Salinas City Directory
1984	Unknown		
1985 - Present	Vacant		Monterey County Historical Society, "Department of Parks and Recreation 523 Form for Arre's Pool Hall," by Kent L. Seavey.

#### 40 Soledad Street Occupant Table

Year(s)	Occupant	Source
1949 - 1955	Bow Chin	Blanche Chin Ah Tye, <i>Full of Gold: Growing Up in Salinas Chinatown Living in Post War America.</i> ; 1955 Salinas City Directory
1956	Vacant	1956 Salinas City Directory
1957 - 1958	Unknown	
1959 - 1963	Mayme Stroud Spencer	1959 - 1963 Salinas City Directory
1964 - 1980	Mariano Quipotla Arre	1964 - 1980 Salinas City Directory
1981 - Ca. 1980s	Unknown	
Ca. 1980s - Present	Vacant	

## Appendix C: Treatment Definitions

### 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 appropriate, document (photographically or in drawings) attachment method to building prior to removal.

## Appendix D: Recommendation Tables

Life Safety Recommendations		
Component	Recommendation	Urgency
Unsupported wood bracket at East facade	Remove bracket.	Critical
Delaminated Stucco	Remove and install plastic sheeting over the wood board wall sheathing.	Critical
Interior staircase to second floor	Restrict access to second floor. Block off stairwell entry.	Critical

Recommended Further Investigations		
Component	Recommendation	Urgency
Structural Investigation	Engage licensed structural engineer to investigate: Floor framing, balcony, concrete reinforcement, footings, lateral elements, and connections	Critical
Roof Investigation	Engage licensed roofing contractor to further investigate the condition of: <ul style="list-style-type: none"> <li>- Roof trusses and parapet</li> <li>- Roof drainage system - adequacy of roof slope, height of parapet wall</li> <li>- Door thresholds in relation to roofing (if extant)</li> </ul>	Critical
East Facade Investigation	Remove all plywood to investigate components behind.	Recommended
Pipe Investigation	Hire a licensed plumbing contractor to determine blockage and pipe integrity of existing internal downspouts or below grade piping (if extant)	Recommended
Historic Paint	At East facade	Optional
Analysis	Hire a qualified materials conservator to perform a paint analysis on all character-defining features of the east facade.	



Historic Preservation Treatment Approaches		
Restoration to Maintain Chinese-Inspired Design (at East facade unless otherwise noted)		
Component	Recommendation	Urgency
Tile bulkhead	Restore the original tile bulkhead. Use historic photographs to approximate the original size, type, color, and pattern of the tiling.	Recommended
Flush door at residential entry	Repair door, install new metal circular window and kick plate to match historic condition. Install code compliant hardware. Paint door to match original color.	Recommended
Metal panel marquee over residential entry	Repair marquee. Reconstruct decorative metal trim and wood scrolls below to match historic condition. Paint to match original color.	Recommended
Existing pair of glazed wood storefront doors	Replace doors in kind. Rehabilitate wood hopper transom window and paint to match original color.	Recommended
Wood storefront doors/frame/windows	Reconstruct and paint to original color.	Recommended
Second floor steel sash windows	Repair or replace in kind steel sash windows. New windows to have code compliant hardware. Exterior window finish to be dark to match original color.	Recommended
Second floor five lite glazed wood door	Repair or replace door and frame in kind. Install code compliant hardware. Paint door to match original color.	
Decorative wood brackets below balcony.	Replace in kind. Remove/ salvage existing brackets for replication. Paint to match historic original color.	Recommended
Concrete Balcony	Verify structural capacity, clean, and paint to match original color.	Recommended
Decorative metal balcony	Prep and paint in a red color to match original. If the balcony is to become occupied, design a non-obtrusive code-compliant railing behind existing balcony.	Recommended
Balcony Lighting	Install unobtrusive recessed light fixture.	Recommended
Stucco	Clean with low-pressure, warm water spray, repair cracks and paint in light color to match original color.	Recommended
K-style copper gutter/ Downspouts	Repair or replace the gutter in kind. Replace downspouts. Paint to match original color.	Recommended
Wood Cornice	Repair or replace in kind. Paint cornice in dark color similar to match original color.	Recommended

East Hipped Roof	Remove/ salvage intact barrel clay tile. Replace roof underlayment and sheathing .Clean and reinstall salvaged clay tiles. Match existing tile layout. Replace any tiles that are cracked, damaged.	Recommended
Decorative Metal Parapet	Prep and paint red to match original color. Confirm that cap is adequately secured to wall and is water tight.	Recommended
Arre's pool sign	Restore sign and ensure it is securely attached to building.	Recommended
Steel sash window at south facing return of east facade	Recreate window to match historic. Exterior window finish to be dark to match original color.	Recommended

Rehabilitation - Future Work		
Component	Recommendation	Urgency
East Facade	Maintain facade in place and restore. Set new facade back from original facade with use of differentiated materials and unobtrusive detailing.	Recommended
Flat roof and parapet walls	Maintain legibility of these components	Recommended
Lightwells at south facade	Maintain legibility of these components	Recommended
Non-original openings at south facade	Re-establish original blank south wall by infilling openings with stucco to match adjacent.	Recommended
Interiors	Maintain exposed concrete of the north wall by incorporating pilasters and beams into the design.	Recommended
<i>*Note: Future work should be undertaken by a licensed architect who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture.</i>		

Rehabilitation - Maintenance		
Create a cyclical maintenance program to address the following building components		
Component	Recommendation	Urgency
Stucco exterior finish	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Wood framed storefront components	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Decorative wood cornice and bracket	Clean, maintain paint coatings, and inspect to ensure proper repair.	Recommended
Clay tile roof and copper gutter	Clear gutters, clean components, and inspect to ensure proper repair.	Recommended
New roof drainage at flat roof and lightwells	Clear roof drainage components, clean, and inspect to ensure proper repair.	Recommended

Recommendations To Address Material Deficiencies		
Roof and Roof Drainage		
Component	Recommendation	Urgency
Flat Roofing	Replace flat roof in its entirety and all related components	Critical
Roofing at lightwells	Replace roof decks and all related components at lightwell roof decks	Critical
Metal parapet cap	Replace existing with kynar-coated galvanized steel parapet cap sloped to drain.	Critical
Roofing at rear penthouse	Remove existing roof and install rolled asphalt roofing. Inspect roof sheathing and roof framing; replace as required.	Critical
Steel grates above each lightwell	Remove and discard. Patch and paint remaining holes to match adjacent stucco.	Recommended

North and West Facade		
Component	Recommendation	Urgency
Facade Openings	Short term: Provide new windows and/or doors in existing façade openings that are open or cover openings with watertight coverings.	Critical
	Long term: Replace in kind windows and door to match existing/historic at all openings.	Recommended
Stucco	Short term: Patch holes in stucco to match existing. Seal cracks.	Critical
	<p>Long term:</p> <ul style="list-style-type: none"> <li>- Cut and grind off bolts protruding from concrete/stucco and patch stucco to match adjacent.</li> <li>- Clean the facade with a low-pressure water spray to remove bio-growth and dirt.</li> <li>- Remove appurtenances and patch holes.</li> <li>- Remove stucco at base of wall to provide 2" minimum code clearance from concrete and 4" minimum from grade.</li> <li>- Provide proper weep screed at base of stucco. Paint over graffiti. Prep and paint with graffiti resistant coating.</li> </ul>	Recommended
Second floor egress	If the second floor will be re-inhabited, determine a second means of egress.	Recommended

South Facade		
Component	Recommendation	Urgency
Wall framing/finish	Short term: Replace missing and damaged wall framing and wall sheathing where appropriate.	Critical
	Long term: Remove steel shutter doors and infill openings. Repair wall framing and replace or provide additional wall sheathing as required.	Recommended
Stucco	Short term: Remove portions of stucco that have delaminated and are pulling from the wall. Patch all holes with stucco to match adjacent and seal cracks.	Critical
	Long term: Remove stucco in its entirety from the south facade. Salvage a portion for replication. Provide new stucco assembly with code required clearances to grade. New stucco to match texture, and to extent possible, makeup of the original stucco.	Recommended
East Facade		
Component	Recommendation	Urgency
East Facade	Short term: Maintain secure, watertight coverings over facade openings.	Critical
	Short term: Install covering over window at south facing return of east facade.	Critical



Building Interior		
Component	Recommendation	Urgency
HVAC Ducting	Remove hanging HVAC ducting and unit(s) from ceiling along south wall at first floor in their entirety.	Critical
Infestation	Remove live and dead cats and rodents and secure building from reentry.	Critical
Debris	Remove all detritus from building interior	Critical
Appurtenances	Remove all remaining built-ins, furniture, appliances or other appurtenances from second floor and roof.	Critical
Interior Features	Maintain the exposed concrete at the north wall by incorporating the pilasters and beam into the future design of the building interior.	Recommended

